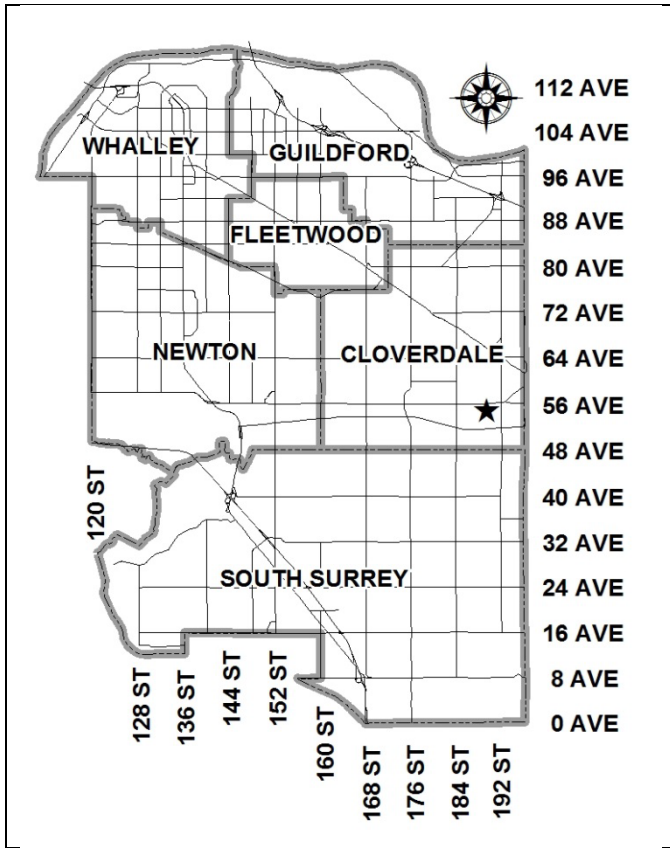


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0180-00

Planning Report Date: February 2, 2015



PROPOSAL:

- **OCP Amendment** of a portion from Suburban to Industrial
- **Rezoning** of a portion from RA to IL
- **Development Permit**

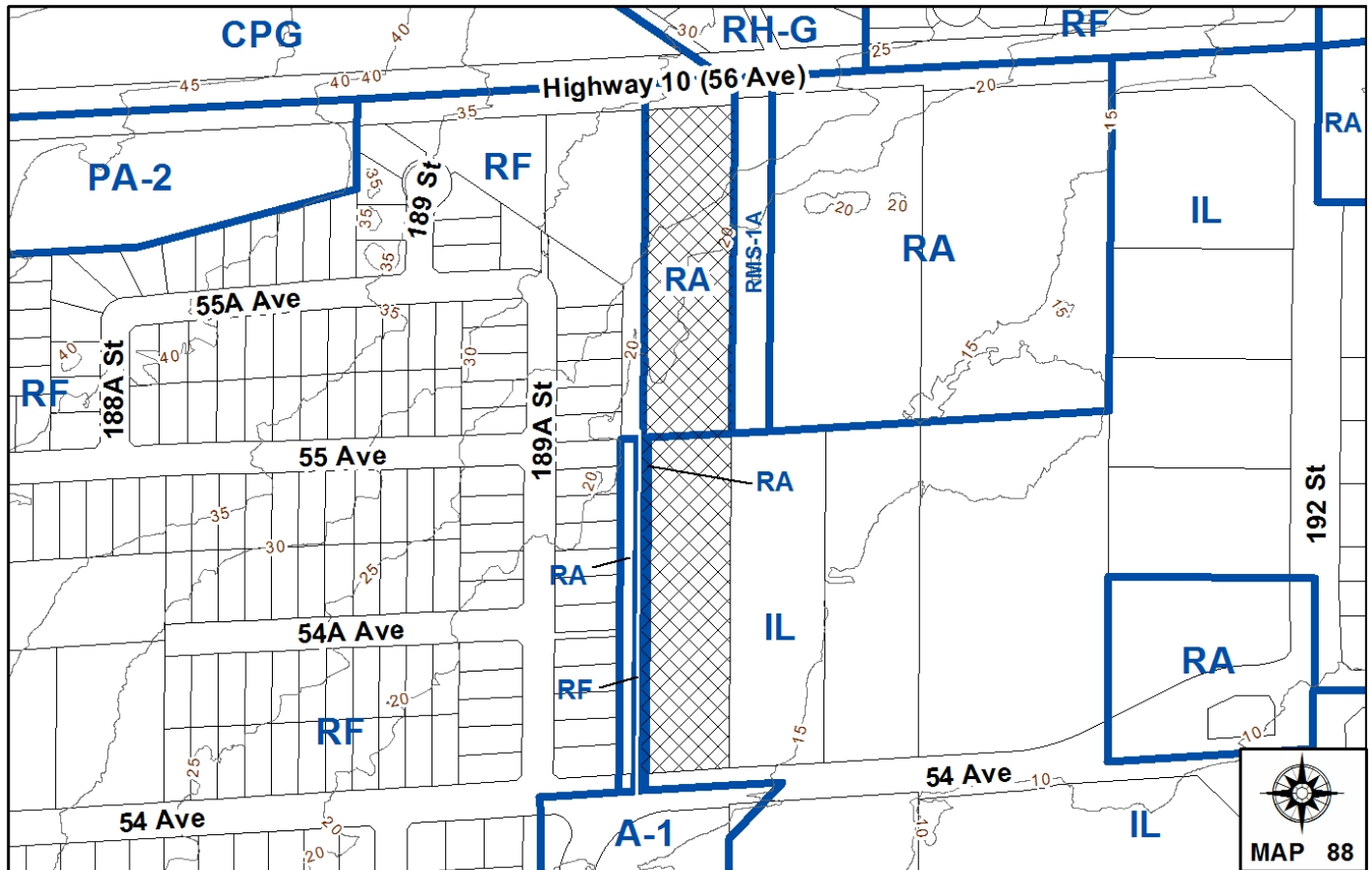
in order to permit the development of a two-storey industrial building.

LOCATION: 19019 & 19033 - 54 Avenue

OWNER: Gordon Wilson Dams

ZONING: RA and IL

OCP DESIGNATION: Suburban and Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment of a portion; and
 - Rezoning of a portion.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The subject site consists of two (2) lots fronting 54 Avenue, with the northern subject lot having a 3.0-metre (10-ft.) wide panhandle along the west side of the southern subject lot.
- On June 23, 2008, Council approved an OCP Amendment from Suburban to Industrial under Development Application No. 7905-0037-00 for the southern subject lot (19033 – 54 Avenue) to accommodate future industrial development. After Council granted Third Reading for the rezoning on July 11, 2005, the current owner purchased the property and applied for a Development Permit. As a result, Development Permit No. 7907-0145-00 was also approved on June 23, 2008 to allow a truck sales and repair centre on the south lot. The building however, was never constructed.
- The current proposed OCP Amendment and rezoning for the northern subject lot will allow the two (2) subject lots (19019 and 19033 – 54 Avenue) to be consolidated for a larger industrial development.
- The applicant is proposing a two-storey, multi-tenant industrial building on the southern portion of the site, with outdoor storage on the northern portion, under the BC Hydro transmission lines.
- The proposed density and building form are appropriate for this area.
- The applicant proposes to install a hedge along the west lot line in order to provide screening of the outdoor storage area and accessory structures for the single family lots to the west.
- The applicant also proposes a financial contribution to the City to improve and upgrade the abutting City-owned greenbelt to the west. The improvements will include the planting of trees and landscaping, which will further buffer the single family lots to the west from the industrial uses on the subject site.
- The proposal supports the City's Economic Development and Employment Lands Strategies.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the northern subject lot at 19019 – 54 Avenue, from Suburban to Industrial and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the northern subject lot at 19019 – 54 Avenue, 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.
4. Council authorize staff to draft Development Permit No. 7909-0180-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) the applicant address requirements from BC Hydro;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (j) registration of a Section 219 Restrictive Covenant / SROW to protect the portion of the 5.0-metre (16.5-ft.) wide riparian setback area that encroaches onto the subject site along the west lot line; and

- (k) registration of an access easement over the proposed drive aisle on the subject site to allow City vehicles and crew to access the ditch in the adjoining City-owned greenbelt, for maintenance purposes.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	No concerns.
Ministry of Transportation & Infrastructure (MOTI):	No concerns. Preliminary approval has been granted for one year.
B.C. Hydro:	No objection to the proposal, provided the terms and conditions set out in B.C. Hydro's letter dated November 21, 2014, are met by the applicant.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling (north RA lot), which will be removed, and unauthorized vehicle storage (south IL lot) with BC Hydro right-of-way encumbering the northern portion of the site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Highway No. 10):	Sunrise Golf Course under the BC Hydro ROW and single family dwellings.	Urban	CPG and RH-G
East:	Drug and alcohol treatment centre and multi-tenant industrial buildings.	Suburban and Industrial	RMS-1A and IL
South (Across 54 Avenue):	Outdoor storage of precast concrete and related products permitted under Temporary Industrial Use Permit No. 7912-0272-00.	Suburban	A-1
West:	City park with single family dwellings beyond.	Suburban and Urban	RA and RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located in South Cloverdale and encompasses the two (2) properties at 19019 and 19033 – 54 Avenue. The north property (19019 – 54 Ave) is designated Suburban in the Official Community Plan (OCP) and zoned "One-Acre Residential Zone (RA)", while the south property (19033 – 54 Avenue) is designated Industrial in the OCP and zoned "Light Impact Industrial Zone (IL)". The subject site is approximately 1.9 hectares (4.6 acres) in size.
- The northern portion of the north lot is encumbered by a BC Hydro right-of-way (ROW), representing approximately 60% of the lot, or about 33% of the entire subject site. The net area of the subject site is approximately 1.2 hectares (3.1 acres), when the undevelopable area (BC Hydro ROW) is excluded.
- A single family dwelling and an accessory building are located within the unencumbered portion of the northern subject lot, with driveway access via a 3.0-metre (10-ft.) wide panhandle to 54 Avenue. The dwelling and structures will be demolished as part of the current proposal.
- There are no structures located on the southern subject lot. Currently, the owner (who owns and operates Dams Ford) is utilizing the south lot for vehicle storage, which is a permitted use under the current IL Zone. However, the Zoning By-law requires that no use shall take place on an industrial lot unless there is a building on the lot that exceeds 100 square metres (1,076 sq.ft.) and contains washroom facilities. Since the lot is vacant, the existing vehicle storage is unauthorized.
- Council granted final approval on June 23, 2008 to Development Application No. 7905-0037-00, which amended the OCP designation of the south lot (19033 – 54 Avenue) from Suburban to Industrial and rezoned the south lot from RA to IL. A corresponding Development Permit No. 7907-0145-00 was also approved on June 23, 2008 to allow a truck sales and repair centre (for Sterling Trucks Corporation) on the south lot. The north lot (19019 – 54 Avenue) was not included in these two (2) previous development applications.
- Due to corporate restructuring within Daimler Trucks North America (owner of Sterling Trucks), the Sterling Truck brand was discontinued in October of 2008. As a result, the truck sales and repair centre was never constructed and Development Permit No. 7907-0145-00 expired on June 23, 2010.

Current Proposal

- The applicant is proposing the following in order to allow the development of a two-storey, multi-tenant industrial building approximately 3,345 square metres (36,000 sq.ft.) in size on the subject site:
 - OCP Amendment of the north lot (19019 – 54 Avenue) from Suburban to Industrial;
 - Rezoning of the north lot (19019 – 54 Avenue) from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)";
 - Consolidation of the (2) properties; and
 - Development Permit.

- The proposed building will have a floor area ratio (FAR) of 0.27, which complies with the maximum FAR of 1.0 in the IL Zone. The proposed building lot coverage is 16%, which complies with the maximum lot coverage of 60% permitted in the IL Zone.
- IXL Masonry is intended to occupy the largest tenant space (1,365 sq.m. / 14,690 sq.ft. in size), accounting for about 40% of the proposed building. IXL Masonry currently operates at 13240 - Comber Way in Newton. The owner of IXL Masonry proposes to relocate to the subject site in order to expand its growing operations.
- Tenants for the remaining four (4) units of the proposed building have yet to be confirmed.

Riparian Area

- A City-owned greenbelt, which was dedicated to the City under Development Application Nos. 7905-0094-00 and 7905-0337-00 and approved by Council on July 27, 2006 and June 26, 2007 respectively, abuts the subject site to the west. A total of 114 single family lots (west of the subject site) were also created under these two (2) development applications.
- The greenbelt is approximately 0.8 hectare (2.0 acres) in size, which includes the triangular portion that fronts Highway No. 10, further north. At its narrowest, the greenbelt forms a 12-metre (40-ft.) wide buffer between the existing single family lots to the west and the industrial uses to the east, including the subject site.
- A north / south ditch is located within the 12-metre (40-ft.) wide portion of the greenbelt. The ditch flows into two (2) culverts – one further north of the greenbelt and the other at the south end where it flows beneath 54 Avenue. The ditch is located entirely within the greenbelt, no portion of the ditch flows onto the subject site.
- Rolf Sickmuller, Registered Professional Biologist, of Envirowest Consultants Inc. has submitted a Riparian Area Regulation (RAR) assessment on behalf of the applicant, and recommends a 2.0-metre (6.5 ft.) wide setback for the Streamside Protection & Enhancement Area (SPEA) from the top-of-bank of the ditches. The 2.0-metre (6.5 ft.) wide setback lies entirely within the City-owned greenbelt.
- As proposed, the development conforms to the Ministry of Environment's Riparian Areas Regulation (RAR) setback requirements. Further, the report confirms that the proposed development is not expected to have any significant impact on the ditches, provided the standard measures that are identified in the assessment are followed.
- The findings of the RAR Assessment have been peer reviewed by Ryan Preston of Enkon Environmental, and found to be acceptable.

Biodiversity Conservation Strategy

- The Biodiversity Conservation Strategy (BCS), adopted by Council on July 21, 2014 (Corporate Report No. R141), identifies a 60-metre (200-ft.) wide Green Infrastructure Network (GIN) wildlife corridor (GIN corridor #144) that runs north / south through the western half of the subject site (Appendix VI). The portion of the wildlife corridor that traverses the subject site is approximately 25 metres (82 ft.) wide from west to east.

- Green Infrastructure Network corridors provide an important link for wildlife to move between 'green hubs' (typically parks) located throughout the City. The closest 'green hub' to the subject site, connected by the wildlife corridor, is Hi-Knoll Park located to the south-east.
- The applicant has acknowledged the importance of the Biodiversity Conservation Strategy (BCS), but stated that their site plan was drafted before the BCS was approved, with the expectation of utilizing the entire subject site to fulfil commitments made to their future tenant (IXL Masonry). As a result, the owner has expressed concerns regarding any conveyance of their land to the City to accommodate the wildlife corridor.
- Given the site context, staff agree that the implementation of the 60-metre (200-ft.) wide wildlife corridor is a significant challenge and will severely limit the development potential of the subject site.
- Any land conveyance of the subject site to accommodate the wildlife corridor will greatly impact the size of the proposed building, the width of the drive aisle, and on-site truck maneuverability (particularly adjacent to the loading bays), and will render the site insufficient for industrial development.
- As a result, the wildlife corridor will be implemented on the City-owned greenbelt only at this time, with the exception of a 1.5-metre (5-ft.) wide landscape strip on the subject industrial site.
- In order to support the principles and objectives of the Biodiversity Conservation Strategy and improve the habitat potential of the City-owned greenbelt, the owner has proposed a financial contribution of \$35,000 to the City. The contribution will assist with the following improvements and upgrades to the adjacent City-owned greenbelt:
 - Removal of the existing gravel road and culverts to allow the greenbelt to be restored and utilized as a wildlife corridor; and
 - Installation of new landscaping to act as a buffer between the single family lots to the west and the industrial uses on the subject site, and to enhance the wildlife corridor.
- Additionally, the owner has agreed to provide the following:
 - Registration of a No-Build restrictive covenant (RC) / statutory right-of-way (SROW) to protect the riparian area. The current site plan accommodates a 5.0-metre (16.5-ft.) setback from the top-of-bank, which is greater than the 2.0-metre (6.5 ft.) setback recommended in the Riparian Area Regulation (RAR) assessment. The additional 3.0 metres (10 ft.) will provide increased protection for the ditch and wildlife corridor. The majority of the 5.0-metre (16.5-ft.) riparian setback area lies within the City-owned greenbelt, but a portion encroaches within the 1.5-metre (5 ft.) wide landscaping strip (cedar hedging) along the entire west lot line of the subject site, and as a result, will be protected by a No-Build RC and SROW;
 - Registration of an access easement over the proposed drive aisle on the subject site to allow City vehicles and crew to access the ditch on the adjacent City-owned greenbelt for maintenance purposes; and

- Installation of fence gates / openings within the cedar hedge proposed along the west lot line in order to allow City vehicles and crew to access the adjacent City-owned land.

JUSTIFICATION FOR PLAN AMENDMENT

- The current proposed OCP Amendment, for the northern subject lot, from Suburban to Industrial will allow the two (2) lots (19019 and 19033 – 54 Avenue) to be rezoned and consolidated to accommodate the proposed two-storey industrial building and associated outdoor storage.
- The Industrial designation will be consistent with the Industrial-designated lots to the south and east. A 12-metre (40-ft.) wide City-owned greenbelt abutting the subject site to the west, will buffer the proposed industrial uses from the single family lots further to the west.
- The proposal supports the City's Economic Development and Employment Lands Strategies. IXL Masonry is intended to relocate into the proposed building in order to expand their operations, while the remainder of the building will offer tenant space for prospective industrial business owners seeking to locate to a convenient site near Highway No. 10.

PRE-NOTIFICATION

Pre-notification letters were sent on October 23, 2014 and the associated Development Proposal Signs were installed on November 14, 2014. Staff received one (1) letter of concern from the Cloverdale Community Association (CCA) (see Appendix VII). In that letter, the President of the CCA expressed concerns about vehicular access to and from the subject site via Highway No. 10.

(The proposal does not include any vehicular access to or from the subject site via Highway No. 10. All vehicular access is via 54 Avenue to the south. The Ministry of Transportation and Infrastructure has granted preliminary approval for one year, for the rezoning.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

Building Design

- The applicant proposes to construct a two-storey, multi-tenant industrial building along the south-east portion of the subject site.
- The proposed building is to be constructed with tilt-up concrete panels with reveals and tinted glazing. The primary colours of the building are gray and beige.

- The west and south building elevations (facing the parking lot and 54 Avenue, respectively) will include ledgestone as accent.
- A total of five (5) loading bays, accessed by steel overhead doors painted gray, are located along the west and north building elevations.
- The proposed building design was reviewed by staff and found generally acceptable.
- Vehicular access to the subject site is via 54 Avenue at the south-west corner of the subject site utilizing the existing driveway letdown. No vehicle access is proposed to Highway No. 10.
- The northern two-thirds of the subject site will be utilized for outdoor storage. The outdoor storage area directly behind (north) of the proposed building will be used by IXL Masonry to store their products (bricks, stone veneers, etc.). A total of eight (8), 6-metre (20-ft.) high, outdoor storage structures will be installed to provide weather protection for the storage of masonry products. The storage structures will be constructed with hollow steel beams and metal cladding for the roof. The storage structures are considered accessory structures, and comply with the Zoning By-law.
- Palettes, sand, and employee parking are also located within this paved storage area, which will be secured with a 1.8-metre (6-ft.) high, black chain-link fence.
- The remaining one-third of the subject site (far north portion), which is entirely encumbered by a BC Hydro right-of-way, will be used by the property owner for new vehicle storage. The owner (who operates Dams Ford) proposes to store excess vehicles (under 5,000 kilograms / 11,023 lbs. G.V.W) within this portion of the site, which will be a gravel parking area. Vehicle storage is permitted under the IL Zone.
- A 1.5-metre (5-ft.) wide hedge will be installed along the west lot line and additional trees and landscaping will be planted within the City-owned greenbelt to the west, in order to provide screening of the proposed outdoor storage and accessory structures for the single family lots to the west (see Trees and Landscaping section).
- The proposed garbage / recycling enclosures, constructed of tilt-up concrete panels, are located behind (north of) the proposed building and are not visible from 54 Avenue or Highway No. 10, and are screened from view from the single family residences to the west.
- Proposed site lighting includes downward-facing pole-mounted LED lights that are installed throughout the parking lot and the outdoor storage area, as well as lighting mounted on the proposed building.
- A pad-mounted transformer unit will be installed near the south-east corner of the subject site, and will be screened by landscaping.

Proposed Signage

- The applicant proposes a total of six (6) fascia signs on the proposed building – five (5) on the west building elevation and one (1) on the south building elevation facing 54 Avenue.

- The proposed fascia signs are constructed of individually mounted channel letters, and proposed above the main entrance to each building unit.
- The applicant also proposes two (2) free-standing signs – one (1) near the south lot line along 54 Avenue and one (1) near the north-west corner of the site under the BC Hydro transmission lines, near Highway No. 10.
- Free-standing signs are considered compatible uses within a BC Hydro right-of-way; however, BC Hydro states that the approval of the free-standing sign will only be granted after review and acceptance of the final drawings.
- The proposed free-standing signs are each approximately 3.6 metres (12 ft.) high, installed at least 2.0 metres (6.6 ft.) from the lot line, and are designed to match the proposed building.
- The proposed fascia and free-standing signs comply with the Sign By-law.

Grading and Retaining Walls

- The northern half of the subject site slopes significantly downward from north to south, and as a result, the applicant proposes to remove fill within the northern half of the site and place the fill within the southern half of the graveled, vehicle storage area. The proposed change in ground elevation is about 3.0 metres (10 ft.) in various sections, and will create a more uniform area for vehicle storage.
- A 2.3-metre high (7.5 ft.) high retaining wall is proposed along the southern edge of the vehicle storage area, adjacent to the storage area intended to be used by IXL Masonry, in order to prevent soil movement / erosion.
- BC Hydro has expressed concerns regarding the grade change and has requested additional drawings and information to ensure that the proposal is acceptable. Any required changes to the site grading will be reviewed by BC Hydro and by City staff, prior to the project being considered for final adoption of the rezoning.

Trees and Landscaping

- Bob Kwak, ISA Certified Arborist of Central Valley Tree Services & Arborist Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Maple	2	2	0
Oak	1	1	0

Tree Species	Existing	Remove	Retain
Willow	1	1	0
Coniferous Trees			
Cedar	8	8	0
Fir	4	4	0
Pine	1	1	0
Total (excluding Alder and Cottonwood Trees)	18	18	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		36	
Total Retained and Replacement Trees		36	
Contribution to the Green City Fund		\$0 (no deficiency)	

- The Arborist Assessment states that there are a total of eighteen (18) protected trees on the subject site (all on the north lot at 19019 – 54 Avenue). No Alder or Cottonwood trees are located on the site. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, tenant storage requirements, and proposed lot grading.
- Staff asked the applicant to consider retaining a stand of mature, healthy conifers near the existing single family dwelling located at 19019 – 54 Avenue (north lot), just south of the BC Hydro right-of-way. Staff requested that the applicant explore opportunities to revise the proposal in order to retain these trees, given the size of the subject site. The applicant however, states that the retention of these trees is detrimental to the efficiency of the storage yard, particularly since their intended tenant (IXL Masonry) relies heavily on outdoor storage for the successful operation of their business.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio (since there are no Alder and Cottonwood trees located on the subject site). This will require a total of 36 replacement trees on the site. The applicant is proposing 36 replacement trees, which meets City requirements. No contribution is required to the Green City Fund.
- The applicant proposes to install a cedar hedge along the portion of the west lot line that is not encumbered by the BC Hydro right-of-way, in order to provide screening of the outdoor storage area for the single family lots to the west.
- The applicant will plant a landscape hedge along the portion of the west, north and east lot lines within the BC Hydro right-of-way that is compliant with BC Hydro planting guidelines (i.e. privet, photinia species), in order to provide screening of the vehicle storage area.
- Trees installed on the subject site, outside of the BC Hydro right-of-way include maple, oak and Western Red Cedar.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 23, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The subject site is located in an area that is mostly industrial in south-east Cloverdale. Existing single family lots are located to the west beyond the 12-metre (40-ft.) wide greenbelt buffer.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed density is 0.27 FAR. The proposed two-storey industrial building supports the City's Economic Development and Employment Lands Strategies.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The proposed development includes infiltration trenches, dry swales and absorbent soils to alleviate any drainage concerns. The owner has proposed a financial contribution of \$35,000 to the City to assist with improvements and upgrades to the adjacent City-owned greenbelt.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> On-site bicycle racks are proposed. A bus stop is located approximately 800 metres (0.5 mile) from the main entrance of the proposed building.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The following Crime Prevention Through Environmental Design (CPTED) principles are incorporated: <ul style="list-style-type: none"> Natural surveillance and fencing for access control; Well-lit pedestrian pathways; and On-site security and monitoring.
6. Green Certification (F1)	<ul style="list-style-type: none"> Not applicable
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Not applicable

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, Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	OCP Redesignation Map
Appendix VI.	BCS GIN Wildlife Corridor

Appendix VII. Letter from Cloverdale Community Association

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/da

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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: Teri Hudson
 Teck Construction LLP
 Address: 5197 - 216 Street
 Langley, BC V3A 2N4
 Tel: (604) 534-7917

2. Properties involved in the Application
 - (a) Civic Addresses: 19033 - 54 Avenue
 19019 - 54 Avenue

 - (b) Civic Address: 19033 - 54 Avenue
 Owner: Gordon W Dams
 PID: 006-651-488
 Lot 18 Except: Part Subdivided By Plan 52981; Section 4 Township 8 New Westminster
 District Plan 31953

 - (c) Civic Address: 19019 - 54 Avenue
 Owner: Gordon W Dams
 PID: 005-113-113
 Lot 29 Section 4 Township 8 New Westminster District Plan 52981

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the northern
 subject lot at 19019 - 54 Avenue.

 - (b) Introduce a By-law to rezone the northern subject lot at 19019 - 54 Avenue.

 - (c) Application is under the jurisdiction of MOTI.

 MOTI File No. 2014-05134

DEVELOPMENT DATA SHEET

Proposed and Existing Zoning: IL

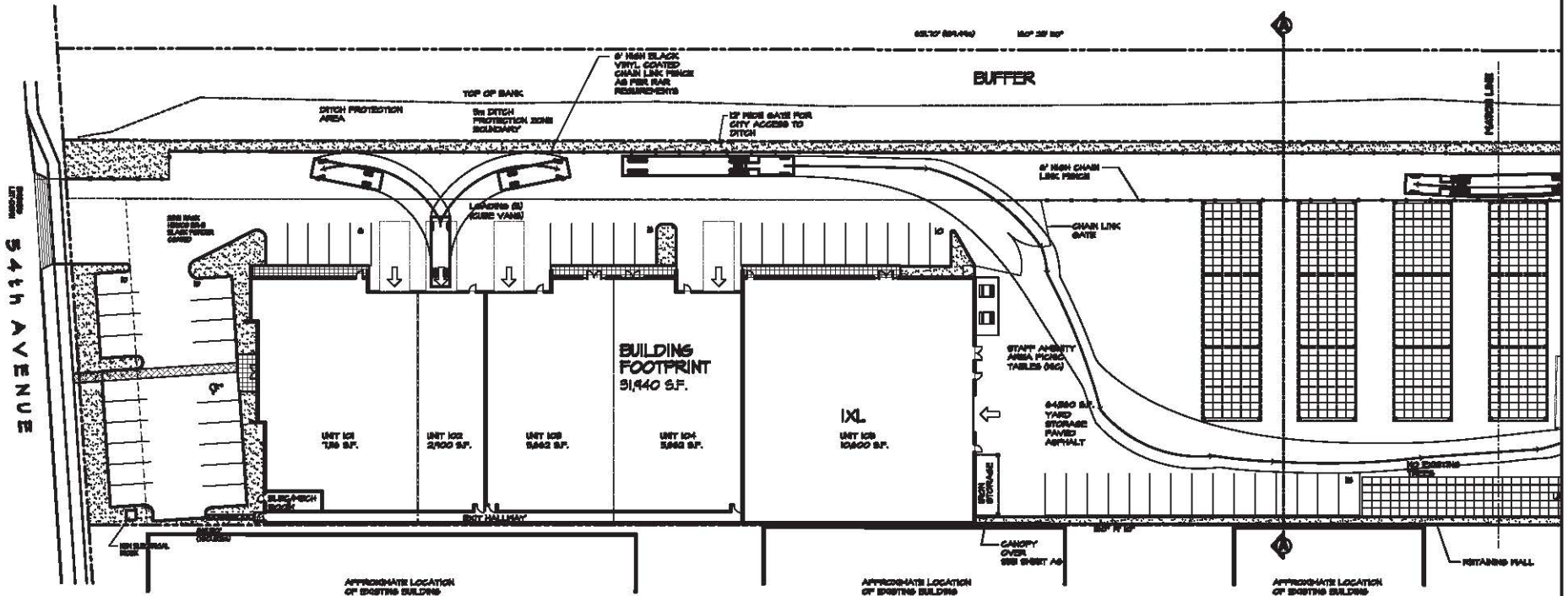
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA*		
Gross Total		18,800 sq.m.
Road Widening area		0.0 sq.m.
Undevelopable area		6,375 sq.m.
Net Total		12,425 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	16%
Paved & Hard Surfaced Areas		79%
Total Site Coverage		95%
SETBACKS		
Front (south)	7.5 metres	22 metres
Rear (north)	7.5 metres	250 metres
Side #1 (west)	7.5 metres or 0.0 metre	17.5 metres
Side #2 (east)	7.5 metres or 0.0 metre	0.0 metre
BUILDING HEIGHT		
Principal	18 metres	9.0 metres
Accessory (storage structures)	6.0 metres	6.0 metres
NUMBER OF RESIDENTIAL UNITS		
Bachelor		N/A
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
		N/A
FLOOR AREA: Commercial		
Retail		N/A
Office		
Total		
FLOOR AREA: Industrial		
	12,425 sq.m.	3,345 sq.m.
FLOOR AREA: Institutional		
		N/A
TOTAL BUILDING FLOOR AREA	12,425 sq.m.	3,345 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)	1.0	0.27
AMENITY SPACE (area in square metres)		N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		N/A
Industrial	34	39
Residential Bachelor + 1 Bedroom		N/A
2-Bed		
3-Bed		
Residential Visitors		N/A
Institutional		N/A
Total Number of Parking Spaces	34	37
Number of disabled stalls	1	1
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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LEGAL DESCRIPTION:
 LOT 18, SECTION 4, TOWNSHIP 8
 PLAN B1458, NMD, EXCEPT PLAN
 PART SUBDIVIDED BY PLAN 52481

LOT 24, SECTION 4, TOWNSHIP 8
 NMD, PLAN 52481

MUNICIPAL ADDRESS:
 19019 & 19033 - 54th AVENUE
 SURREY, B.C.

SITE INFORMATION:
 SITE AREA: 4.65 Acres (202,338.82 S.F.)
 (18,797.74 m²)

ZONING: CD
SITE COVERAGE: 15.57%

BUILDING AREAS:

ELEC/MECH ROOM:	214 S.F. (20.03 m ²)
EXIT HALLWAY:	1,134 S.F. (105.33 m ²)
UNIT 101:	6,346 S.F. (608.14 m ²)
UNIT 102:	2,731 S.F. (253.72 m ²)
UNIT 103:	3,333 S.F. (497.49 m ²)
UNIT 104:	3,333 S.F. (497.49 m ²)
IXL MAIN FLR OFFICE:	4,264 S.F. (396.14 m ²)
IXL WAREHOUSE:	6,336 S.F. (588.63 m ²)
IXL 2ND FLR OFFICE:	4,076 S.F. (378.67 m ²)
TOTAL:	36,016 S.F. (3,343.97 m²)

BUILDING FOOTPRINT:
 31,940 S.F. (2,967.30 m²)

PARKING REQUIREMENTS:
 PARKING @ 1 SPACE PER 1,075 S.F.
 36,016 S.F. / 1,075 S.F.

PARKING PROVIDED = 34 CARS

PARKING PROVIDED = 36 CARS

LEGEND:

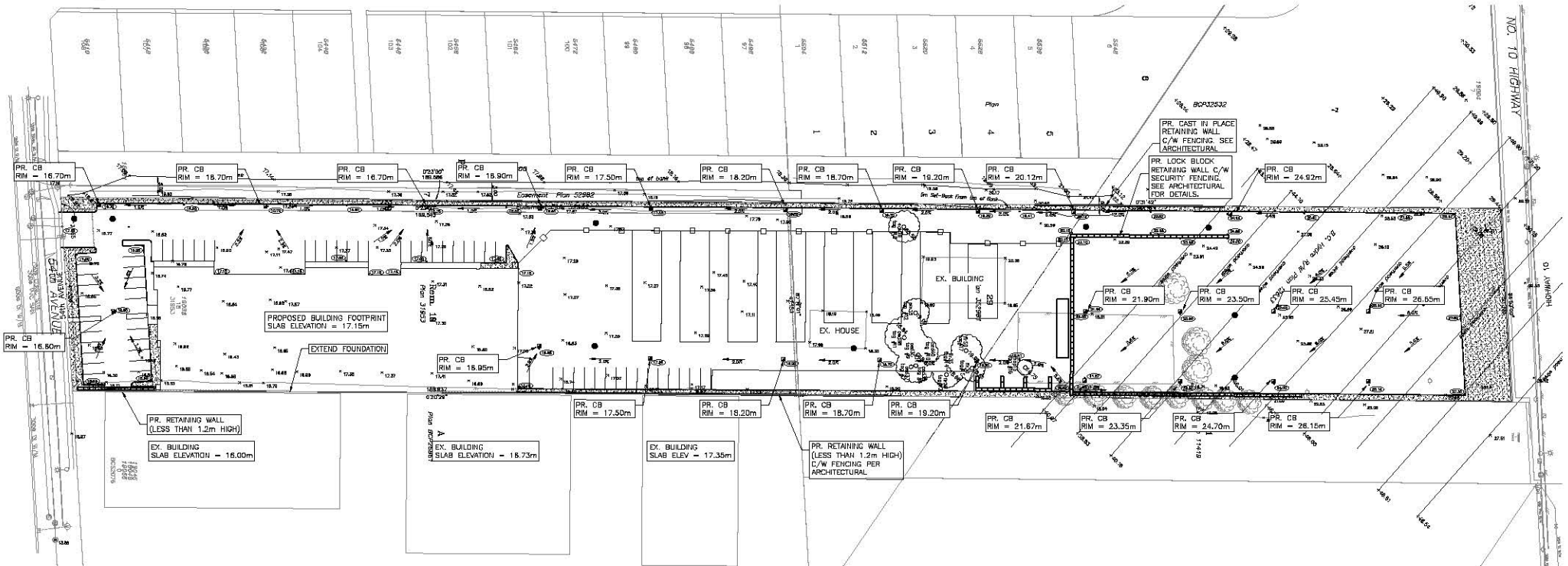
- = PROPERTY LINE
- - - - = BUILDING SETBACKS
- [Stippled Area] = SOFT LANDSCAPE
SEE LANDSCAPE PLAN
- [Grid Pattern] = CONCRETE SIDEWALK
- [White Box] = ASPHALT PAVING

ATA
 ATA ARCHITECTURAL DESIGN LTD.
 200-1687 WEST BROADWAY
 VANCOUVER, B.C. V6J 1X2
 TEL. 604-736-3330 FAX. 604-736-3378

TECK CONSTRUCTION LTD.
 5197-210th STREET
 LANGLEY B.C.

PROJECT 19019 54 AVE

SHEET TITLE SITE PLAN A1



No.	DESCRIPTION	BY	DATE
3	RE-ISSUED FOR DEVELOPMENT PERMIT	SJV	JAN 2016
2	RE-ISSUED FOR DEVELOPMENT PERMIT	SJV	NOV 2014
1	ISSUED FOR DEVELOPMENT PERMIT	SMC	JUL 11/14
REVISIONS			

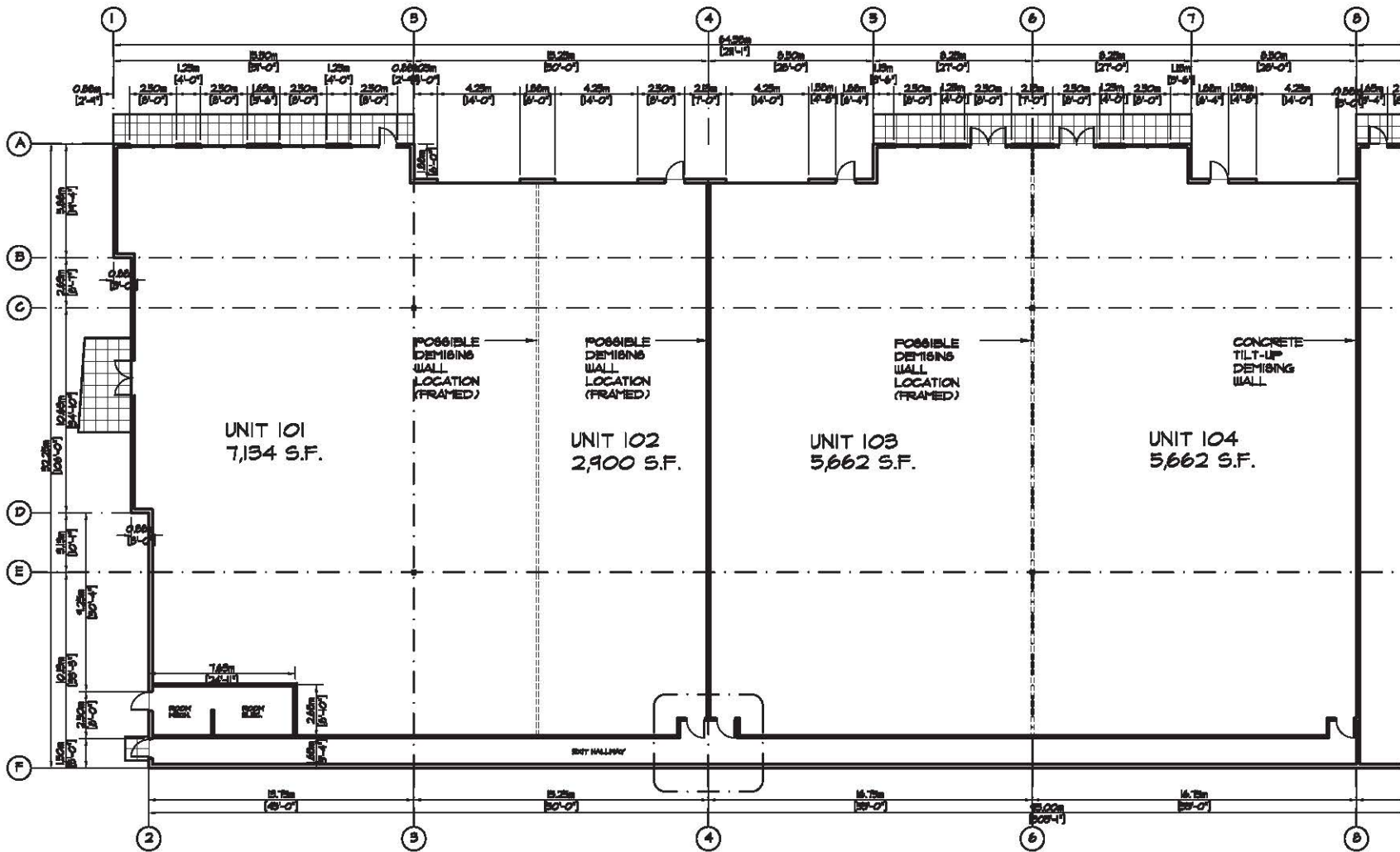
P.Eng.

ISL Engineering and Land Services
 5475, 201, 2128 - 83 AVENUE
 LAMBERT, BRITISH COLUMBIA, V2Y 5G1
 (604) 536-2266 FAX: (604) 536-1113
 WWW.ISLENGINEERING.COM

Scale
 1:50

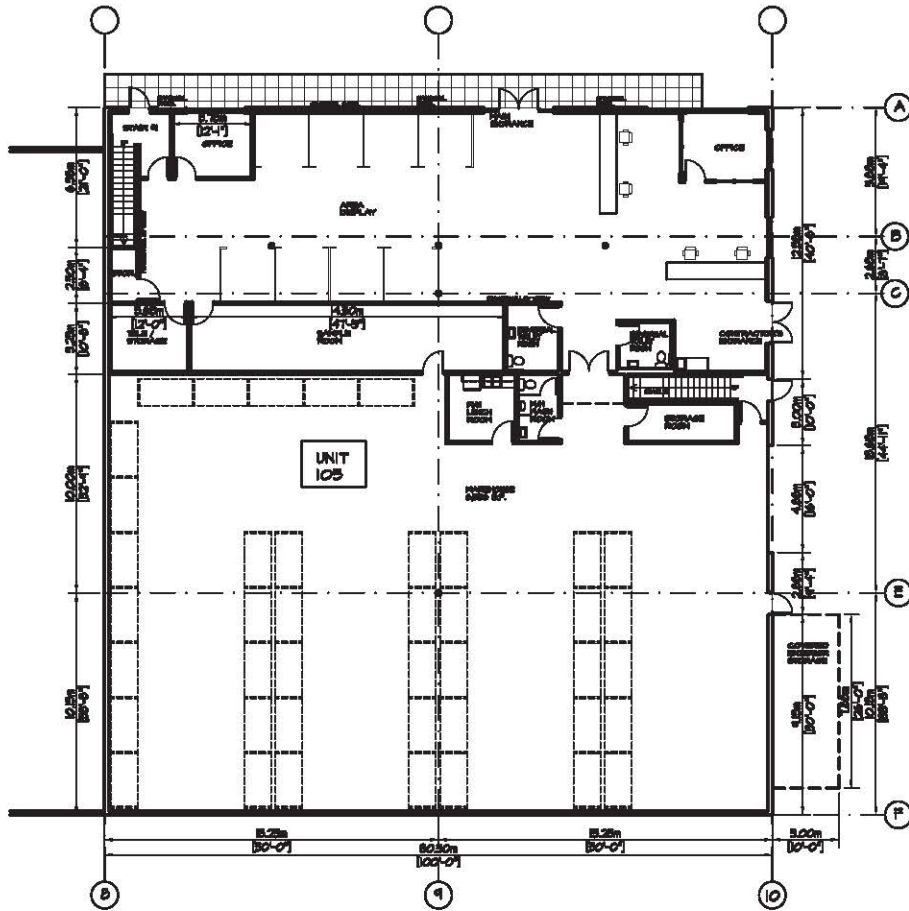
TECK CONSTRUCTION LLP
DAMS ON 54th
19029 54th AVENUE, SURREY
 Drawn: SMC Design Checked: SJV Date: JUL 2014
 Designed: SJV Design/Prepared: SJV Date: JUL 2014

GRADING PLAN
 Drawing No. 31233 C-03
 Sheet No. 03

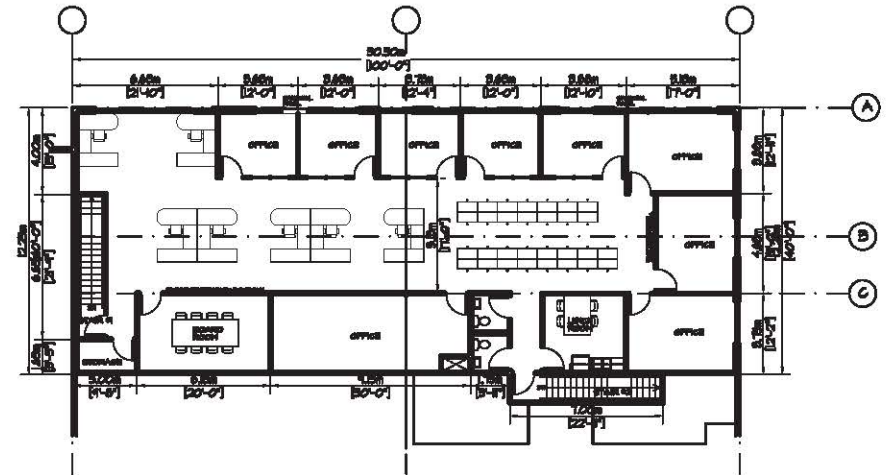


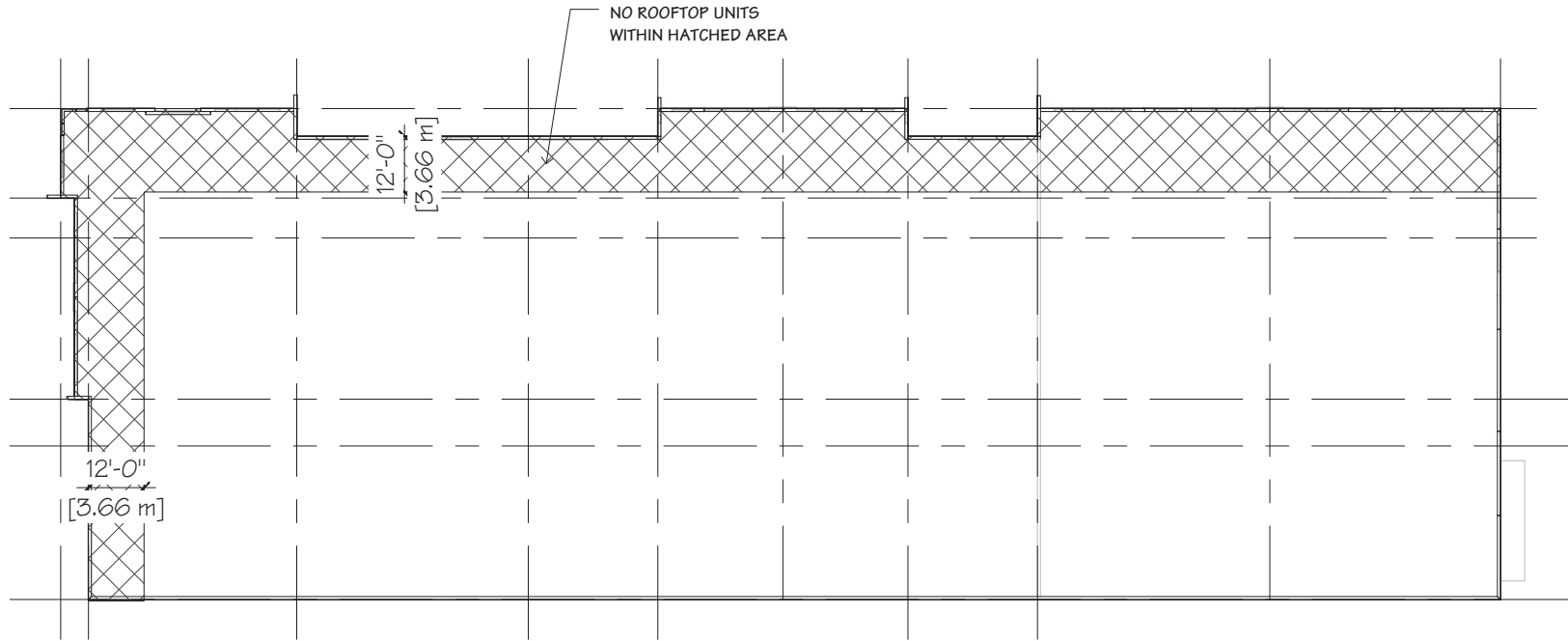
ATA
 ATA ARCHITECTURAL DESIGN LTD
 200-1687 WEST BROADWAY
 VANCOUVER, B.C. V6J 1X2
 TEL. 604-736-3700 FAX. 604-736-3771

TECK CONSTRUCTION LTD.	
5197-210th STREET LANGLEY B.C.	
PROJECT 19019- 54 AVE	
SHEET FLOOR PLAN A2 TITLE	

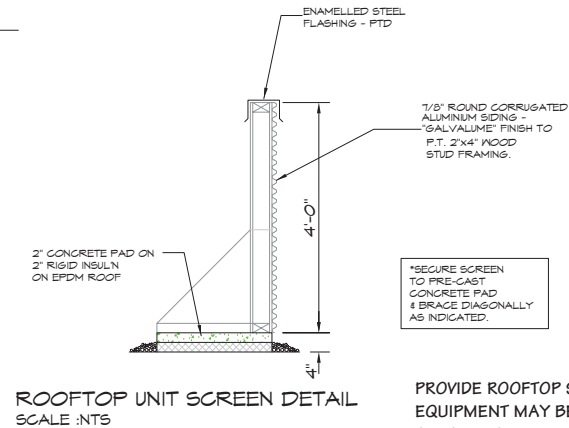


MAIN FLOOR PLAN





1 ROOF PLAN
A4 1" = 40'-0"



PROVIDE ROOFTOP SCREEN WHERE MECHANICAL EQUIPMENT MAY BEE SEEN OR HEARD FROM ADJACENT RESIDENTIAL SITES OR FROM STREET FRONTAGE



TECK CONSTRUCTION LLP
5197-216th STREET, LANGLEY, B.C. V3A 2N4
(604) 534-7917



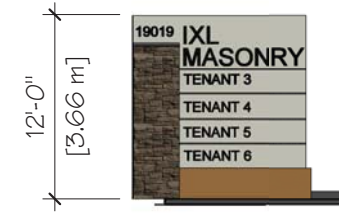
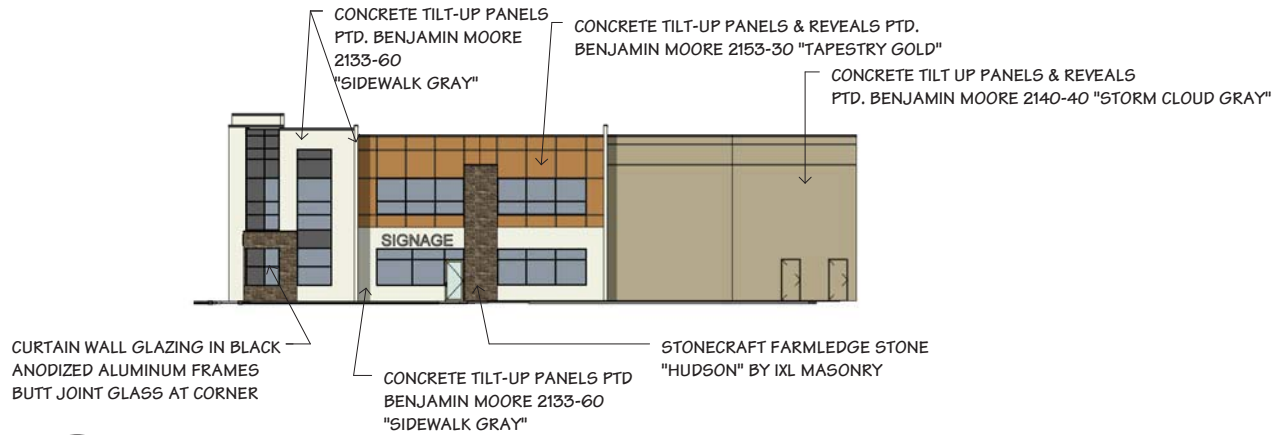
ATA ARCHITECTURAL DESIGN LTD
200-1687 West Broadway
Vancouver, B.C. V6J 1X2
TEL: (604) 736-3730 FAX: (604) 736-3771

PROJECT
DAM'S-54th 19019 54th AVE

SHEET TITLE
ROOF PLAN

SCALE	As indicated
DATE	01/22/15
DRN	Author
CHK'D	Checker

SHEET #
A4
OF



MONUMENT SIGN
1:150

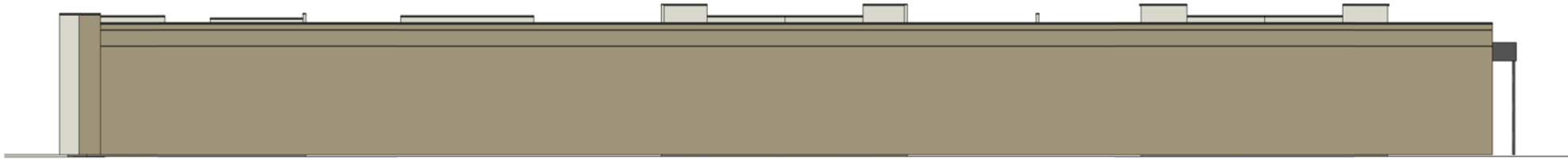
1 SOUTH ELEV
A6 1:400



2 WEST ELEV
A6 1:400



1 NORTH ELEV
A6.1 1:400



2 EAST ELEV
A6.1 1:400



TECK CONSTRUCTION LLP
5197-216th STREET, LANGLEY, B.C. V3A 2N4
(604) 534-7917

PROJECT	DAM'S-54th 19019 54th AVE	SCALE	1:400	SHEET # A6.1 OF
SHEET TITLE	ELEVATIONS	DATE	01/20/15	
		DRN	SJ	
		CHK'D	Checker	



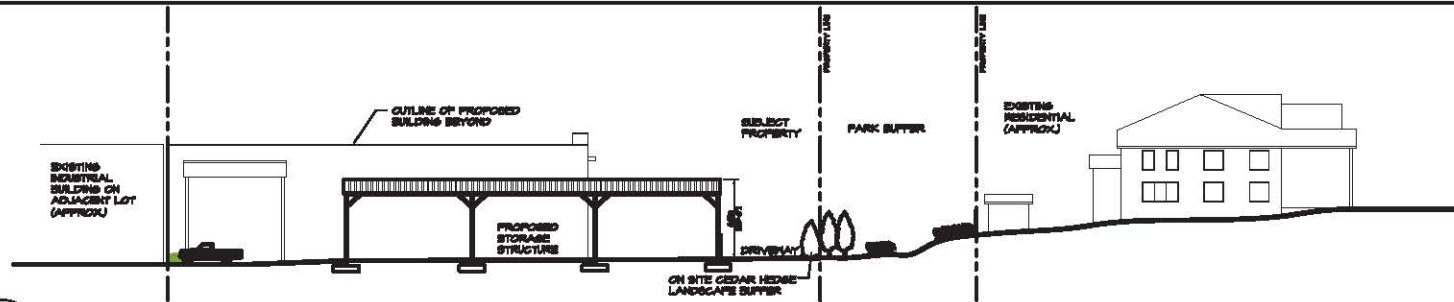
ATA
ATA ARCHITECTURAL DESIGN LTD.
209-1807 WEST BROADWAY
VANCOUVER, B.C. V6J 5K2
TEL. 604-269-0200 FAX 604-269-3718



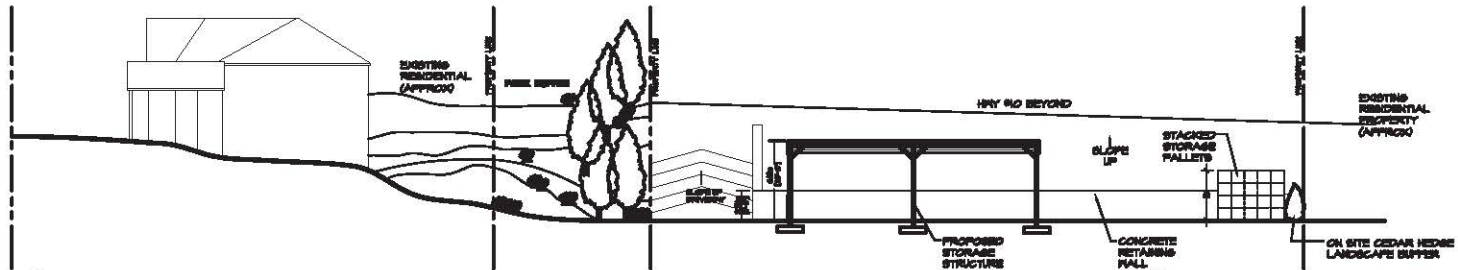
TECK CONSTRUCTION LTD.
8187-210th STREET
LANGLEY B.C.

PROJECT **DAMS**
34th AVENUE

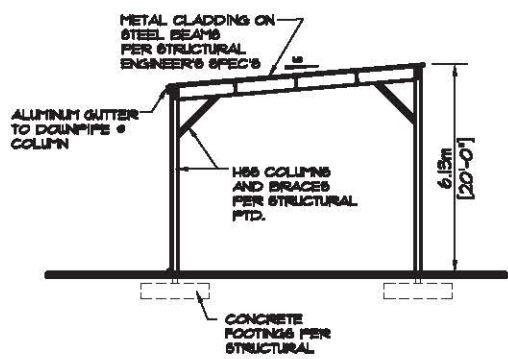
SHEET **RENDERING**
TITLE



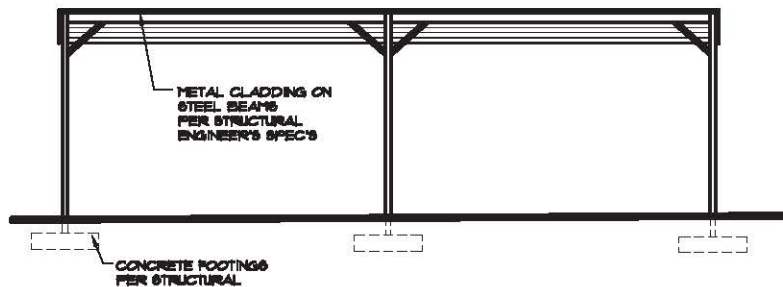
1 SECTION A-A
A6 NTS



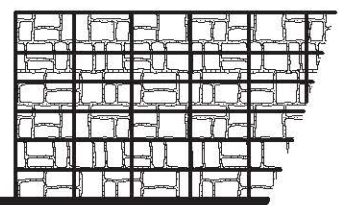
2 SECTION B-B
A6 NTS



3 STORAGE STRUCTURE
A6 NTS



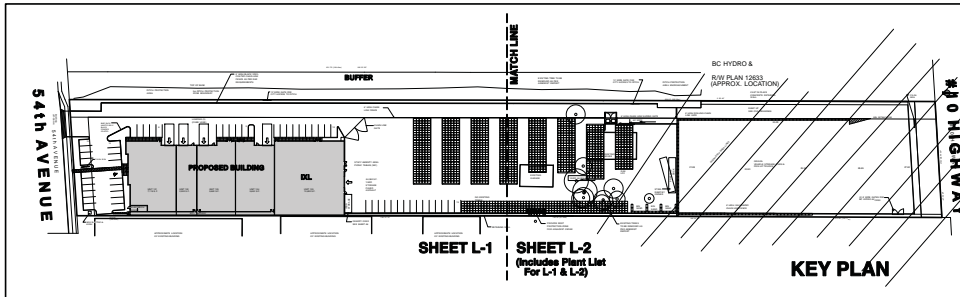
LOCK BLOCK RETAINING WALL
CUTSTONE PATTERN



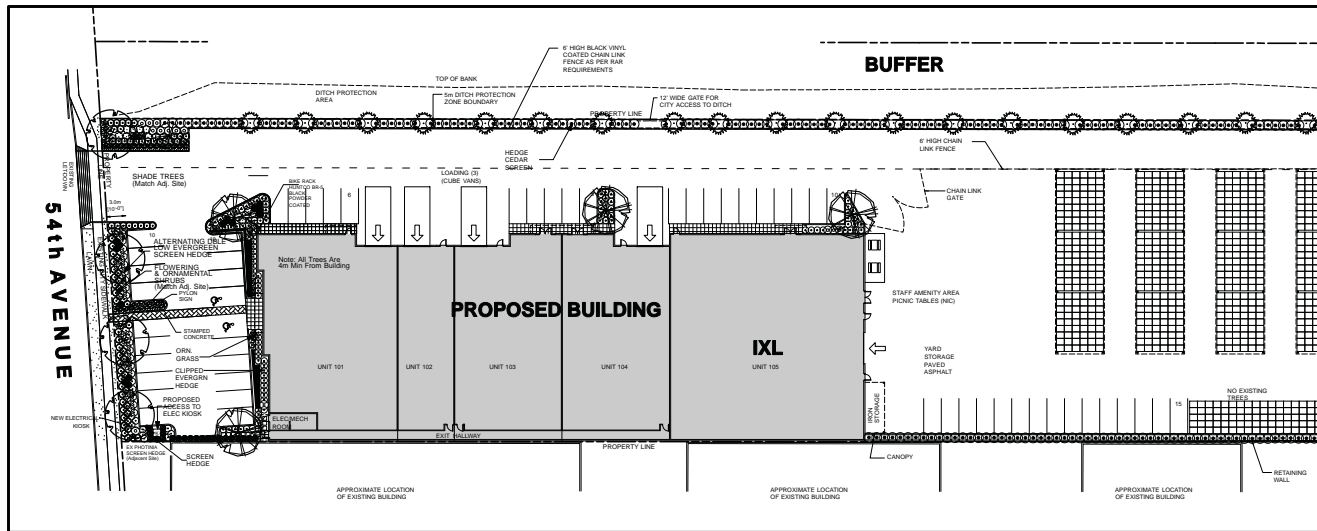
3 RETAINING WALL
A6 NTS

ATA
ATA ARCHITECTURAL DESIGN LTD
200-1687 WEST BROADWAY
VANCOUVER, B.C. V6J 1K2
TEL. 604-256-3700 FAX. 604-256-3721

	
TECK CONSTRUCTION LTD.	
5197-210th STREET LANGLEY B.C.	
PROJECT	19019-54 AVE
SHEET TITLE	SITE SECT A6



MATCH LINE
SEE SHEET L-2



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ISSUES

NO.	DATE	DESCRIPTION
1.	Nov 18'14	Issued For Development Permit
2.	Nov 21'14	Reissued For DP (see L-102) (see 190th Highway)
3.	Jan 05'15	Reissued For DP (see city comments)
4.	Jan 22'15	Reissued For DP (Issue at 54 Ave width)
5.		
6.		
7.		

LANDSCAPE ARCHITECT

LandSpace Design Inc. TEL: 604.273.9100
110, 69th St., Unit 101, Richmond, BC V6V 2G6

PROJECT:
19019 & 19033 - 54th AVENUE

SURREY, B.C.

TECK CONSTRUCTION LTD.
5197-216th STREET
LANGLEY B.C.

PROJECT NUMBER

SHEET TITLE
LANDSCAPE PLAN

SCALE 1"=30'-0"
PLOT JUL 8/14
CHK'D BY ACT
SHEET No. **L1**
of **2**

**TO: Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: Development Services Manager, Engineering Department

DATE: January 7, 2015 **PROJECT FILE: 7809-0180-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 19019 54 Avenue**

OCP AMENDMENT

There are no Engineering servicing requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

There is an identified wildlife habitat corridor that passes through this site along with a Class B watercourse (Corridor 144 in the Biodiversity Conservation Strategy/BCS). In lieu of achieving the recommended 60.00 metre width at this location, the applicant will be required to provide a cash contribution of \$35,000.00 for the future removal of all culverts, paved areas and other structures or impediments in the existing parkland and re-planting of the entire park area to Parks standards.

Property and Right-of-Way (SRW) Requirements

- Confirm with MOTI road dedication requirements and access restrictions on Highway 10.
- Register a SRW on the property to provide City forces maintenance access to the drainage corridor/parkland west of the site.

Works and Services

- Modify the existing access to a maximum 11.00 metre wide driveway letdown.
- Confirm adequacy of existing downstream system for the proposed change in land use, and provide an adequately sized storm service connection for the proposed development.
- Mitigate excess runoff and/or address any conveyance constraints from the site to the outfall at 192 Street.
- Provide two access gates through the perimeter fence to allow for reasonable access to the parkland via the SRW.
- Confirm adequacy of existing water and sanitary service connections for the proposed development and upgrade as required.
- Provide cash-in-lieu for construction of a sanitary sewer on the future frontage road along Highway No. 10 (56 Avenue.)
- Pay Sanitary and Storm Latecomer Agreement charges relative to 58/5905-0094-00-1.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no Engineering servicing requirements relative to issuance of this Development Permit.



Rémi Dubé, P.Eng.
Development Services Manager
IK1

NOTE: Detailed Land Development Engineering Review available on file

TREE PRESERVATION SUMMARY

Project Location:	19019-54 th Avenue, Surrey, BC
Applicant/Developer: Name, address, telephone:	Teck Construction Ltd. Attention: Teri Hudson 5197 216 th Street, Langley, BC Direct Line: 604-514-4274 / Cell: 604-830-0878
Consultant: Name, address, telephone:	Central Valley Tree Services and Arborist Consulting #30-32500 S. Fraser Way, P O Box 82, Station A, Abbotsford, BC, V2T 6Z4 Bob Kwak 604-850-4938

Summary of Proposed Trees Retained, Removed and Replaced

This Tree Protection Summary is a quick reference for the Arborist's Evaluation Report and is to be read in conjunction with that report.

A	Number of protected trees identified	18
B	Number of protected trees retained	0
C	Number of protected trees to be removed (over 30cm DBH)	18
D	Number of replacement trees required (2:1 ratio)	36
E	Number of replacement trees proposed to be planted (may differ from number of replacement trees required due to site constraints/opportunities)	*
F	Shortfall of replacement trees to be planted	n/a
G	Number of residential units or lots	1
H	Total number of retained trees and replacement trees on site	**
I	Average number of trees per unit	n/a

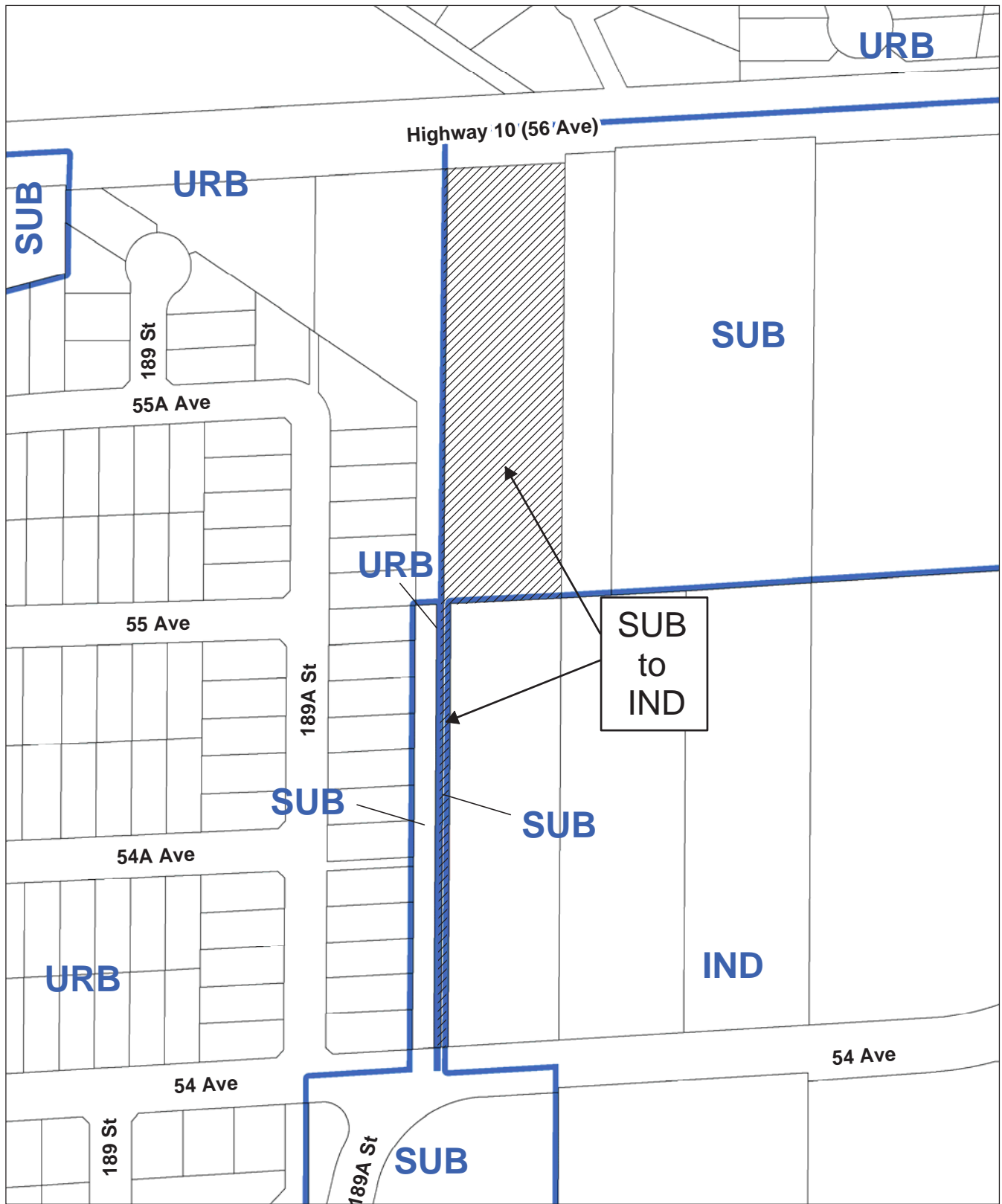
*To be determined by developer, landscape architect and City of Surrey.

** See City of Surrey and landscape architect

Date: May 15, 2012

Summary Proposed and Submitted by:

Robert F. Kwak
Certified Arborist #PN 1736A
Wildlife Tree Assessor #P0072
Certified Tree Risk Assessor #0032

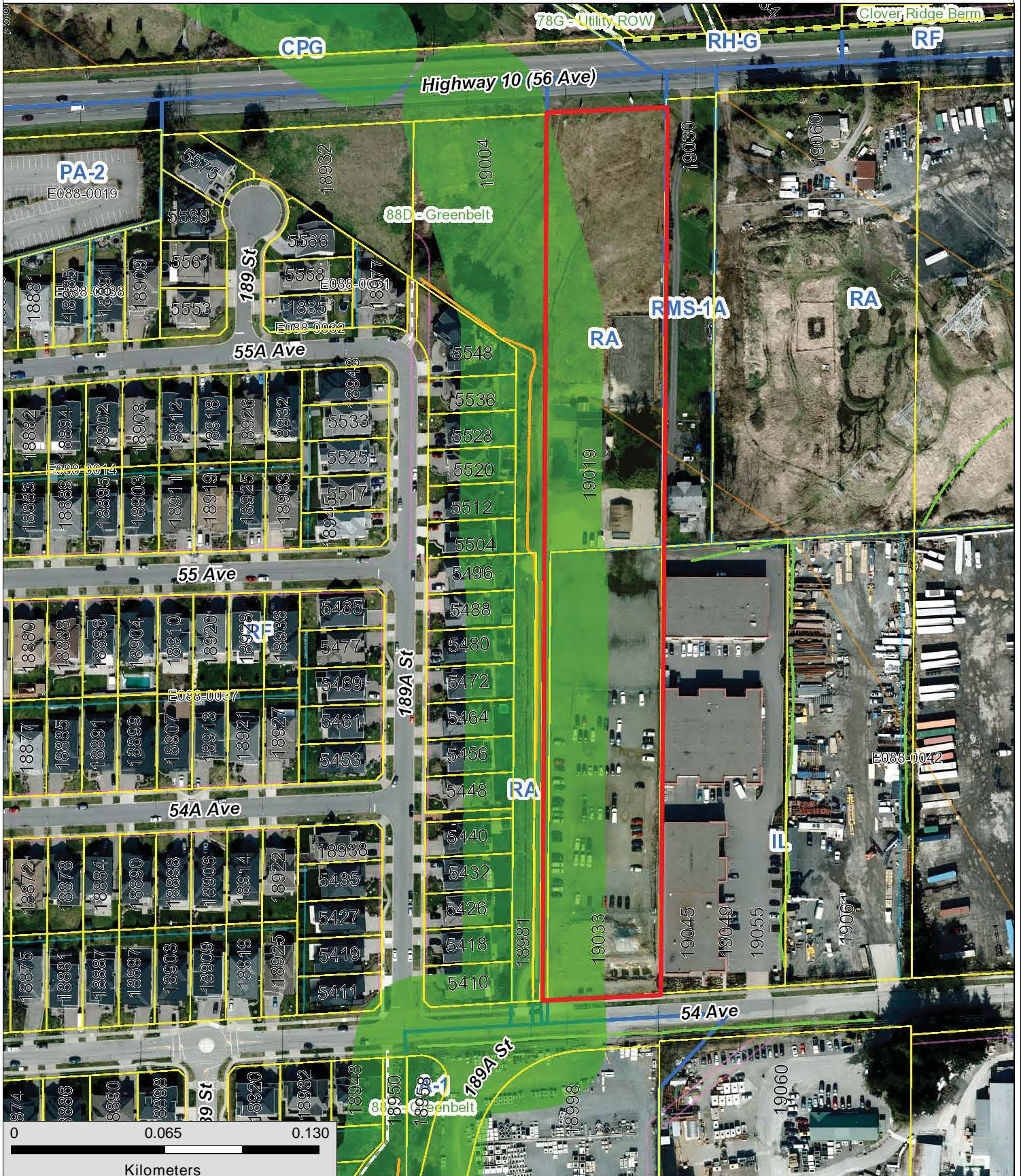


OCP Amendment 7909-0180-00
Proposed amendment from Suburban to Industrial





BCS GIN Wildlife Corridor



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

Scale: 1: 2,169
Map created on: December-23-14



Cloverdale Community Association

Website: www.cloverdalecommunity.org

Email address: info@cloverdalecommunity.org

December 16, 2014

Donald Nip
City of Surrey
Planning and Development Department
13450-104 Avenue
Surrey BC V3T 1V8

Re: File #: 7909-0180-00 / 19019 and 19033 – 54 Avenue

Dear Mr. Nip:

The Cloverdale Community Association has received a preliminary notice for the above noted file number and development.

The association is concerned about the access to the property with the physical address 19019 from highway 10. While it's not clear from the preliminary notification letter if access will be granted from highway 10, we are assuming there will be access and therefore are concerned about the left turns which could be made into the property addressed 19019 when travelling westbound lane on highway No. 10 and left turns which could be onto highway No 10 when leaving the same property. These turns are dangerous and can tie up traffic unnecessarily on the highway if an accident were to occur.

As always, we expect our comments will be added to the report and file for council to review.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Bola".

Mike Bola
President
Cloverdale Community Association
604-318-0381

Cc: Board of Directors