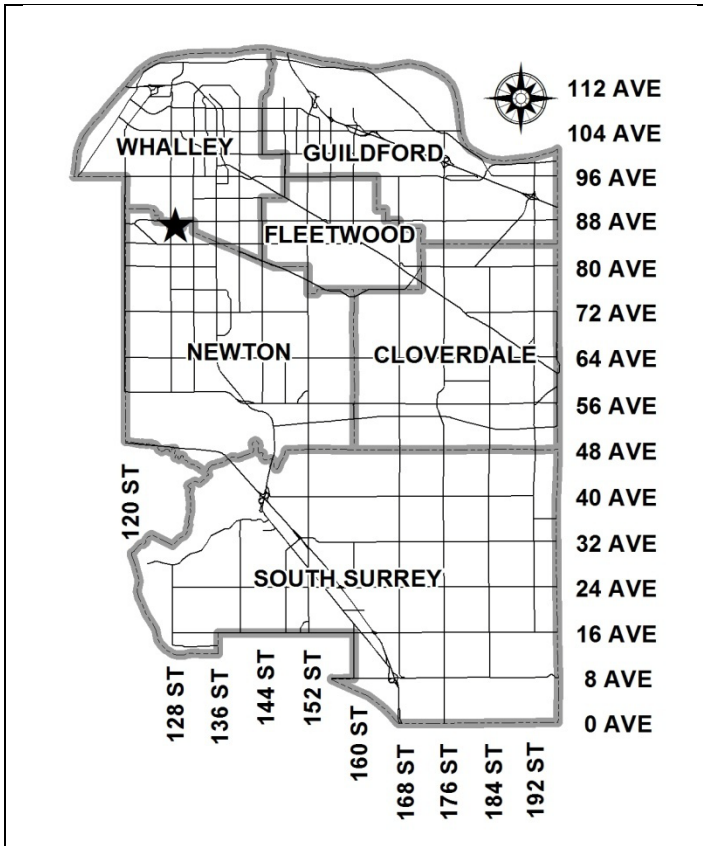


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0084-00

Planning Report Date: June 27, 2011



PROPOSAL:

- **Development Permit**

in order to permit an addition to an existing industrial building and provide further on-site parking.

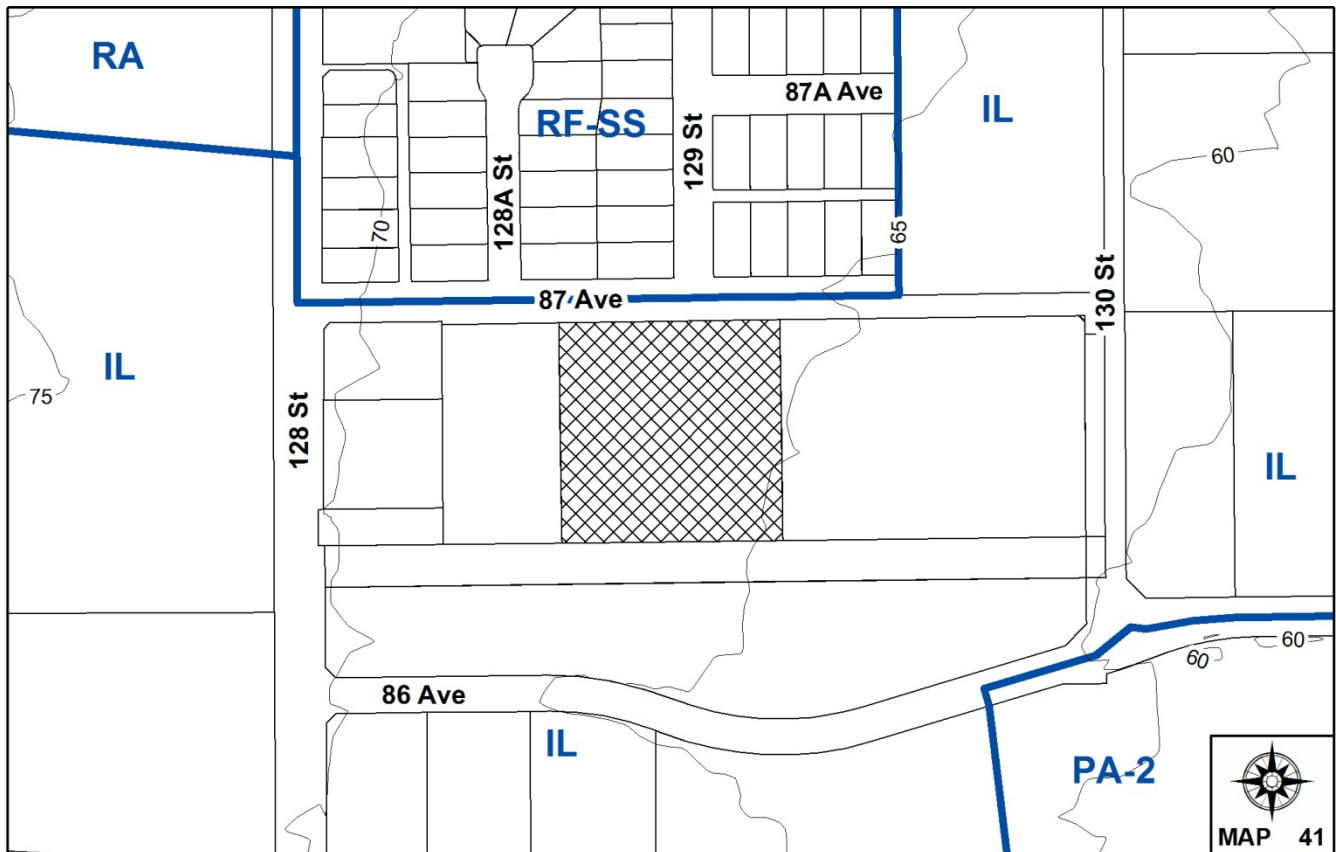
LOCATION: 12900 – 87 Avenue

OWNER: Columbia Finance Corporation Limited, Inc. No. 18132

ZONING: IL

OCP DESIGNATION: Industrial

LAP DESIGNATION: General Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

RATIONALE OF RECOMMENDATION

- The applicant has demonstrated the proposed addition and increased parking will conform to the minimum requirements of the existing IL Zone in terms of lot coverage, floor area ratio, building height and on-site parking.
- The proposed addition will provide much needed office space for existing industrial operations.
- The proposed addition integrates well with the existing building in terms of building materials and design.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0084-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a landscape plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

Fire Department: No concerns.

B.C. Hydro: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Industrial complex.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 87 Avenue):	Single family residential	Urban/Urban Residential	RF-SS
East and West:	Industrial complex	Industrial/General Industrial	IL
South:	Industrial complex and truck park facility	Industrial/General Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject property located at 12900 – 87 Avenue is designated "Industrial" in the Official Community Plan (OCP) and "General Industrial" in the Central Newton Local Area Plan (LAP). The property is currently zoned "Light Impact Industrial (IL)" and presently occupied by an

industrial distribution business specializing in valves and fittings for industrial and commercial applications.

- The property was originally created through subdivision in November, 2006 under Development Application No. 6093-0376-00 which created three smaller industrial properties from the original parent parcel (12850 – 87 Avenue, 12900 – 87 Avenue and 8625/8655/8675 – 130 Street).
- The subject property contains a two-storey industrial building at the northeast corner, located adjacent to 87 Avenue, with 2,101 sq. m. (22,615 sq. ft.) of floor space. The current tenant later constructed two additional warehouse buildings at the southwest corner of the subject property which offered a further 1,449 sq. m. (15,597 sq. ft.) of floor space thereby allowing the current business to expand its operations.

Current Proposal

- The applicant is proposing to construct an addition to the existing office building located at the northeast corner of the subject property in order to provide much needed office space as well as provide an additional thirteen secure parking stalls to accommodate current employees.
- The proposed addition and increased parking are located within the rear yard and not visible from 87 Avenue.

Proposed Buildings

- The proposed addition to the existing office building will provide a further 168 sq. m. (1,808 sq.ft.) of floor space. The building materials are architecturally co-ordinated with the existing building façade and include pre-painted metal cladding in matching colours.
- The subject property will retain driveway access from 87 Avenue. A reciprocal access easement was previously registered on title which grants access to emergency service vehicles from a shared driveway located between the subject property and 12850 – 87 Avenue to the west.
- The 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 and three parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for ground-oriented office uses. The proposed office addition will require the owner to provide thirteen (13) more parking stalls for employees over the parking required for the current business. As the applicant is proposing thirteen (13) parking spaces, the proposed addition and industrial storage building will comply with the zoning by-law.
- A total of 51 parking spaces will be provided on-site which includes one space for persons with disabilities. The amount of parking meets the minimum requirements under Zoning By-law No. 12000 (51 stalls) based on a combination of light impact industrial and limited office uses.

Landscaping

- The applicant is proposing to remove four existing on-site trees in order to accommodate the proposed office addition. In exchange, the applicant is proposing to plant eight (8) replacement trees on-site which meets the minimum tree replacement requirements identified under the

Surrey Tree Protection By-law. These replacement trees are proposed adjacent to the new parking area. Additional landscaping in the form of lawn areas are also proposed surrounding the parking area.

- The subject property is sufficiently landscaped to visually screen on-site parking and existing industrial activities. However, City staff have requested the applicant provide further planting along the northeast frontage in order to better screen the existing parking stalls on 87 Avenue. City staff do not require the applicant to provide additional landscaping beyond the screening of vehicles along 87 Avenue, the required tree replacement and new lawn area.

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, Floor Plan and Building Elevations

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural Plans prepared by David Peatch from Linden Architecture Studio, dated May 25, 2011.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\17510373004.doc
.6/23/11 8:33 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: David Peatch, Linden Architecture Studio Limited
 Address: 133 East 8th Ave, Unit #240
 Vancouver, BC
 V5T 1R8

 Tel: 604-681-1216

2. Properties involved in the Application

- (a) Civic Address: 12900 – 87 Avenue
- (b) Civic Address: 12900 – 87 Avenue
 Owner: Columbia Finance Corporation Limited, Inc. No. 18132
 PID: 023-477-792
 Lot 2 Except: Part Dedicated Road on Plan LMP28843 Section 29 Township 2 New
 Westminster District Plan LMP28842

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		12,521 sq. m.
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	30%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m.	7.5 m.
Rear	7.5 m.	+7.5 m.
Side #1 (E)	7.5 m.	+7.5 m.
Side #2 (W)	7.5 m.	+7.5 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m.	5.2 m.
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		671 sq. m.
Total		
FLOOR AREA: Industrial		3,088 sq. m.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,759 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)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Office	20	20
Industrial	31	31
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	51	51
Number of disabled stalls	1	1
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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Legal Note:
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REVISIONS:

NO.	Date:	Remarks:	By:
1	April 11/11	Issued for DP	
2	June 09/11	Revised for DP review	
3	June 21/11	Revised for DP final	

Client Address:
 12900 87th Ave
 V27 4W9

Local Description:
 P12
 MA P24882 Part, NW 14,
 Except Plan LMP

Drawing List:
 DP1.1 Site Plan
 DP2.3 Elevations

Code Review:
 Zoning : L - Light Industrial
 Use: Office / Warehouse F2
 Lot Size: 12,521 sm
 Side/Front/Rear Yard required: 7.5m
 Max. Site Coverage allowed: 50 % = 6260 sm
 30 % = 3756 sm
 Proposed Coverage: 30 % = 3759 sm

Building Areas:
 Existing: Main Warehouse: 1598sm
 Office: 503sm
 East Aux Warehouse: 1025sm
 Total: 3126sm
 Total Office area: 671sm
 Total Warehouse area: 3228sm

Parking/Loading Areas:
 Existing parking/loading area: 529sm
 Proposed addition: 401sm
 Sub total: 930sm

Overall Total Site coverage:
 Existing: 887sm (70.9%)
 Proposed: 945sm (75.5%)

Off Street Parking:
 Required: 1 for every 100sm - Industrial = 31
 3 for every 100sm - Office = 20
 Total = 51

Drawn By:
 WDP

Scale:
 1" = 30'

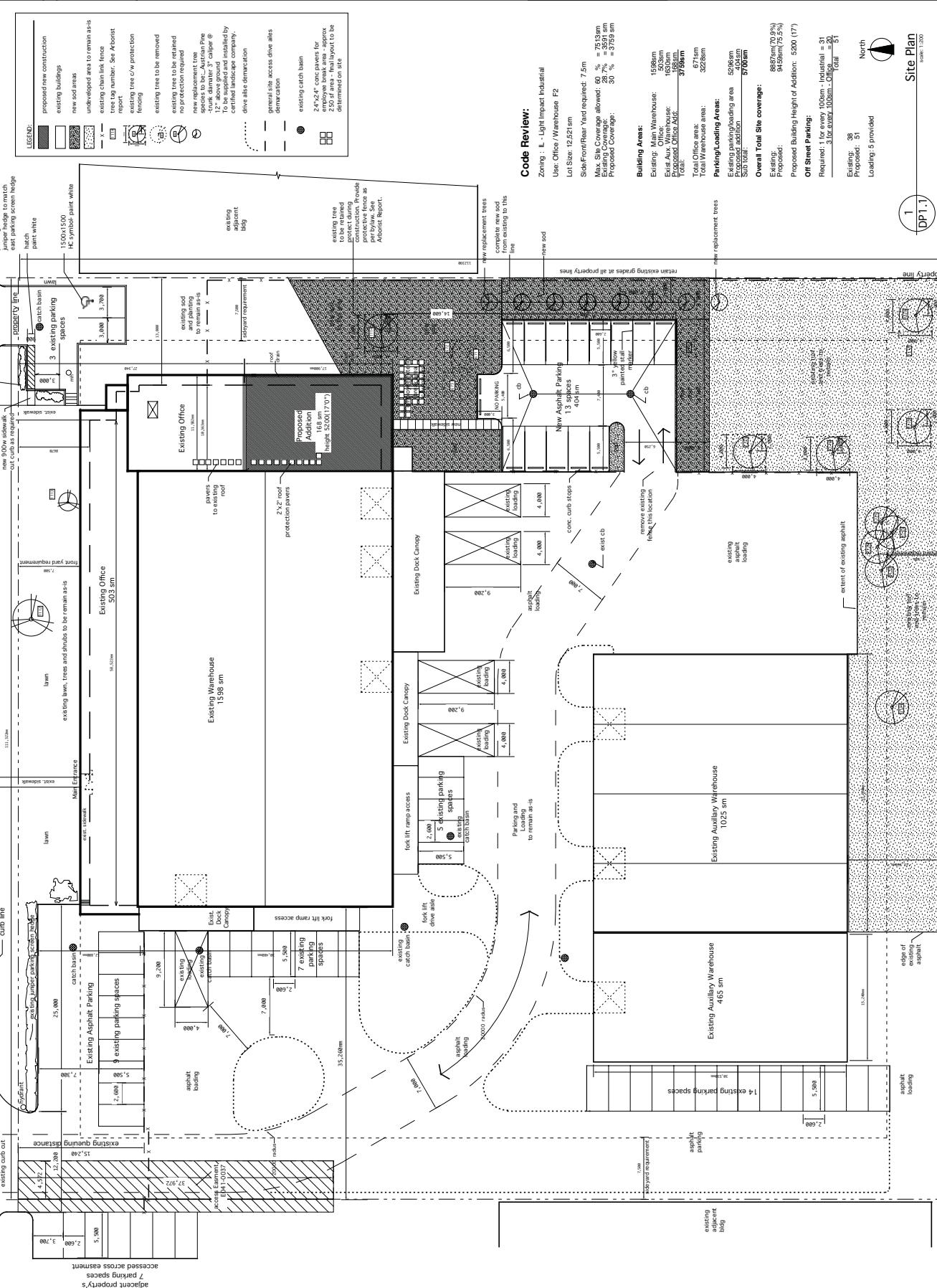
North

Appendix II

May 25, 2011

as shown

DP1.1



LEGEND:
 proposed new construction
 existing buildings
 new sod areas
 undegraded area to remain as-is
 existing chain link fence
 tree to be removed. See Arborist report.
 existing tree c/w protection fencing
 existing tree to be retained
 no protection required
 species to be retained
 trunk diameter 3" or larger @ 4.5m
 To be supplied and installed by a certified landscape company.
 drive aisle demarcation
 general site access drive aisle demarcation
 existing catch basin
 2.4x2.4' conc pavers for employee break area - approx. 100' x 100'. Report to be determined on site.

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Drawn By:
 WDP

Scale:
 1" = 30'

North

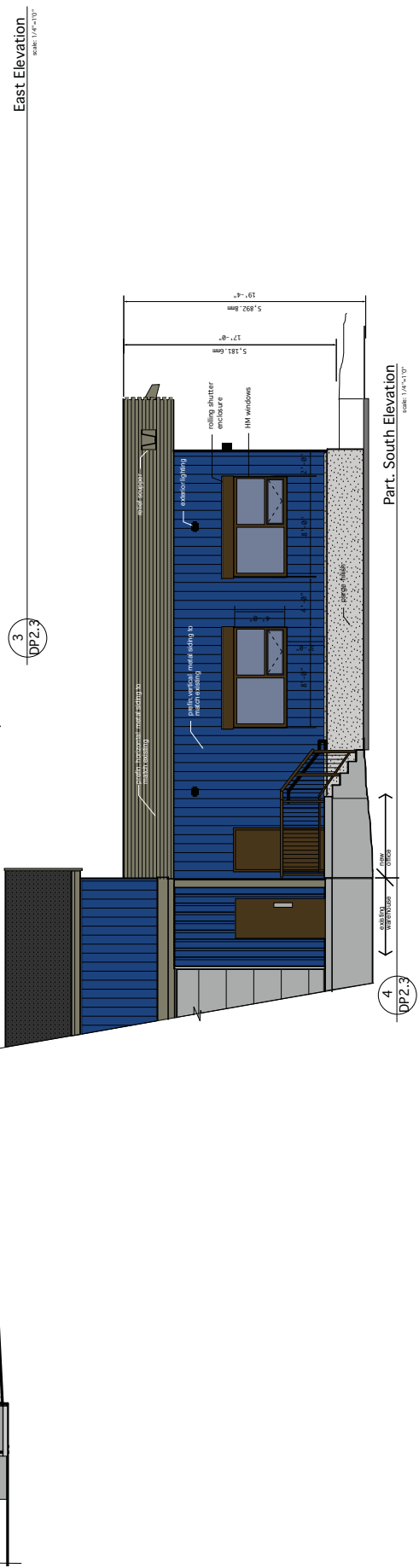
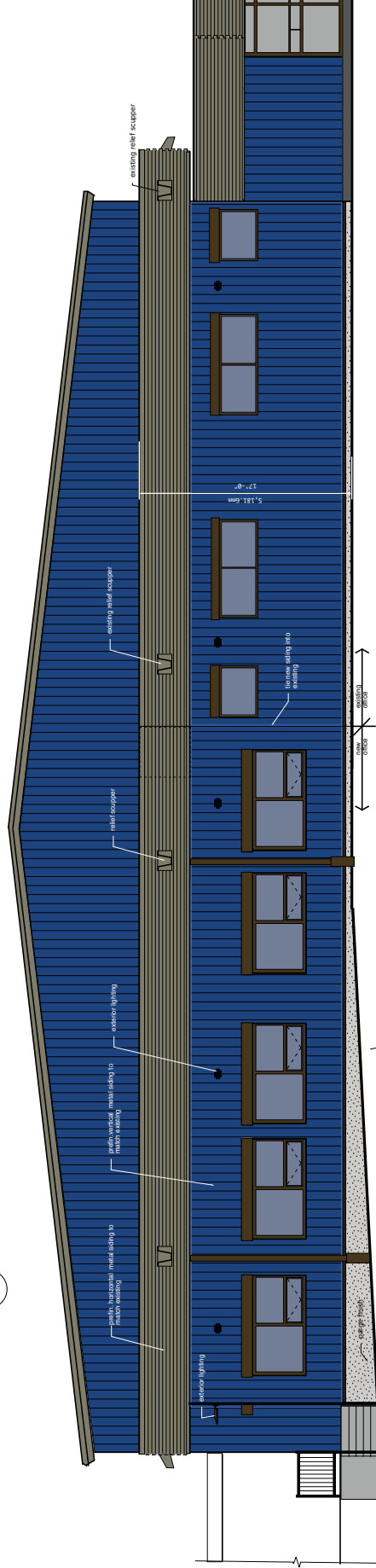
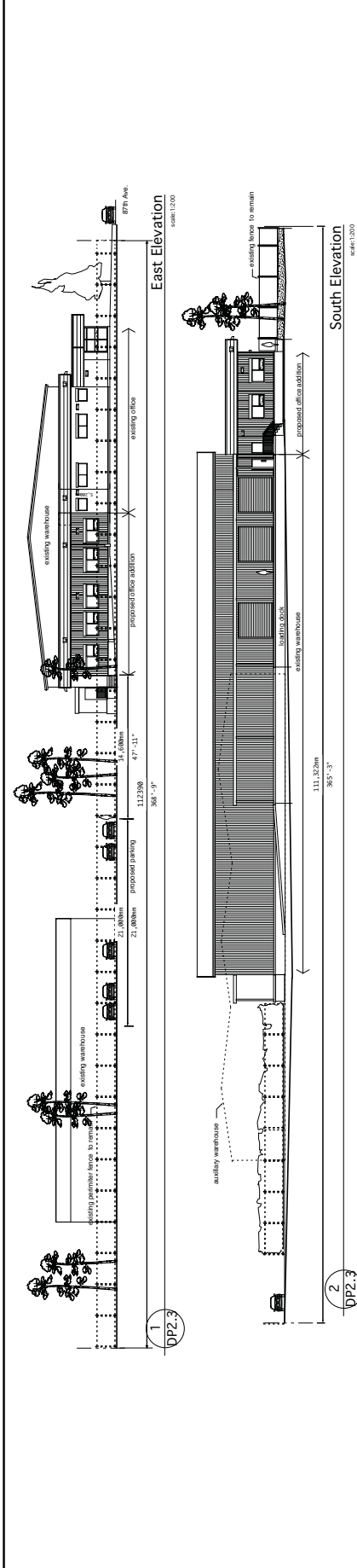
Site Plan
 Scale: 1:200

Legal Note:

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REVISIONS:

No.	Date	Remarks:	By:
1	June 27/11	Revised for DP final	



1 DP2.3
scale: 1/4" = 1'-0"

2 DP2.3
scale: 1/4" = 1'-0"

3 DP2.3
scale: 1/4" = 1'-0"

4 DP2.3
scale: 1/4" = 1'-0"

East Elevation
scale: 1/4" = 1'-0"

Part, South Elevation
scale: 1/4" = 1'-0"

LINDEN ARCHITECTURE STUDIO

Linden Architecture Studio
240-133 East 87th Ave.
Suite 200, Ft. Collins, CO 80504
Phone: 970.481.1218 Fax: 970.481.1241
e-mail: cdeatch@lindenstudio.com

Project No:
2010-14

Project Name:
MA Stewart and Sons
Office Addition
12900 87th Ave.
Surrey BC

Client:
Elevations
Photos

Drawn By:
WDP

Date:
May 25, 2011

Scale:
as shown

DP2.3

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No.	Date	Remarks	By:
1	Jan 27, 2011	Issued for DP final	

Client Address:
 2500 87th Ave
 W274W9

Legal Description:
 Parcel 2
 Plan 144P28842 Part, NW 1/4,
 Except Plan LMP

LINDEN ARCHITECTURE STUDIO

Linden Architecture Studio
 240 - 133 East 8th Ave.
 Raleigh, NC 27601
 Phone: 919.881.1218 Fax: 919.881.1241
 e-mail: dbeatch@lindenstudio.com

Project No:
 2010-14

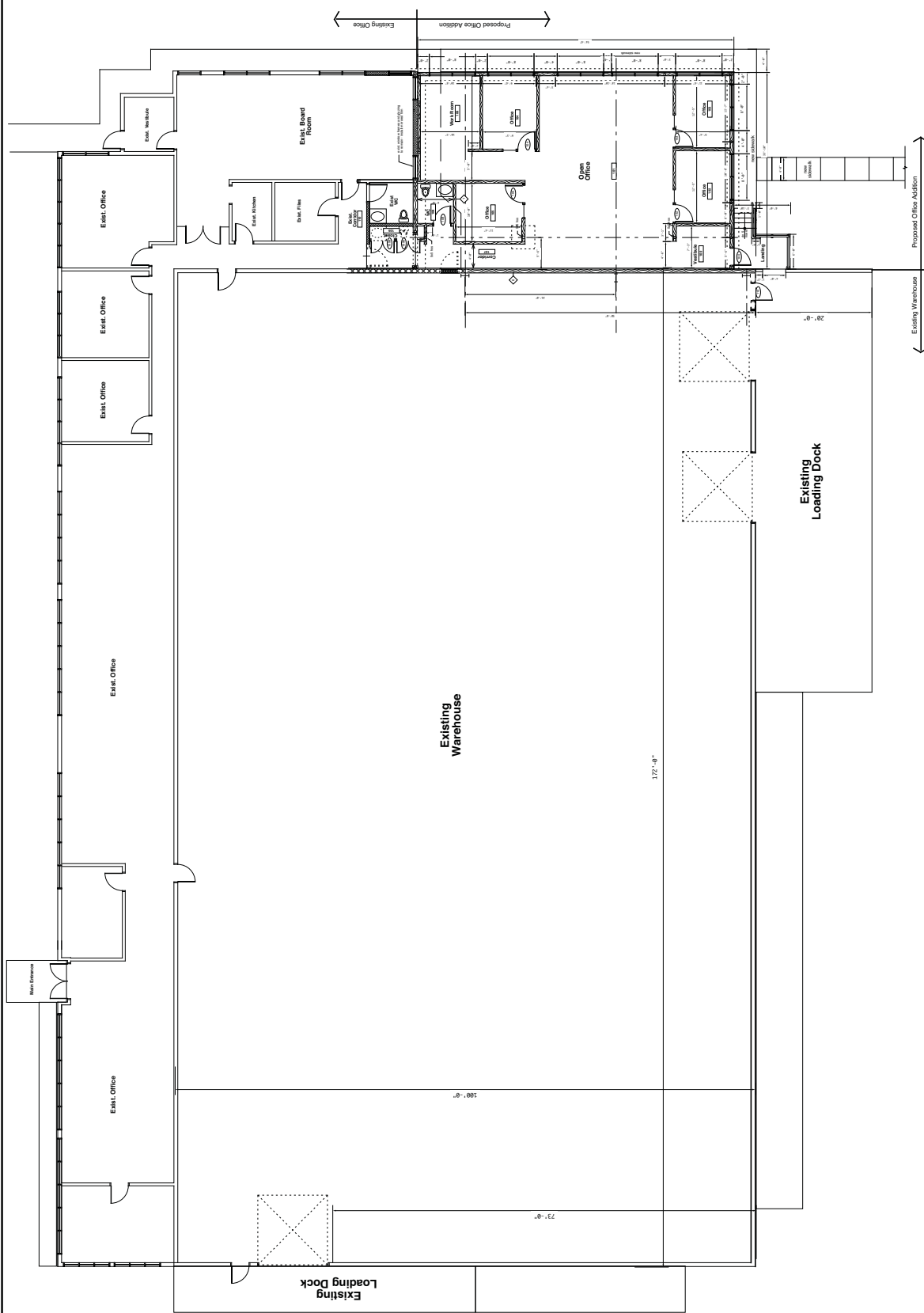
Project Name:
 MA Stewart and Sons
 Office Addition
 12900 87th Ave.
 Surrey BC

Drawn By:
 WDP

Date:
 May 25, 2011

Scale:
 as shown

DP2.1

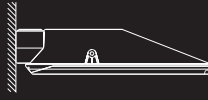


North
 Plan
 Scale: 1/8"=1'-0"

1
 DP2.1

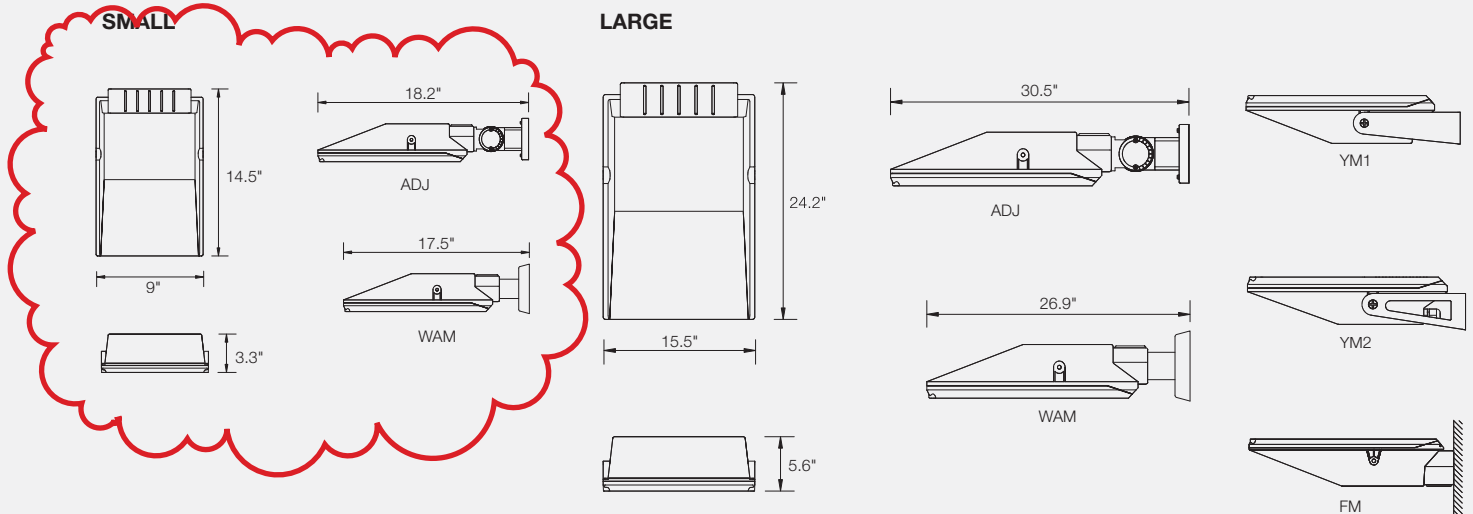
SLOOP

ASFL-Wall Mount



DIMENSIONS

MA Stewart and Sons 2011
Exterior Light Fixtures



Wet location luminaire



Listed to applicable CSA and UL standards

IP 65

ORDERING CODE GUIDE

SERIES	MODEL	SIZE	LAMP	VOLT	OPTICS	COLOR	MOUNTING	OPTIONS
ASFL	1650							
		S = small	35HPS 50HPS 70HPS 100HPS 50MH 70MH 100MH	120 277 347	FF = forward flood WW = wall wash	<u>TEXTURED FINISHES</u> TAL = textured aluminum TBK = textured black TBZ = textured bronze TWH = textured white	YM1 = yoke mount YM2 = yoke mount FM = flush mount WAM = wall arm mount ADJ = adjustable arm mount	Photo cell factory installed PE1 = 120V ① PE2 = 277V ①
		L = large	150HPS 200HPS 250HPS 400HPS 150MH 175MH 250MH 400MH ①		2 = Type II 3 = Type III FF = forward flood WW = wall wash	<u>SMOOTH FINISHES</u> AL = silverdillo BK = black BY = buttercup yellow DBZ = dark bronze DO = deep orange EG = emerald green RB = royal blue RR = rich red WH = white RAL colors available		

Notes:

① Not available in yoke mount (YM) or flush mount (FM)