

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0078-00

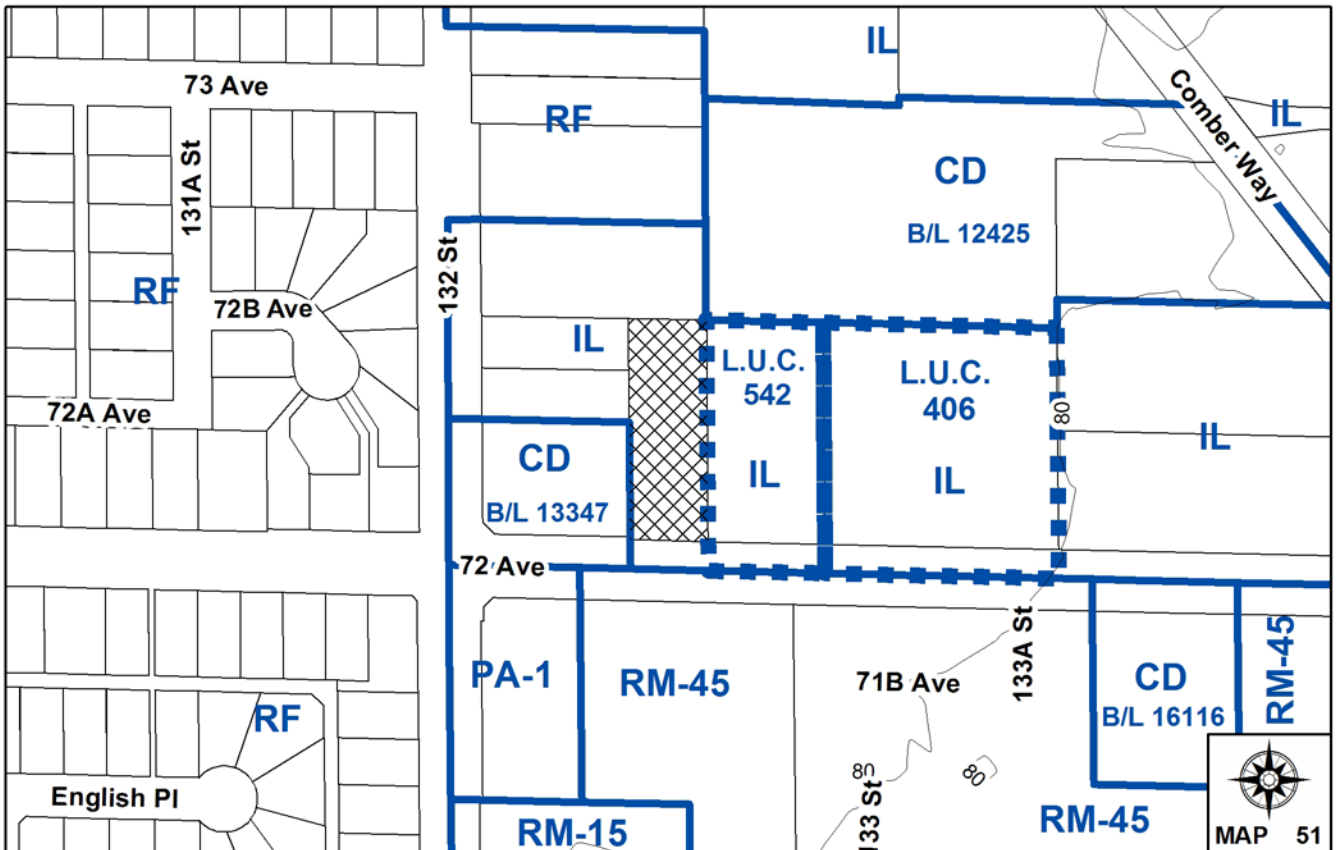
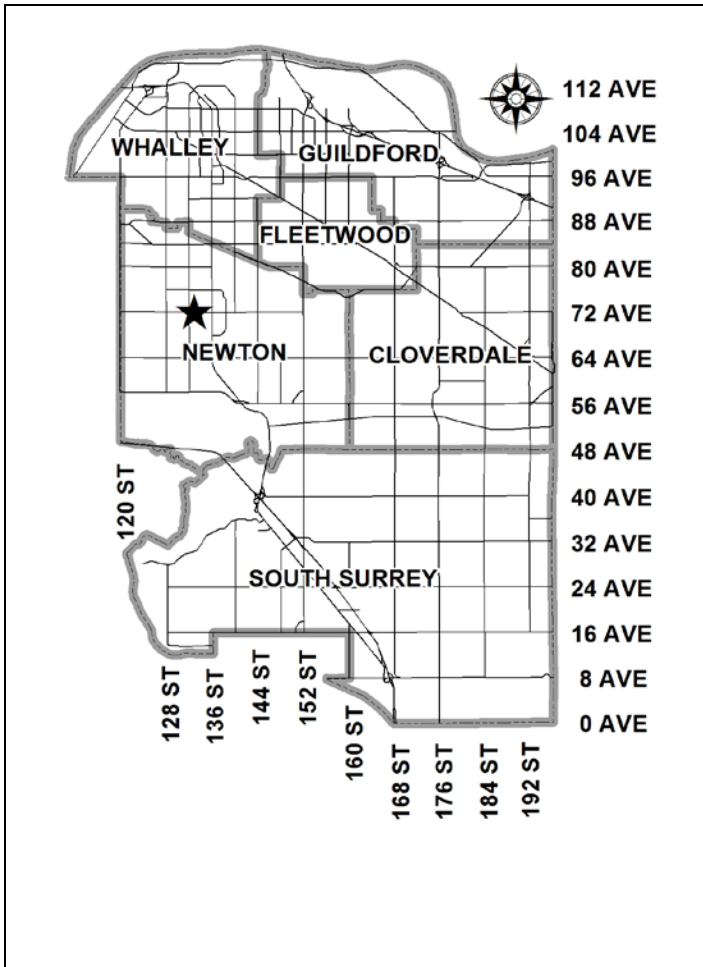
Planning Report Date: April 18, 2011

PROPOSAL:

- **Development Permit**

in order to permit the development of a multi-tenant light impact industrial building.

LOCATION: 13245 - 72 Avenue
OWNER: Nav Developments Ltd., Inc. No. 718206
ZONING: IL
OCP DESIGNATION: Industrial
LAP DESIGNATION: Service Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Council file Temporary Use Permit Application No. 7908-0295-00.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Central Newton Local Area Plan.
- The proposed industrial building generally conforms to the industrial building previously approved by Council under File No. 7907-0301-00.
- The proposed concrete tilt-up building is well designed and will provide an attractive addition to the Newton Industrial area by complementing the form and character of recently developed industrial properties within the surrounding area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0078-00 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; and
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

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 Fire Department: No concerns. Access route shall conform to BC Building Code requirements.

SITE CHARACTERISTICS

Existing Land Use: Truck park facility.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Multi-unit self-storage building.	Industrial/General Industrial	IL
East:	Multi-tenant industrial building.	Industrial/Service Industrial	LUC No. 542
South (Across 72 Avenue):	Townhouse development.	Multiple Residential/ Multiple Residential (Townhouse and Medium-Rise)	RM-45
West:	Automotive repair business, car wash and eating establishment.	Industrial/Service Industrial	IL and CD (By-law No. 13347)

DEVELOPMENT CONSIDERATIONS

- The subject property located at 13245 – 72 Avenue is designated "Industrial" in the Official Community Plan (OCP) and was rezoned to "Light Impact Industrial (IL)" in May, 2008. A Development Permit (DP) was also approved in conjunction with the rezoning. However, the applicant did not proceed with building construction because of economic reasons at that time.
- The applicant previously submitted a development application (File No. 7908-0295-00) to allow a truck park facility currently operating on the subject property. The truck park facility was to allow the site to generate some revenue until the economic situation improved. The applicant wishes to close the Temporary Use Permit (TUP) application in favour of constructing a permanent building and provided written confirmation to Planning & Development on April 4, 2011 requesting that City staff close File No. 7908-0295-00.
- The previously issued Development Permit (No. 7907-0307-00) expired on July 26, 2010. Therefore, the applicant is requesting another Development Permit (File No. 7911-0078-00) in order to construct an industrial building which generally conforms to the original DP drawings from File No. 7907-0307-00.

DESIGN PROPOSAL AND REVIEW

- The proposed industrial building contains ten ground-floor units which provide 1,489 square metres (16,028 sq. ft.) of warehouse space with 283 square metres (3,046 sq. ft.) of second-floor office space.
- The applicant is proposing to install overhead doors on seven units. The doors will not be visible to vehicles travelling along 72 Avenue.
- The proposed building is oriented north-south. A zero lot line is proposed along the northern and western boundary of the subject property. To enhance these façades, the applicant is proposing to include reveal panels and coloured banding elements. In addition, decorative spandrel panelling is proposed along the southerly portion of the west building elevation.
- The applicant is proposing to construct the building from tilt-up concrete panels. The primary building colour is light grey with light blue, dark blue and dark grey decorative bands and exposed reveals.
- The building will include glazing and spandrel located along the southern elevation. Visual interest is enhanced along the southeastern and southwestern corners by adding projecting glazed elements on the second-floor at the southeastern corner as well as sawtooth spandrel elements on the southwestern corner. The south and east building elevations will include glazed canopies installed above the first-floor windows and doors.
- To improve security, downward cast wall-mounted lighting is proposed along the east, west and north building elevations. In addition, the applicant is proposing to install several bollards outside many doors and first-floor windows.

Signage

- The applicant is proposing a 3.7 metre (12 ft.) high free-standing sign along 72 Avenue. The sign will have a stone-finished base and tubular steel frame with metal cladding. The sign meets the minimum requirements under the Sign By-law.
- The applicant is proposing illuminated aluminum channel letter fascia and canopy signage above the individual premise frontages. The canopy and fascia signage will adhere to the Sign By-law.

Landscaping

- The previously submitted landscape plan is still considered acceptable. The applicant has proposed further landscaping along 72 Avenue where four on-site trees are proposed for retention and additional landscaping along a portion of the eastern property line. Decorative stamped concrete is provided along the entrance off 72 Avenue.

Development Proposal Sign

- The applicant installed the Development Proposal Sign on April 8, 2011. City staff received no comments regarding the proposal from adjacent property owners.

ADVISORY DESIGN PANEL

- City staff originally referred the proposed industrial building to the Advisory Design Panel on March 13, 2008 under File No. 7907-0301-00. All comments were satisfactorily addressed.

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 Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Advisory Design Panel Meeting Minutes from March 13, 2008

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/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: Jasmil Sran
 Address: 12987 Halston Crescent
 Surrey, BC
 V3W 6T6
 Tel: 604-825-4511

2. Properties involved in the Application
 - (a) Civic Address: 13245 – 72 Avenue

 - (b) Civic Address: 13245 – 72 Avenue
 Owner: Nav Developments Ltd., Inc. No. 718206
 PID: 009-738-096
 Lot 1 Except: Firstly; Parcel "I" (Bylaw Plan 77912) Secondly; Plan BCP37498
 Section 20 Township 2 Plan 12739

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,106 m ²
Road Widening area		
Undevelopable area		
Net Total		3,069 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	48.5%
SETBACKS (in metres)		
Front	7.5 m	7.7 m
Rear	0 m	0 m
Side #1 (East)	7.5 m	9.76 m
Side #2 (West)	0 m	0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	8.23 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Industrial		
Industrial		1,489 m ²
Office		283 m ²
Total		1,772 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		1,772 m ²

** 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)	1.00	0.67
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	15	15
Office	6	6
Mezzanine	3	3
Residential Visitors		
Institutional		
Total Number of Parking Spaces	24	24
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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LEGEND:

- EXISTING GRADING
- FINISH GRADE
- SURFACE DRAINAGE
- CATCH BASIN
- HANDICAPPED PARKING SPACE
- CONCRETE CURB
- CONCRETE CROSSING H/A
- PAINTED LINE WHITE ON ASPHALT
- CU 6" CONCRETE CURB
- LA LANDSCAPE AREA
- G GARAGE ENCLOSURE
- W WALKWAY
- G EXISTING GRASS-LINK FENCE
- PV PAVERS
- S PROJECT SIGN
- CW CONCRETE WALKWAY
- SC SMALL CAR TRANSFORMER
- T TRANSFORMER
- RW RETAINING WALL

STATISTICS:

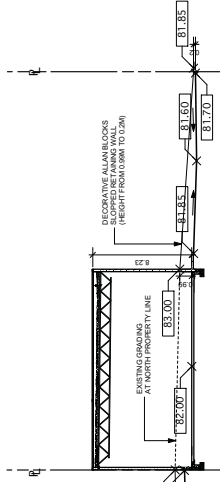
TOTAL SITE AREA (GROSS): 3,056.92 M² (33,025.96 S.F.)
 (NET): 3,056.92 M² (33,025.96 S.F.)
 FAR 0.01
 SITE COVERAGE: 46.5%
SETBACKS:
 NORTH: 9.70 M
 SOUTH: 7.70 M
 WEST: 0.00 M
 BUILDING HEIGHT: 8.23 M (27'-0")

BUILDING FLOOR AREA:

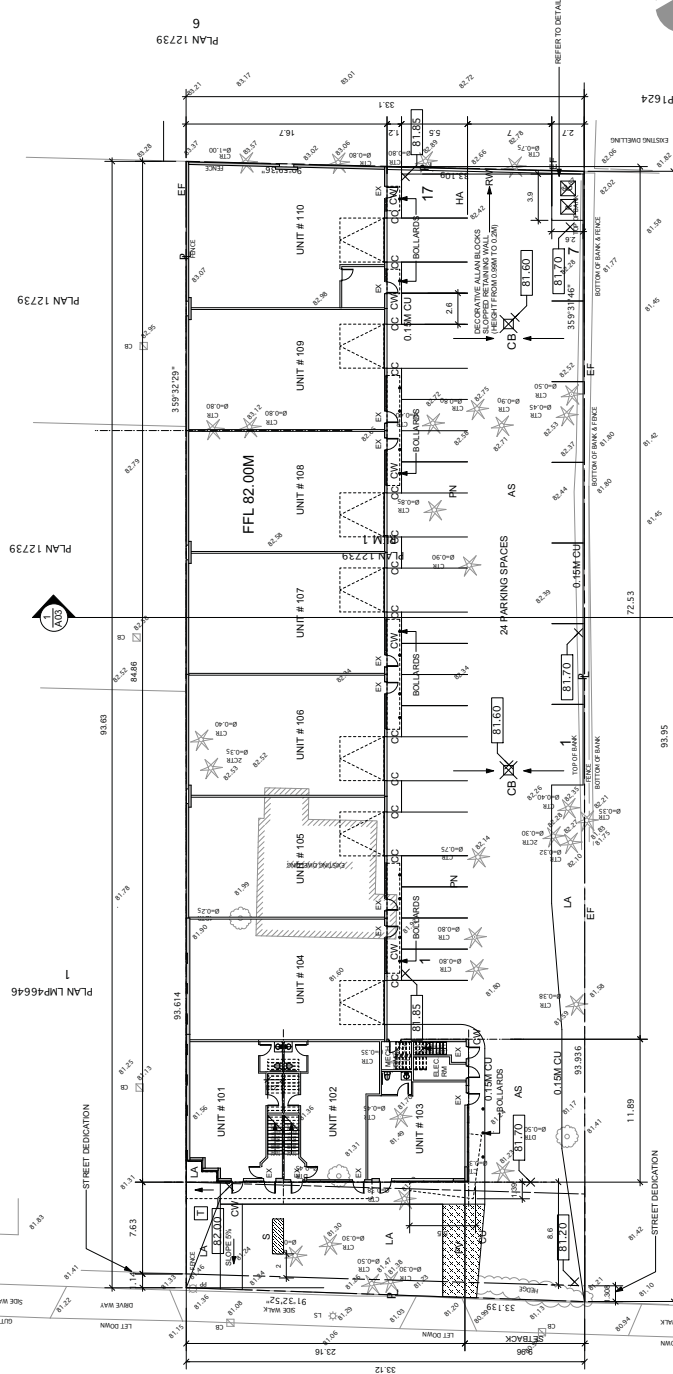
LEVEL 1: 1,489.00 M² (INDUSTRIAL)
 LEVEL 2: 1,489.00 M² (OFFICES)
 TOTAL: 2,978.00 M²

PARKING:

REQUIRED P. SP.	PROVIDED P. SP.
LEVEL 1 (WAREHOUSE)	6
LEVEL 2 (OFFICE)	15
POTENTIAL FOR CLUSE: 30X62 WAREHOUSE MEZZANINE	3
TOTAL:	24



SITE SECTION 1-1



SITE PLAN

Project: INDUSTRIAL BUILDING 1328-72ND AVE., SURREY, B.C.	
Date: APR. 02, 2008	Project No.: 0729
Scale: 1/16" = 1'-0"	Drawing No.: 0729-01
Drawn By: NC	Approved By: WG
Checked By: NC	Project: SITE PLAN
#1034-70 GRANVILLE STREET VANCOUVER, B.C. V6C 1W5 TEL: (604) 683 7444 FAX: (604) 683 7444	

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KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	ACER PALMATUM 'OSAKAZAKI'	GREEN JAPANESE MAPLE	2	5 CM. CAL.	AS SHOWN	B. & R.
○	AZALEA JAPONICA 'LOOSE CABLE'	PINK AZALEA	7	12 POT	85 CM. O.C.	
○	AZALEA JAPONICA 'MIDY COMSON'	ORANGE AZALEA	8	12 POT	85 CM. O.C.	
○	RODODENDRON 'KAWASUMAMI ORE'	RODODENDRON	8	12 POT	85 CM. O.C.	
○	RODODENDRON 'FINISH TILARA'	YAK. RHODODENDRON	11	12 POT	90 CM. O.C.	
○	SPRAEZA X BAMALDA 'GOLD FLAME'	GOLD FLAME SPRAEZA	9	12 POT	90 CM. O.C.	
○	VERBENA DAVID	VERBENA	4	12 POT	90 CM. O.C.	
○	RODODENDRON 'KAWASUMAMI TEDDY BEAR'	YAK. RHODODENDRON	14	12 POT	90 CM. O.C.	
○	ACTINISAPRITUS 'IVA LISI'	BEARBERRY	160	12 POT	45 CM. O.C.	TO BE PLANTED IN ALL SHRUB BEDS
	GRASS		70m ²			

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA SUBSTITUTION SCHEDULE. ALL PLANTS MUST BE OBTAINED FROM A QUALIFIED NURSERY STOCK AND THE BONITA STANDARD FOR CONTAINER GROWN PLANTS. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCMA/RCSLA "LANDSCAPE STANDARDS".

LEGEND
 ● = TREES TO BE RETAINED
 ○ = TREES TO BE REMOVED
 ○ = PROTECTION BARRIER

PLAN/REV	DATE	DESCRIPTION
1/01/02		REVISED SITE PLAN
2		REVISED SITE PLAN
3		REVISED SITE PLAN

S. PAULINUS & ASSOCIATES INC.
 BCMA, RCSLA, CMAA
 2142 JENNIFER COURT
 VANCOUVER, B.C.
 V6K 3K3
 PHONE (604) 681-2378

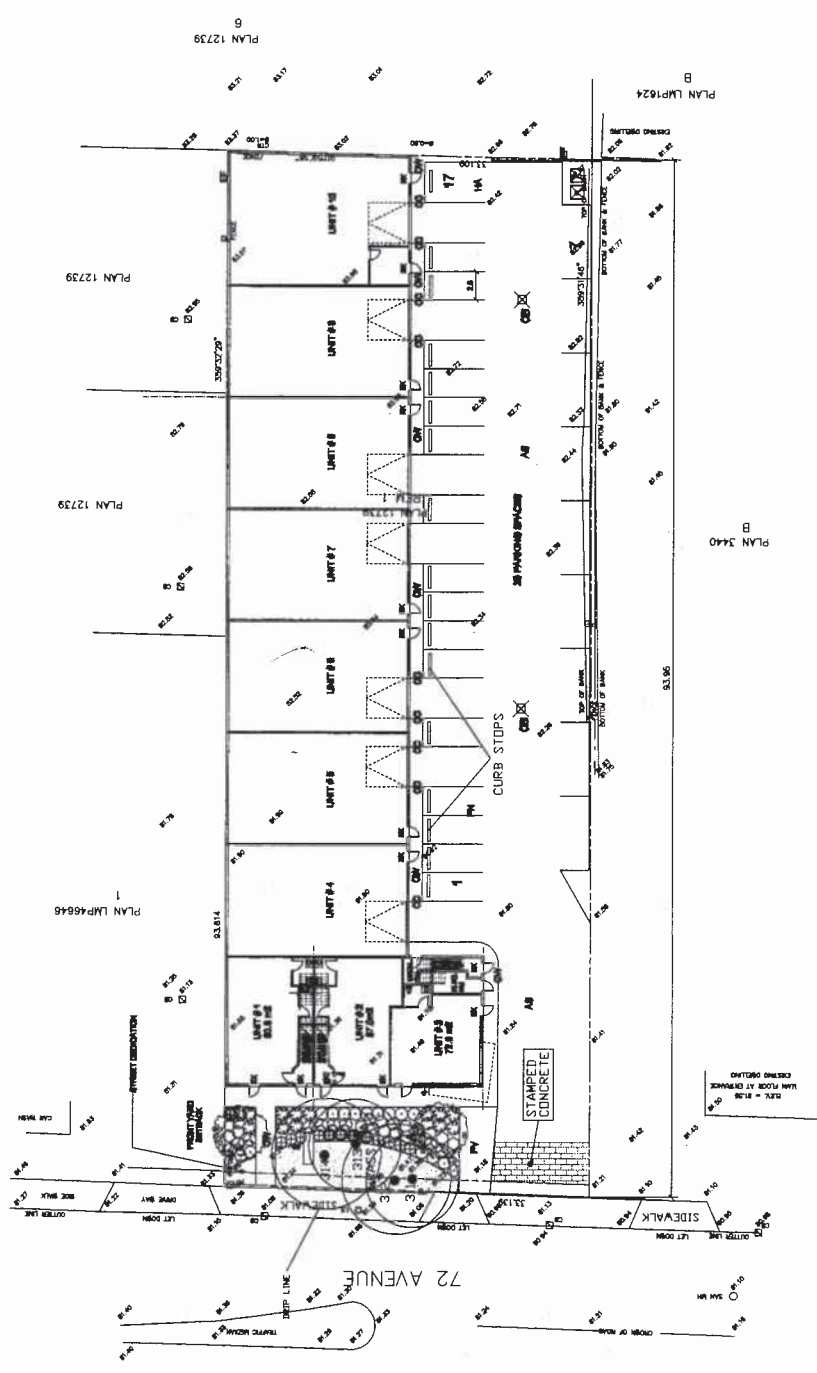
W. W. WILSON
 675 W. 12TH AVENUE
 SUITE 1100
 VANCOUVER, B.C.
 V6K 2K1
 PHONE (604) 681-0577

PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 COMMERCIAL/IND. DEV.
 1245 - 72 AVENUE
 SUITE, E.C.

DATE	12/20
SCALE	AS SHOWN
PROJECT	1245 - 72 AVENUE
CLIENT	COMMERCIAL/IND. DEV.
DESIGNER	W. W. WILSON
DATE	06/27

Sheet No. **L-1**

Checked by *Ry*
 Planning & Development Div. Survey
 2011/04/11
 Approved by *[Signature]*
 Planning & Development Div. Survey



INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**


DATE: **April 11, 2011** PROJECT FILE: **7811-0078-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 13245 72 Ave.**

DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of issuance of the Development Variance Permit:

- The applicant has agreed to provide a 1.500 m Statutory Right-of-Way on 72 Avenue for future Arterial road widening


Bob Ambardar, P.Eng.
Development Project Engineer
BA



City of Surrey

Advisory Design Panel

Minutes

Planning Boardroom #1
 City Hall
 14245 - 56 Avenue
 Surrey, B.C.
THURSDAY, MARCH 13, 3008
 Time: 4:09 p.m.

Present:

Chair – L. Mickelson

Panel Members:

P. Cotter

M. Ehman

Sgt. R. Morrow

M. Van der Zalm

Staff Present:

T. Ainscough, City Architect - Planning & Development

H. Bello, Senior Planner - Planning & Development

N. Dyrbye, Legislative Services

3. **Industrial Building**
13243 – 72nd Avenue
Jasmal Sram – Developer
Voytek Grzybowicz, WG Architecture Inc. – Architect
Clark Kavolinas, Kavolinas & Associates – Landscape Architect
File No.: 7907-0301-00
Planner: Keith Broersma

Wojciech (Voytek) S. Grzybowicz, WG Architecture Inc. was in attendance to present the plans, perspective and landscape plan for the proposed Industrial Building.

The Senior Planner provided an overview of the project, and asked the Panel to comment on the following:

- That there is a carwash prominent in the vicinity of this site.
- That they have tried to preserve some of the trees on the site along the edge.
- That they cannot include windows on the side of the building.
- Panel to comment on CPTED.
- Applicant has responded well to all planning direction.

The Architect made the following comments:

- That the proposed building will be a two-storey industrial building in a commercial area that will have exposure from both east and west.
- That they have included glazed blocks that project from the front of the building and the entrance is on the east side of the building.
- That the setback area in front of the building is heavily landscaped and that there will be street trees along 72nd Avenue.
- That the parking areas will be located behind the building and they have proposed zero clearance areas on the north and west sides to prevent any hidden spaces for security purposes.
- That the proposed pedestrian access to the building will be from the City sidewalk along 72nd Avenue and then leading to the units behind the building.

- That they have included a shifting of the building mass to create visual interest and will install decorative paving at the front of the building.

The Landscape Architect made the following comments:

- There was no Landscape Architect present to provide comments.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
JASMAIL SRAM
7907-0301-00

The Design Panel recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department:

Form and Character

- Consider lowering parapet on southwest corner window element to give more emphasis to projecting window element at the south east corner.
- Add canopies above entrance doors or provide other way to provide weather protection at entrances.

Landscape

- Submitted plans should show arborist tree survey data – specifically related to tree 311, 312, 313, and 314 – would have to see the drip line to determine impact on south façade.
- Consider curb stops on parking to ensure pedestrian access along s/w.
- More groundcover under all planting – evergreen.

CPTED and Access

- Provide security lighting on the west and north sides of the building (even recessed into building).
- Provide bollards to protect door fronts.