

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7909-0238-00

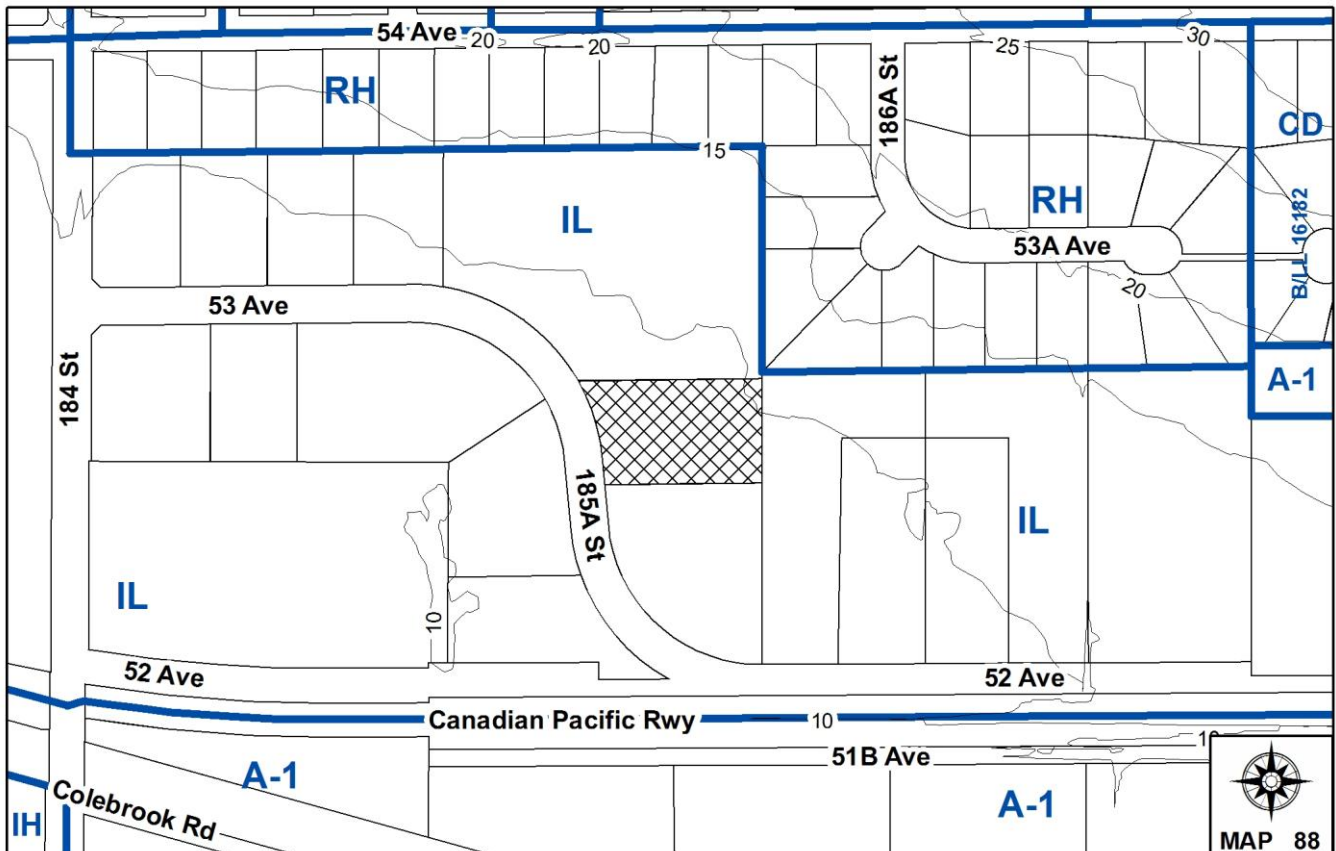
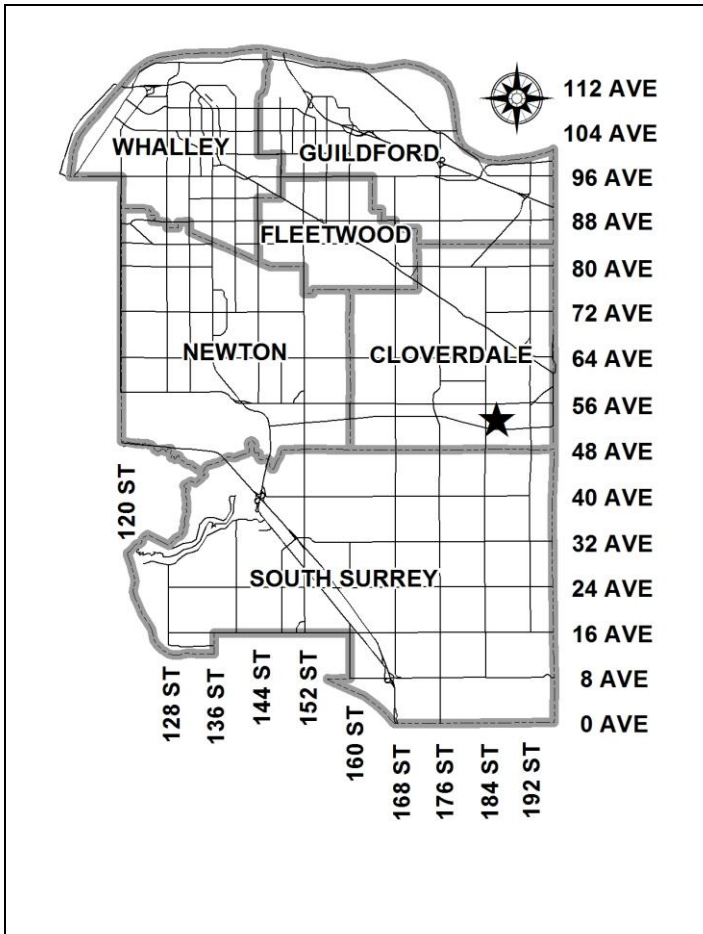
Planning Report Date: March 1, 2010

**PROPOSAL:**

- **Development Permit**

in order to permit the development of two industrial buildings.

**LOCATION:** 5278 - 185A Street  
**OWNER:** Carib Holdings Ltd.  
**ZONING:** IL  
**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 the East Cloverdale Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7909-0238-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
  - (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 subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (e) registration of a reciprocal access agreement between proposed Lots 1 and 2.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: Vacant site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Multi-tenant warehouse buildings.	Industrial	IL
East:	Multi-tenant warehouse building under construction (File No. 7906-0169-00).	Industrial	IL
South:	Multi-tenant industrial building.	Industrial	IL
West (Across 185A Street):	Industrial building.	Industrial	IL

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site is located on the east side of 185A Street. This property has a site area of 0.58 hectare (1.44 acres) and was created through subdivision application No. 7997-0028-00 as part of a 13-lot industrial subdivision (and subsequently a 12-lot subdivision due to a consolidation of 2 lots). This is the ninth lot to apply for a Development Permit in the overall subdivision.
- Development Permit No. 7907-0030-00 was issued on January 14, 2008 to allow for the construction of one 2,217-square metre (23,684 sq.ft.) industrial building. As a result of the economic downturn, the owner was unable to secure financing to proceed to construction. The Development Permit lapsed on January 14, 2010.

### Current Proposal

- The current proposal is for a Development Permit to permit the construction of two concrete tilt-up industrial warehouse buildings: one for LM Equipment; and the other for a multi-tenant warehouse.
- The owner has also requested a subdivision of the subject land into two properties in conjunction with the Development Permit application.
- LM Equipment is a business proposed on the southerly proposed Lot 2, which manufactures saws for the sawmill industry. On proposed Lot 1, the northerly lot, the applicant is proposing a multi-tenant industrial buildings.
- The proposed development complies with the Industrial designation of the site in the Official Community Plan (OCP) and with the Light Impact Industrial Zone (IL).
- The building on proposed Lot 1 will have a floor area of 1,620 square metres (17,438 sq. ft.). The proposal represents a floor area ratio (FAR) of 0.53 and a lot coverage of 52% which is consistent with the maximum FAR of 1.0 and lot coverage of 60% permitted in the IL Zone.
- The building on proposed Lot 2 will have a floor area of 1,238 square metres (13,329 sq.ft.). The proposal represents a floor area ratio (FAR) of 0.44 and a lot coverage of 38% which is consistent with the maximum FAR of 1.0 and lot coverage of 60% permitted in the IL Zone.
- Part 5 of Surrey Zoning By-law No 12000 requires one parking space for every 100 square metres (1,075 sq. ft.) of gross floor area for light impact industrial uses. As such, the proposed building on Lot 1 requires a total of 16 parking spaces and the proposed building on Lot 2 requires a total of 13 parking spaces to be provided on site for both employees and customers of the businesses. The applicant has proposed 16 and 13 parking spaces on proposed Lots 1 and 2, respectively, which complies with the By-law.

- Development Permit No. 7905-0329-00 located at 5298 – 183A Street generated some concerns from the up-lying residential properties. To mitigate some of the impact associated with uses permitted in the IL zoning, the applicant registered a Section 219 Restrictive Covenant to prohibit automotive service uses on the subject property as a result of the previous development application on the property.

### PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property. To date, staff have not received any comments with respect to the proposal.

### DESIGN PROPOSAL AND REVIEW

- The proposed industrial buildings will be oriented east-west on the proposed lots.
- One driveway access to the site is proposed from 185A Street and will be shared between the two properties. A reciprocal access easement between the properties will be secured. A second driveway is proposed on the south side of proposed Lot 2. The owner LM Equipment is a saw manufacturer, and requires access for large semis to drive through the building to load equipment by a crane. This driveway will be used minimally, and provides for one-way access only.
- The buildings are proposed to be constructed using tilt-up concrete panels and aluminum storefront glazing. The primary colour of the buildings is light beige with a medium beige for the overhead doors and feature banding. The office component of proposed Building A on proposed Lot 2, is to be constructed using bronze tint glazing along the north elevation, with additional window elements proposed along the west elevation.
- The proposed buildings are both 9 metres (30 ft.) in height, which is within the 18 metres (60 ft.) permitted in the IL Zone. The applicant was requested to review the impact of their development on the closest up-lying single family dwellings. In addition, the proposed building will be screened by the existing trees and proposed landscaping along the residential/industrial boundary.
- The OCP Development Permit Guidelines recommend that overhead doors be located away from the street. The applicant has requested one overhead door on proposed Lot 2 to face 185A Street to accommodate the business function of the tenant. This door will be painted a similar colour to the main building to assist in blending it into the façade.
- The applicant has advised that they will not be requesting a free-standing sign with this current proposal.
- The applicant is proposing landscaping along the street frontage as well as a landscape strip along the north and east property lines. The landscaping along 185A Street ranges in width from 3.0 metres (10 ft.) to 7.5 metres (25 ft.) except at the most north-easterly corner of proposed Lot 1, the landscaping will be a minimum of 7.0 metres (23 ft.) wide (to be consistent with the project to the north).

- To reduce the impact of lighting on the up-lying residential area, the applicant is required to provide lighting details prior to final adoption.
- The slope of the land runs to the south, and the roof top of the proposed buildings may be visible to the residents in the up-lying single family dwellings. Prior to issuance of the Development Permit, the applicant is to provide details of the roof top screening.

#### ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by Planning staff and was found to be generally acceptable. The applicant is required to submit the following additional drawings to the satisfaction of Planning staff:

- Site lighting; and
- Roof top screening.

#### 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 Subdivision Layout, Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary

Jean Lamontagne  
General Manager  
Planning and Development

LAP/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:              Krahn Engineering  
                         Address:            #201 – 34609 Delair Road  
                                                    Abbotsford, BC  
                                                    V2S 2E1  
                         Tel:                    604-852-8831
  
2.      Properties involved in the Application
  - (a)      Civic Address:            5278 – 185A Street
  
  - (b)      Civic Address:            5278 – 185A Street  
            Owner:                    Carib Holdings Ltd., Inc. No. 723863  
            PID:                        026-283-441  
            Lot 7 Section 4 Township 8 New Westminster District Plan BCP17574
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Remove Notice of Development Permit No. 7907-0030-00 from title.
  
  - (b)      Remove Notice of Development Variance Permit No. 7907-0030-00 from title.

## SUBDIVISION DATA SHEET

Existing Zoning: IL

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	
Hectares	
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	30 – 25 m
Range of lot areas (square metres)	3,030 m <sup>2</sup> to 2,811 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	n/a
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	NO
<b>MODEL BUILDING SCHEME</b>	NO
<b>HERITAGE SITE Retention</b>	NO
<b>BOUNDARY HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



## DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
		Lot 1	Lot 2
LOT AREA* (in square metres)			
Gross Total			
Road Widening area			
Undevelopable area			
Net Total		3,030 m <sup>2</sup>	2,811 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)			
Buildings & Structures		52%	38%
Paved & Hard Surfaced Areas			
Total Site Coverage			
SETBACKS ( in metres)			
Front	7.5 m	7.5 m	7.5 m
Rear	7.5 m	7.6 m	20.5 m
Side #1 (North)	7.5 m or 0	0	33 m
Side #2 (South)	7.5 m or 0	10.1 m	0
BUILDING HEIGHT (in metres/storeys)			
Principal	18.0 m	9.3 m	9.3 m
Accessory	6.0 m	n/a	n/a
NUMBER OF RESIDENTIAL UNITS	1/lot	0	0
Bachelor			
One Bed			
Two Bedroom			
Three Bedroom +			
Total			
FLOOR AREA: Residential			
FLOOR AREA: Commercial			
Retail			
Office			
Total			
FLOOR AREA: Industrial	3,030 m <sup>2</sup> /2,811 m <sup>2</sup>	1,620 m <sup>2</sup>	1,240 m <sup>2</sup>
FLOOR AREA: Institutional			
TOTAL BUILDING FLOOR AREA	3,030 m <sup>2</sup> /2,811 m <sup>2</sup>	1,620 m <sup>2</sup>	1,240 m <sup>2</sup>

\* 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	
		Lot 1	Lot 2
DENSITY			
# of units/ha /# units/acre (gross)			
# of units/ha /# units/acre (net)			
FAR (gross)			
FAR (net)	1.0	0.53	0.44
AMENITY SPACE (area in square metres)			
Indoor			
Outdoor			
PARKING (number of stalls)			
Commercial			
Industrial	13/16	16	13
Residential Bachelor + 1 Bedroom			
2-Bed			
3-Bed			
Residential Visitors			
Institutional			
Total Number of Parking Spaces			
Number of disabled stalls		0	0
Number of small cars		1	4
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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