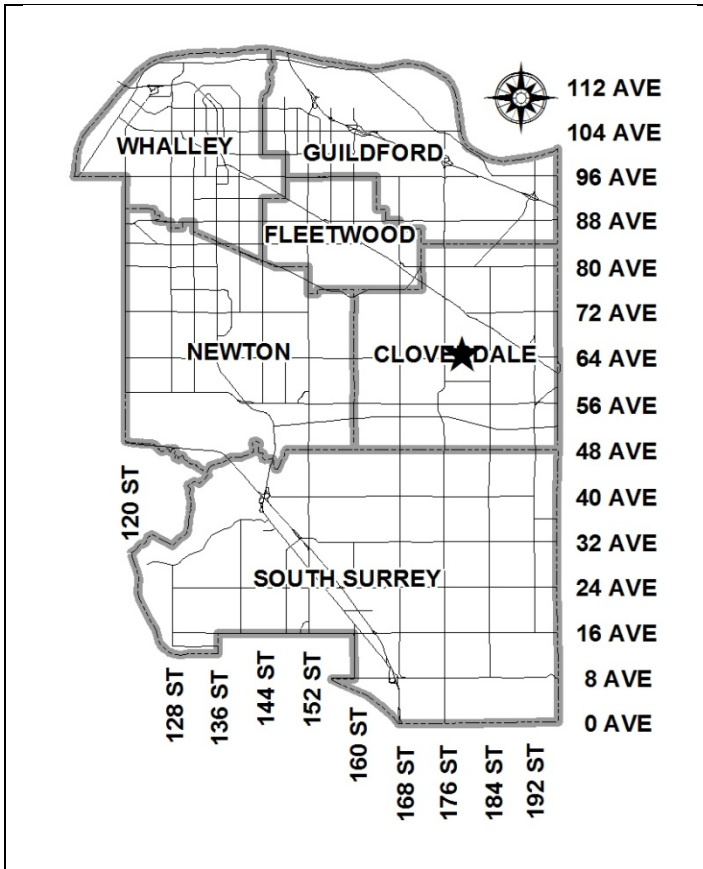


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0310-00

Planning Report Date: April 2, 2012



**PROPOSAL:**

- **Development Permit**  
 in order to permit building upgrades to an existing industrial building and to consolidate two properties.

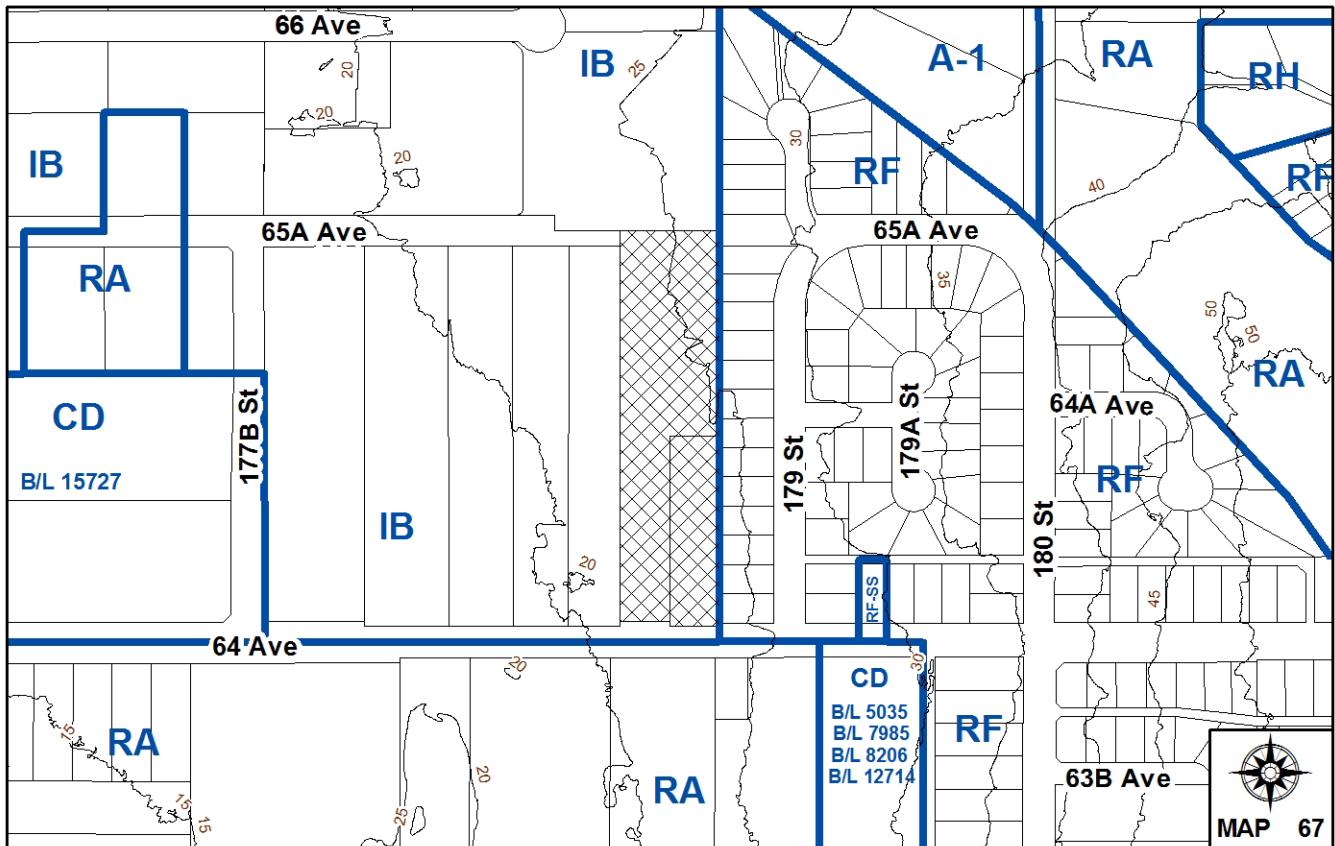
**LOCATION:** 17893 - 66 Avenue and 17848 - 64 Avenue

**OWNER:** Penreal Property Fund V Holdings Inc.

**ZONING:** IB

**OCP DESIGNATION:** Industrial

**LAP DESIGNATION:** Business Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.

RATIONALE OF RECOMMENDATION

- The proposed façade renovation will allow for the two buildings to be marketed to a broader range of tenants.
- The additional landscaping completes the buffer area between industrial and residential uses.
- Supports the City's Economic Development and Employment Land Strategies.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0310-00 generally 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, 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; and
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial building on the larger subject lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North	Vacant industrial building.	Industrial	IB
East:	Single family dwellings.	Urban	RF
South (Across 64 Avenue):	Cloverdale Fairgrounds.	Urban	RA
West:	Surrey New and Used building supply business.	Industrial	IB

## DEVELOPMENT CONSIDERATIONS

### Background

- Development Permit No. 7901-0119-00 issued on July 30, 2001 allowed for the construction of two industrial buildings. One of the buildings was constructed on 17858 – 66 Avenue to the north of the subject site, and the second was constructed on 17848 – 66 Avenue (the northern subject lot).
- The buildings were connected by a covered hallway, and both buildings were leased to Vitality Food Products, a juice and health food product manufacturer.
- Vitality Foods was closed by their parent company, Nestlé, and they have vacated the buildings. The owner of the building is actively seeking a new tenant. Due to the size of the two buildings, the owner anticipates that they will be leased to two separate tenants. The applicant has requested modifications to the building at 17848 – 66 Avenue to construct loading bays and an independent driveway access and to allow for a free-standing sign.

### Current Proposal

- The subject site is comprised of two lots, located on the north side of 64 Avenue, west of 179 Street. It is 2.25 hectares (5.57 acres) in area and designated Industrial in the Official Community Plan (OCP) and zoned Business Park (IB).
- There is an existing building on the northern portion of the site with a floor area of 4,821 square metres (51,895 sq. ft.). After consolidation of the two subject lots, this represents a floor area ratio (FAR) of 0.214 and a lot coverage of 22.37% which satisfies the maximum FAR of 0.75 and lot coverage of 45% respectively permitted in the Business Park Zone (IB).
- The smaller lot located at 17893 – 64 Avenue had a single family house which was demolished in 2008. The applicant is proposing to consolidate this lot with the larger lot in order to relocate an existing detention pond, and to provide a driveway access to 64 Avenue.
- The two buildings approved under Development Permit No. 7901-0119-00 previously operated as one plant, with access to both properties gained from a driveway connecting to 66 Avenue. Currently, 65A Avenue is an unopened right-of-way, and the future north/south connector road between 65A Avenue and 66 Avenue has not been dedicated or constructed. In order for the proposed development to operate independently from the north building, a new driveway access is requested from 64 Avenue.
- Part 5, Parking and Loading/Unloading of Surrey Zoning By-law requires a minimum of one parking space per 100 square metres (1,075 sq. ft.) of building area. Currently the site is deficient by one parking space. Prior to issuance of the Development Permit, an additional space is to be provided on site.
- The applicant has indicated how semi tractors and trailers can manoeuvre on the site without impacting the traffic flow on 64 Avenue. This driveway will be limited to right-in/right-out only until such time as 65A Avenue is constructed to provide alternate access

to the site.

- The applicant has also requested a free-standing sign, to be located adjacent the proposed driveway from 64 Avenue. This 3.4-metre (13 ft.) high sign will be located 2.0 metres (6.6 ft.) back from the ultimate front property line.

### PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property. To date, staff have received no comments regarding the proposal.

### DESIGN PROPOSAL AND REVIEW

- The existing building on the larger lot is painted a light grey with a beige and blue horizontal band at the roof line. The applicant is requesting the addition of three loading bays facing 64 Avenue, which is contrary to the Official Community Plan design guidelines for industrial buildings. Due to the narrowness of the site, the south elevation is the only reasonable option. The proposed loading bays will be painted the same grey colour as the building to unify this elevation.
- The properties to the east of the subject site contain single family dwellings. Due to the grade difference, these dwellings are 0.9 metre (3 ft.) higher than the industrial building at the north-east corner of the site, and 0.4 metre (1.3 ft.) higher at the south-east side of the site.
- The existing building is screened from the dwellings to the east, by a 3.0-metre (10 ft.) high cedar hedge, and birch trees. The applicant has submitted landscaping plans to provide an additional 7.5-metre (25 ft) wide landscaping buffer south of the existing building between the industrial use and the residential use.
- This proposed landscaping incorporates 13 of the 17 existing trees. This area will be augmented by an additional 22 new trees, along with a mixture of flowering and non-flowering shrubs and ground cover. A 3.0-metre (10 ft.) wide landscaping strip is also proposed west of the new driveway access, along the 64 Avenue road frontage.
- The applicant has also requested a new free-standing sign to identify the address of the site and for the future tenant of the building.
- This free-standing sign is comprised of a black painted steel frame mounted on a concrete base, and is proposed to be 3.4 metres (13 ft.) in height, which complies with the 6-metre (20 ft.) height limitation of the Surrey Sign By-law. The sign is proposed to be installed in the landscaping bed to the east of the proposed driveway.

ADVISORY DESIGN PANEL

This project was not referred to the Advisory Design Panel. It was reviewed by the City Architect and was found to be 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.  | Site Plan, Building Elevations, Landscape Plans    |
| Appendix III. | Engineering Summary                                |

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Omicron and Landspace Design, dated February 17 2012 and January 17, 2012, respectively.

*original signed by Judith Robertson*

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:                      Brent Tedford  
   Pacific Land Resource Group Inc.  
   Address:                      7485 - 130 Street, Suite 101  
   Surrey, BC  
   V3W 1H8  
  
   Tel:                              604-501-1624
  
2.                      Properties involved in the Application
  - (a)                      Civic Address:                      17893 and 17848 - 66 Avenue
  
  - (b)                      Civic Address:                      17893 - 64 Avenue  
   Owner:                              Penreal Property Fund V Holdings Inc., Inc. No. A63763  
   PID:                                      008-578-591  
   Parcel "A" (Explanatory Plan 12345) Lot 13 Section 17 Township 8 New Westminster  
   District Plan 1838
  
  - (c)                      Civic Address:                      17848 - 66 Avenue  
   Owner:                              Penreal Property Fund V Holdings Inc., Inc. No. A63763  
   PID:                                      025-120-794  
   Lot 1 Section 17 Township 8 New Westminster District Plan LMP51097
  
3.                      Summary of Actions for City Clerk's Office

## DEVELOPMENT DATA SHEET

Existing Zoning: IB

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total		22,560 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total		22,560 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	22.37%
Paved & Hard Surfaced Areas		26.46
Total Site Coverage		47.83
<b>SETBACKS</b> ( in metres)		
Front (South)	7.5m	130.9m
Rear (North)	7.5m	5.07m *
Side #1 (East)	10.0m	10.67m
Side #2 (West)	7.5m	14.93m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12m	8.23m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>	16,920 m <sup>2</sup>	4,821 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	16,920 m <sup>2</sup>	4,821 m <sup>2</sup>

**\*Rear Yard Setback relaxed in Development Variance Permit No. 7901-0119-00.**



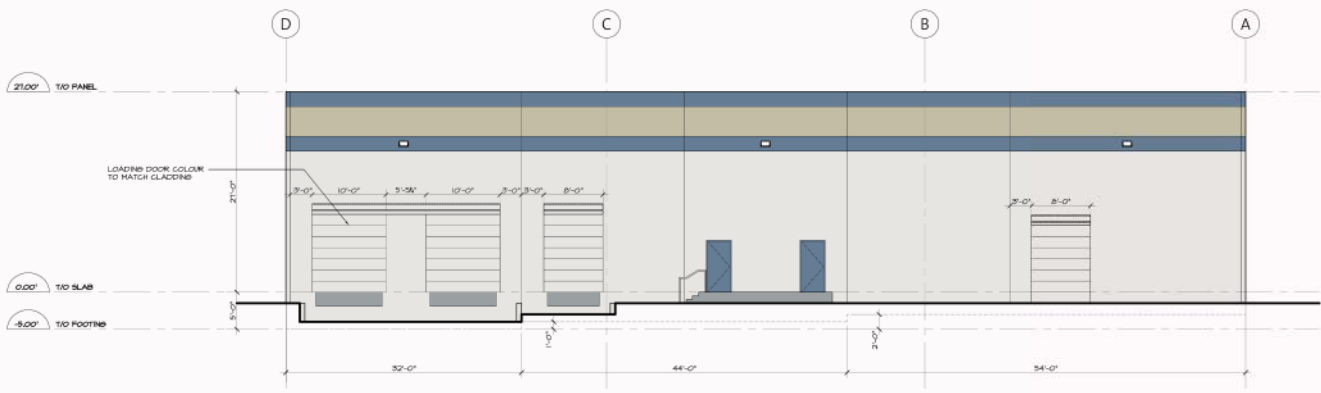
## Development Data Sheet cont'd

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)	0.75	0.214
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	48	48
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	48	48
Number of disabled stalls	1	1
Number of small cars	12	0
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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ISSUED  
 Date: Issued for  
 2/10/2011 Client Review

REVISIONS  
 # Date Remarks



1 SOUTH BUILDING - SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

VITALITY FOODS

1785 & 1785B 66TH AVENUE, SUITE 501, BC

NOT FOR CONSTRUCTION

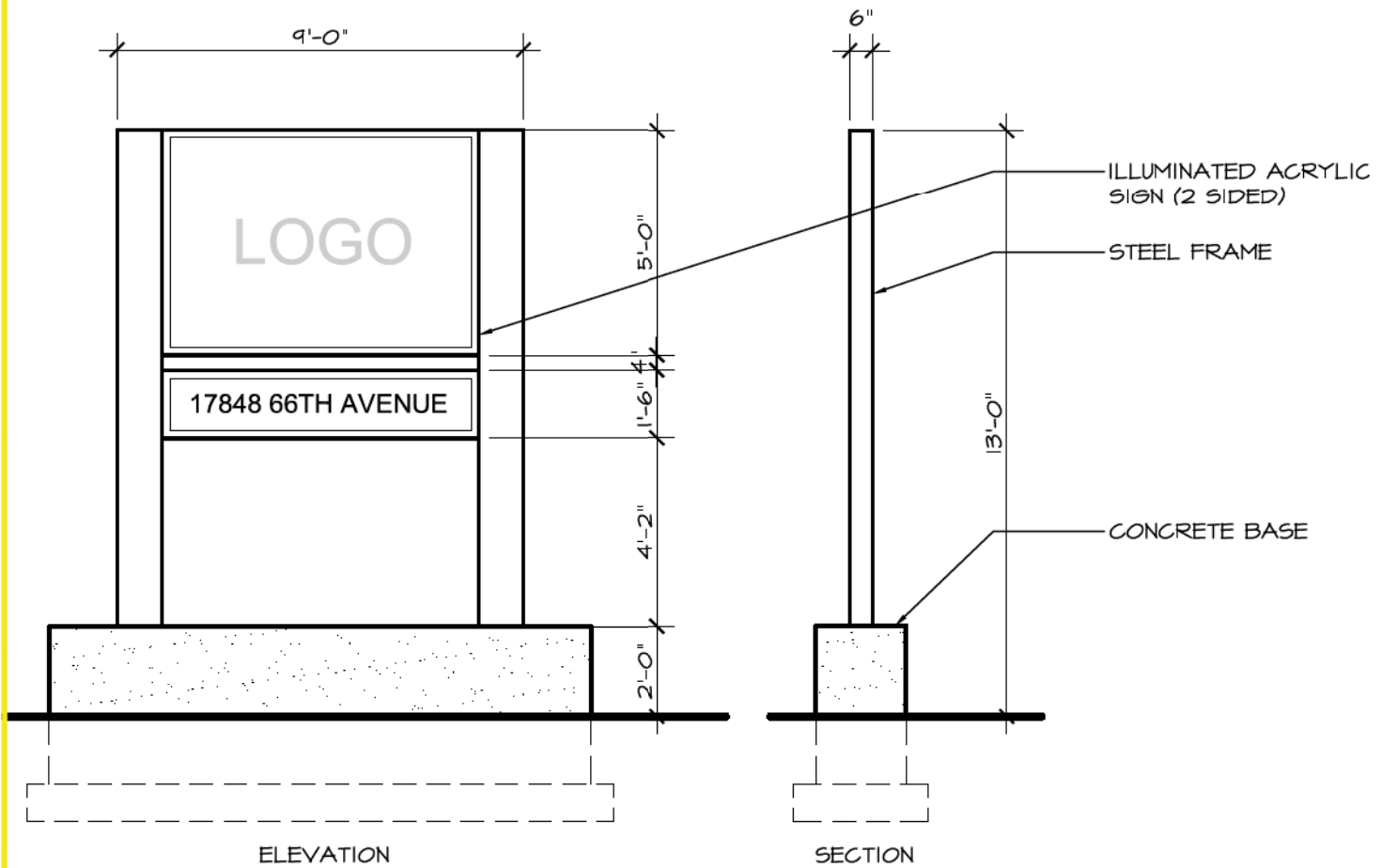
Drawn: MR Designed:  
 Checked: JG Checked:  
 Project Number 10 11 143

EXTERIOR ELEVATION

A0.0.3







1 EXTERIOR PYLON SIGN  
 - SCALE: 1/4" = 1'-0"

DATE STAMP

PRELIMINARY



Fifth Floor, Three Bentall Centre  
 595 Burrard Street  
 PO Box 49369 Vancouver, BC  
 V7X 1L4 CANADA

Toll-free 1 877 632 3350  
 T. 604 632 3350  
 F. 604 632 3351  
 www.omicronaec.com

Drawing Title EXTERIOR PYLON SIGN

Project  
**17848 66TH AVENUE**

17848 & 17858 66th Avenue, Surrey BC

Ref.  
 Date 17 FEBRUARY 2012  
 Scale 1/4" = 1'-0"  
 Drawn MR Design JG Check JG

Project No.  
 10 11 143

Drawing No.  
**A0.0.4**

THIS PLAN IS AN UNCONTROLLED DOCUMENT. IT IS THE USER'S RESPONSIBILITY TO CHECK THE LATEST EDITION OF THIS DOCUMENT FOR ANY REVISIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITION OF THIS DOCUMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITION OF THIS DOCUMENT.



**BENTALL KENNEDY**  
17893 64 AVENUE & 17848 66 AVENUE  
SURREY, B.C.

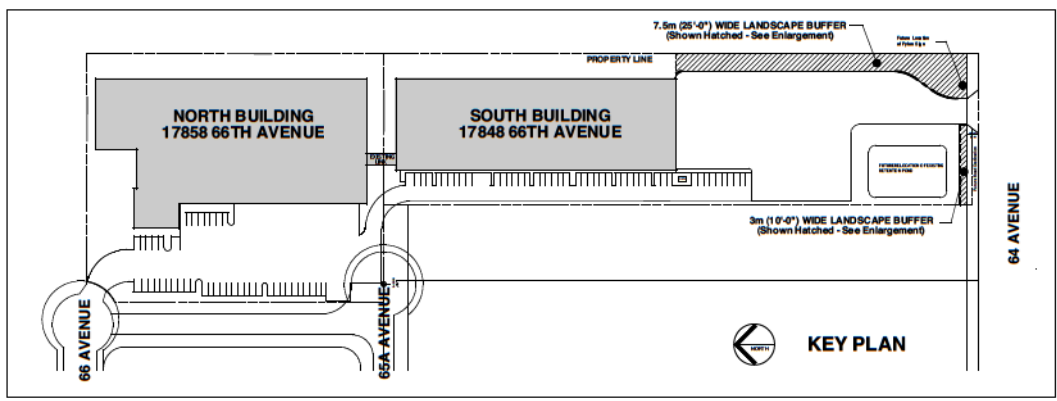


**LANDSCAPE BUFFER PLAN**

DRAWN TITLE  
NOT FOR CONSTRUCTION

Feb 28/12 - issued for 0p  
REVISED BY  
SCALE 1" = 20'-0"  
OWN ACT  
CHKD  
PLT JAN 17/12  
DRAWN BY

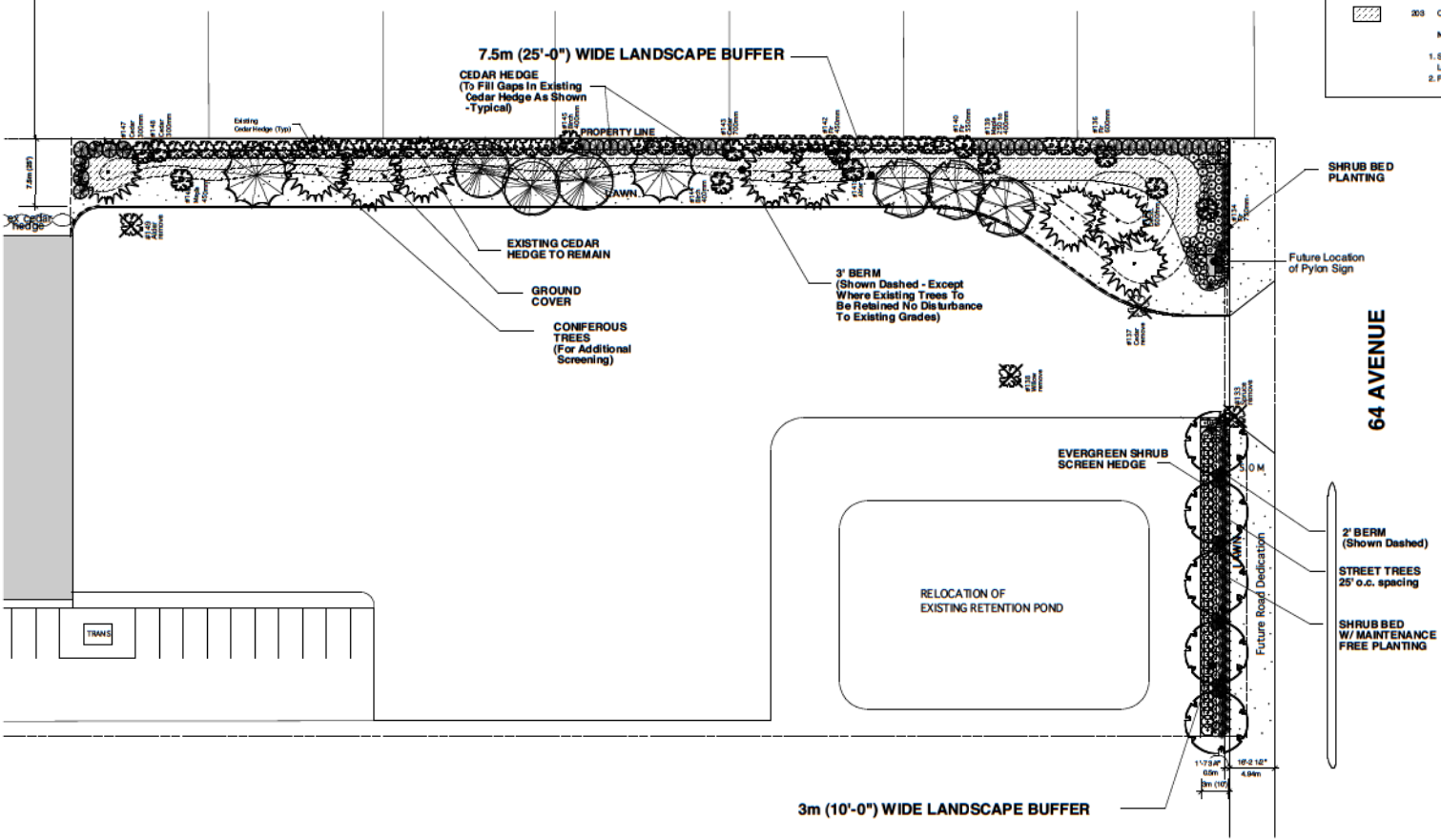
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### PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>				
	5	Acer rubrum 'Red Sunset'	Red Maple Var.	6cm cal. / 1.2m std
	3	Quercus patula	Pin Oak	6cm cal. / 1.8m std
	2	Pseudotsuga menziesii	Douglas Fir	3.9m ht.
	2	Thuja plicata	Western Red Cedar	3m ht. / free form
	3	Taxus heterophylla	Western Hemlock	2.5m ht.
<b>Shrubs</b>				
	5	Azalea japonica 'Conal Bell'	Japanese Azalea	#2 pot
	42	Ilex ornata 'Green Thumb'	Japanese Holly	#3 pot
	31	Lonicera platanifolia	Evergreen Honeysuckle	#3 pot
	4	Persea japonica 'Temple Bell'	Japanese Andromeda	#3 pot
	30	Pinus mugo pumila	Dwarf Mugo Pine	#3 pot
	76	Phoraea laurifolia	Portugal Laurel Hedge	#3 pot
	10	Rosa mildred 'Candice Delight'	Hardy French Rose var.	#3 pot
	4	Spirea x bumalda 'Froebel'	Spirea Var.	#3 pot
	20	Thuja occidentalis 'Smirnov'	Hedge Cedar	1.5m ht.
	6	Cornus alba elegantissima	Variagated Dogwood Var.	#3 pot
<b>Ground Covers</b>				
	203	Cotoneaster dameri	Cobrasider	10cm pot / 60m o.c. / heavy

**Notes:**  
1. Specifications as per most recent BCLAW/CLNA 'Landscape Standard' and LandSpaceDesign, Inc. 'Spec Notes'.  
2. Plants to be selected by Landscape Architect at nursery.



**NOTE: EXISTING TREE & HEDGING SURVEY PROVIDED BY SOUTH FRASER SURVEYING LTD.**

TREE TAG No.	DESCRIPTION	DIA. (mm)	REMARKS
133	spruce	550	Remove
134	fir	750	Retain
135	decid.	600	Retain
136	fir	600	Retain
137	cedar	500	Remove
138	willow	750	Remove
139	maple	350 400 250	Retain
140	fir	550	Retain
141	elder	350-2 550	Retain
142	fir	450	Retain
143	cedar	700	Retain
144	birch	400	Retain
145	birch	400	Retain
146	maple	450	Retain
147	cedar	300	Retain
148	cedar	300	Retain
149	elder	330	Remove

**SUMMARY: EXISTING & PROPOSED TREES**

LEGEND			
	13	EX. TREES	Retained
	4	EX. TREES	Removed
See Plant List	22	NEW TREES	Proposed



## INTER-OFFICE MEMO

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

FROM: **Development Services Manager, Engineering Department**

DATE: **March 26, 2012** PROJECT FILE: **7811-0310-00  
(Supersedes Mar.6/12)**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 17848 66 Ave**

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 1.500 metre to 4.942 metres on 64 Avenue.
- Provide 0.5 metre wide statutory right-of-way on 64 Avenue.
- Provide 1.5 metre wide statutory right-of-way for sanitary sewer main along east property line.

***Works and Services***

- Construct temporary access off 64 Avenue and confirm on-site access and turning movement.
- Submit certification from Engineer-of-Record regarding relocation of pond after works are completed.
- Provide restrictive covenant for right-in/right-out at 64 Avenue.
- Provide restrictive covenant for water quality sediment control facility and other drainage features.

A Servicing Agreement is required prior to Subdivision.

**DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Development Permit.

Rémi Dubé, P.Eng.  
Development Services Manager

HB