

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0038-00

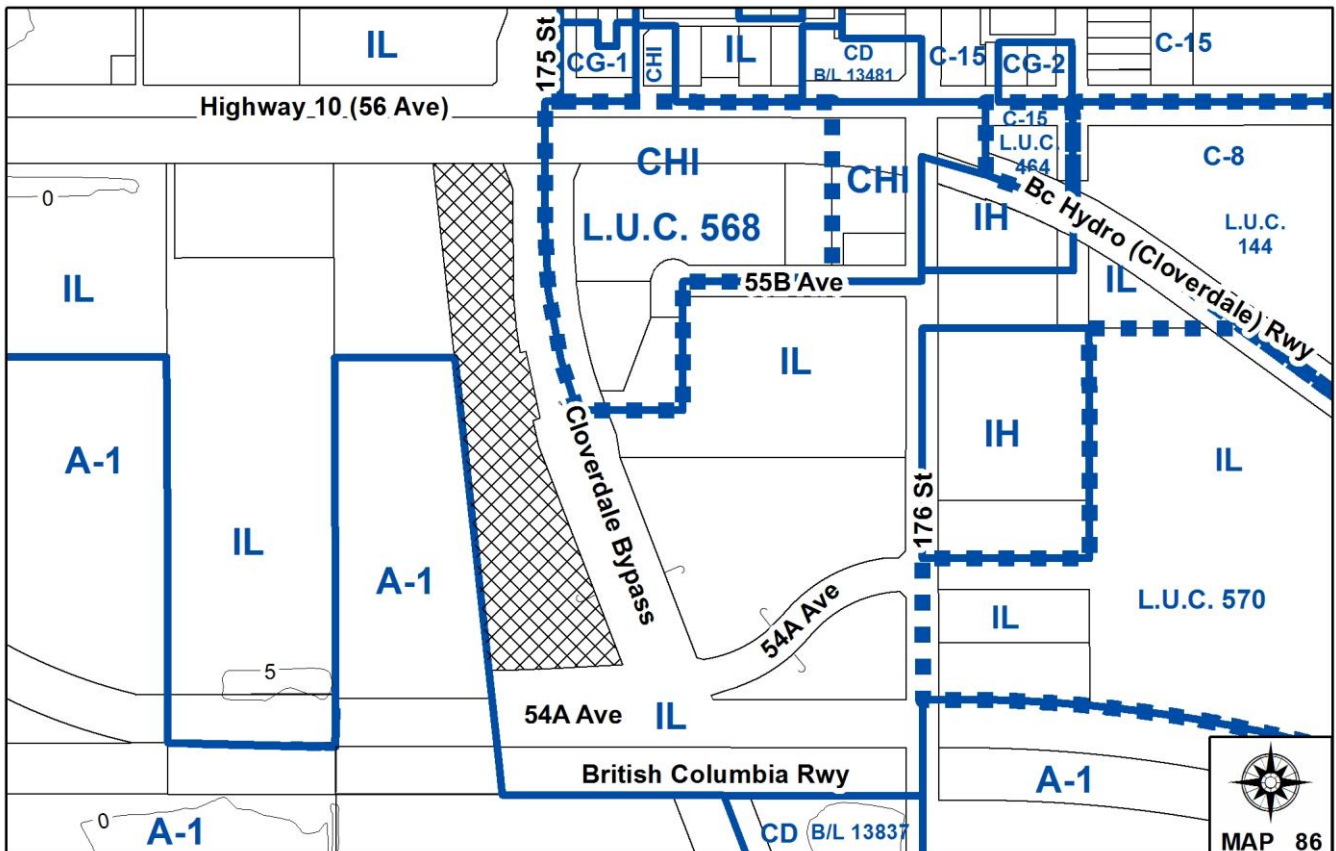
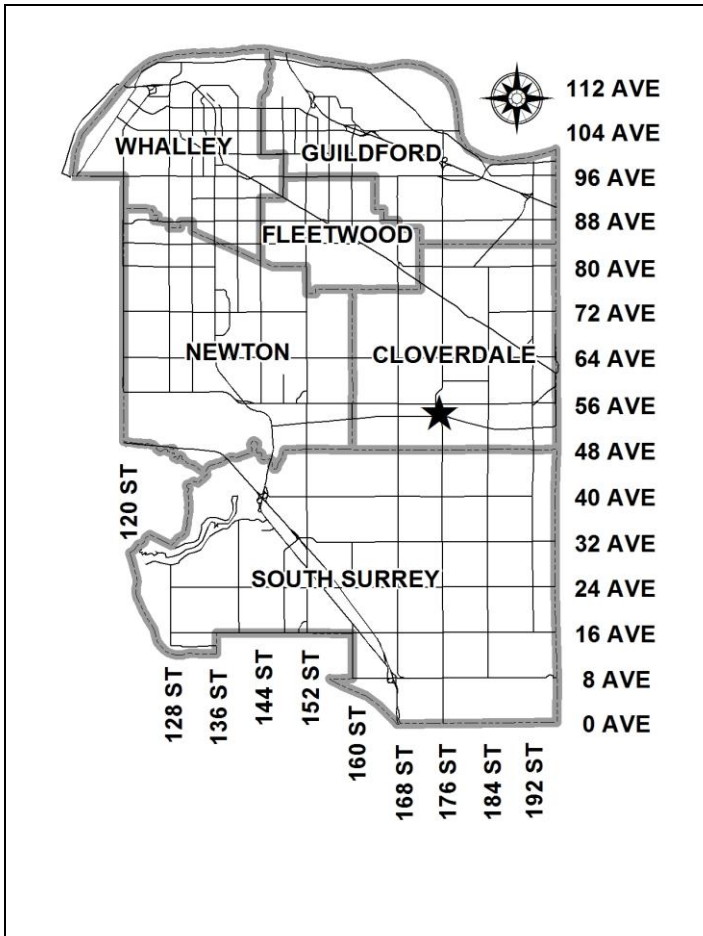
Planning Report Date: May 25, 2009

PROPOSAL:

- **Development Permit**

in order to permit the exterior renovation of an existing industrial building.

LOCATION: Portion of 17474 Highway No. 10
OWNER: Mainroad Properties (Cloverdale) Inc.
ZONING: IL
OCP DESIGNATION: Industrial
TCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed renovation is a significant upgrade to the existing building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7909-0038-00 (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 as outlined in Appendix II.
Ministry of Transportation & Infrastructure (MOTI):	MOTI has no concerns regarding the proposed Development Permit as it has no impact on their right-of-way, and has no concerns regarding the landscaping along the north property line of the subject site.
BC Hydro:	BC Hydro will allow the construction of the proposed concrete sidewalk and landscaping within their right-of-way, provided it is restricted to low-growing trees and shrubs.
Ministry of Environment (MOE):	MOE is prepared to provide the necessary release so that the City may proceed with the approval of the Development Permit, provided the applicant retains a qualified environmental consultant and that any required remediation is undertaken. The City is to withhold the occupancy permit until a satisfactory closure meeting is held with MOE.

SITE CHARACTERISTICS

Existing Land Use: Existing vacant industrial building fronting Highway No. 10, with a second industrial building on the site.

Adjacent Area:

Direction	Existing Use	OCP/TCP Designation	Existing Zone
North (Across Highway No. 10):	Vacant, former works yard.	Highway Commercial and Public Open Space and Park in the Cloverdale Town Centre Plan. Under application (file # 7905-0004-00) to rezone to C-8 to permit the development of community retail centre (pre-Council)	IL
East (Across Highway No. 15):	Commercial and Industrial lots.	Industrial in the Cloverdale Town Centre Plan	LUC No. 568 (underlying zone CHI) and IL
South (Across BC Rail right-of-way):	Vacant Agricultural parcel.	Industrial in the Cloverdale Town Centre Plan.	A-1
West:	Existing building supply store and vacant Agric	Industrial in the Cloverdale Town Centre Plan.	IL and A-1

DEVELOPMENT CONSIDERATIONS

- The 1.75-hectare (4.3-acre) portion of the subject lot is located on the south-west corner of the intersection of Highway No. 10 and Highway No. 15 in the Cloverdale Town Centre. The site is designated Industrial in both the Cloverdale Town Centre Plan and the Official Community Plan (OCP) and is zoned "Light Impact Industrial Zone" (IL).
- The subject lot is "hooked" across Highway No. 15, as well as the right-of way for the future 54 Avenue. The proposed Development Permit involves only the western portion of the entire 3.76-hectare (9.3 acre) subject lot.
- The subject site consists of two buildings. The applicant is requesting a Development Permit to undertake external renovations to the existing building located along the north property line and oriented towards Highway No. 10. Access to this building is gained from a frontage road that accesses Highway No. 10 further to the west. The subject building is approximately 2,057 square metres (22,143 sq.ft.) in floor area, and approximately 7.9 metres (26 ft.) in height.
- The subject building was previously occupied by CPX Transport Ltd.
- The proposal is to renovate the office portion of the existing building for the new owner, the Mainroad Group of Companies, which intends to use the existing building as an office and vehicle maintenance facility.
- At this time, there is no plan to renovate the other building on the site, which is currently leased by Ryder Truck Rental Company and Pacific Blue Cold Storage.

PRE-NOTIFICATION

According to Council policy, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed exterior improvements. Staff did not receive any comments on this proposal as a result of the Development Proposal Sign.

DESIGN PROPOSAL AND REVIEW

- The existing beige facade will be repainted, primarily taupe with orange/brown and dark grey/black accents
- The existing building features horizontal metal cladding that will be repainted orange/brown. This cladding provides weather protection for the main entrance.
- A portion of the cladding in the northwest corner of the building will be removed and replaced as vertical cladding so as to tie the vertical colours and reveals on the west side with the horizontal canopy on the north side (see Appendix IV).
- A cultured stone base (beige) will run along the front (north elevation) of the building.
- The north elevation will also feature significant glazing, consisting of a combination of grey reflective storefront glass and spandrel.
- The applicant will screen the existing roof-top mechanical units fronting Highway No. 10 with wood screening, painted to match the building.
- Signage will consist of two fascia signs, located on the north and east elevations, fronting Highway No. 10 and Highway No. 15, respectively. The box-shaped signs are white and black. The proposed fascia signs comply with the Surrey Sign By-law.
- The existing floor area and footprint of the existing building will remain unchanged.
- Landscaping along the north property line parallel Highway No. 10 will consist of a combination of Red Maple, Nootka Cypress and Magnolia trees, interspersed with Rhododendron, Laurel, French Rose, Daylily, Azalea, Andromeda, Heather and Jade. The applicant will also construct a concrete sidewalk within the right-of-way adjacent to Highway No. 10, subject to the approval of BC Hydro and the Ministry of Transportation and Infrastructure.
- Landscaping along the Highway No. 15 frontage will consist of Sweet Gum interspersed with Laurel and David's Viburnum (Honeysuckle), with Photinia planted adjacent to the building in order to soften the east elevation.
- A ground-level patio will provide private outdoor space for staff.

ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found 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. Engineering Summary
- Appendix III. NCP Plan
- Appendix IV. Development Permit No. 7909-0038-00

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: Bruce Toews, d.Force Design
 Address: 5525 - 272 Street
 Langley, BC
 V4W 1P1
 Tel: 604-607-5655

2. Properties involved in the Application
 - (a) Civic Address: Portion of 17474 Highway No. 10 (56 Avenue)

 - (b) Civic Address: Portion of 17474 Highway No. 10
 Owner: Mainroad Properties (Cloverdale) Ltd., Inc. No. 0814374
 Portion of PID: 027-258-203
 Lot 1 District Lot 363 Group 2 New Westminster District Plan BCP32989

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Existing	
LOT AREA* (in square metres)			
Gross Total			
Road Widening area			
Undevelopable area			
Net Total		37,556.71	
LOT COVERAGE (in % of net lot area)			
Buildings & Structures	60%	6.5%	
Paved & Hard Surfaced Areas		91.5%	
Total Site Coverage		98%	
SETBACKS (in metres)		Bldg. 1	Bldg. 2
Front	7.5 m	15.24 m	88.79 m
Rear	7.5 m.	255.4 m	163.35 m
Side #1 (East)	7.5 m. or 0	2.58 m	1.06 m
Side #2 (West)	7.5 m or 0	12.52 m	21.02 m
BUILDING HEIGHT (in metres/storeys)			
Principal	18	7.925 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		1,297.1	1,005.0
FLOOR AREA: Institutional			
TOTAL BUILDING FLOOR AREA	37,556.71 sq.m.	3,062.1 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	Existing
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.0815
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	31	42
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	31	43
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	NO
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