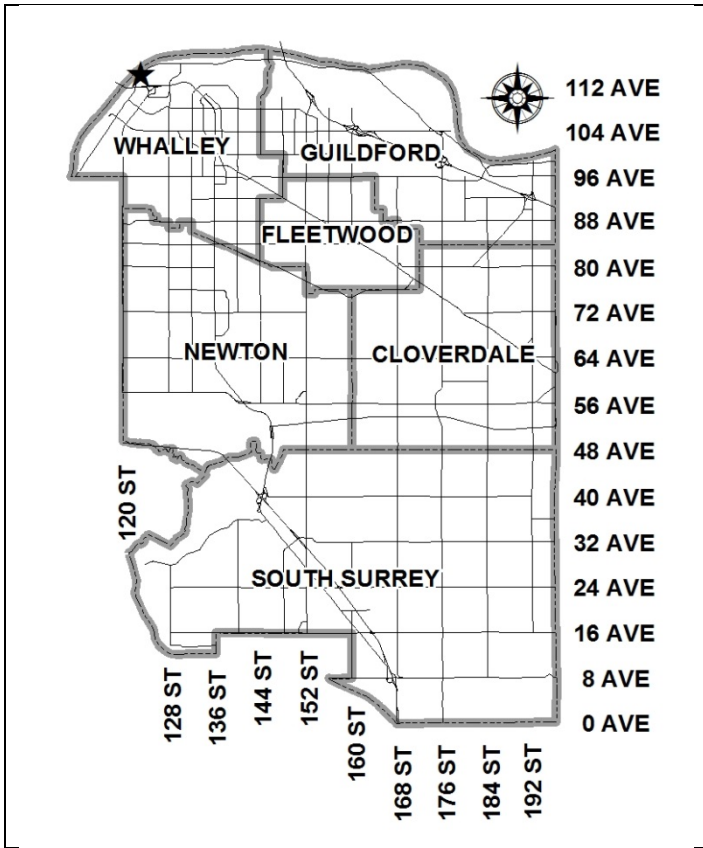


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0060-00

Planning Report Date: February 1, 2016



PROPOSAL:

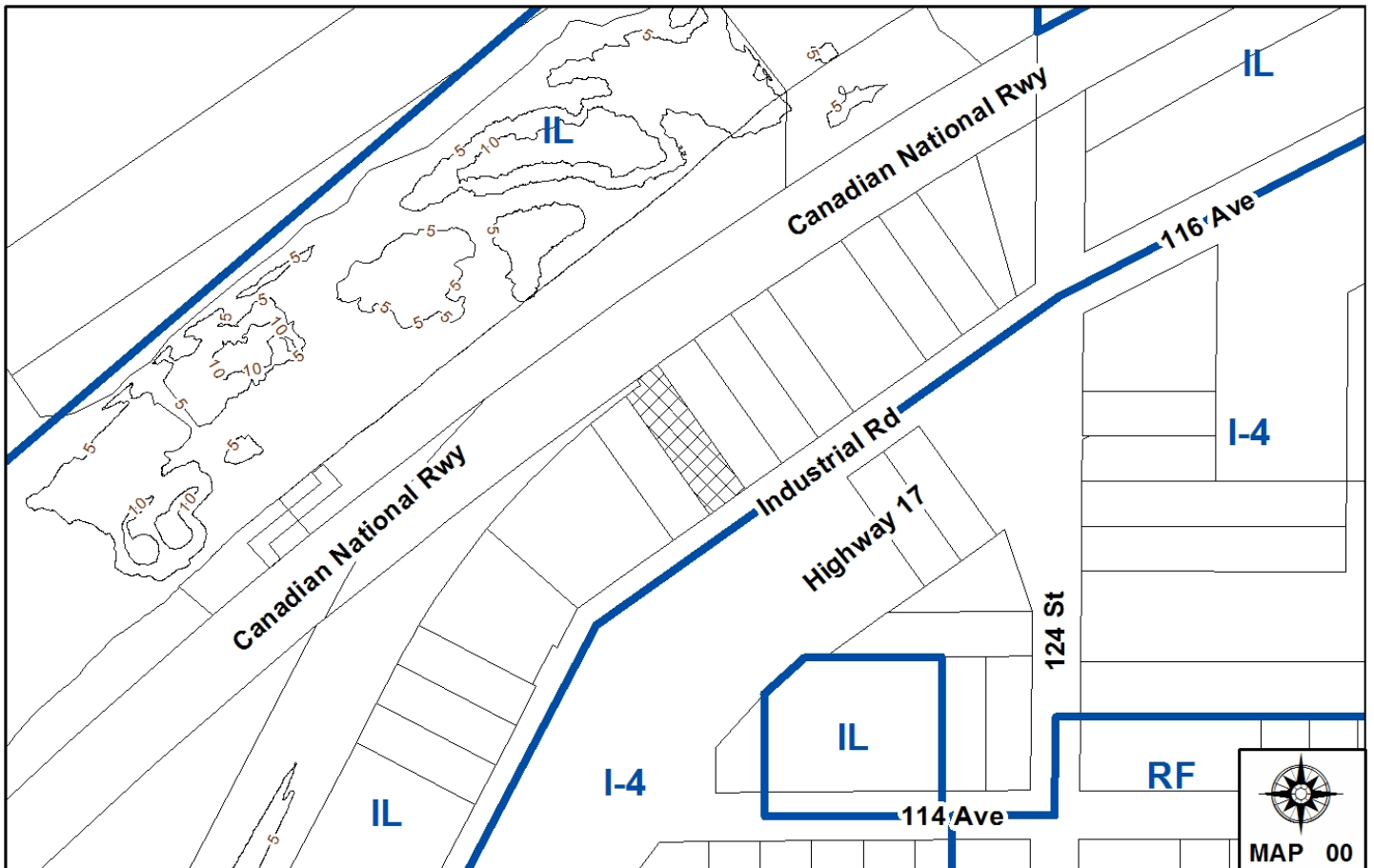
- **Development Permit**
 to permit the development of an industrial warehouse building.

LOCATION: 12327 Industrial Road

OWNER: Tianchi Projects Inc.

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Industrial Designation in the OCP and the IL Zone.
- The proposal represents a more intensive use of industrial land, supporting the City's Employment Lands Strategy goal of strengthening the current industrial and employment designations.
- The proposed industrial warehouse building features durable materials and an appropriate amount of glazing.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0060-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final issuance:
 - (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; and
 - (b) removal of the existing temporary tent structure to the satisfaction of the Planning and Development Department and obtain a Temporary Trailer Permit from the Bylaw & Licensing Division.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

Ministry of Environment (MOE): MOE has reviewed the Site Profile for the subject site. No site investigation is required. MOE supports the approval of the development permit.

SITE CHARACTERISTICS

Existing Land Use: Existing light industrial site, used primarily for vehicle parking, with a temporary trailer and a temporary tent structure, to be removed. A Class AO (red-coded, seasonal) watercourse (unnamed) traverses the northern portion of the site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	CN Railway and industrial water lot	Industrial	IL
North-east:	Unauthorized industrial uses	Industrial	IL
South (Across Industrial Road and South Fraser Perimeter Road/Highway No. 17):	Industrial buildings	Industrial	IL
South-west:	Unauthorized industrial uses	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject site is located north of the South Fraser Perimeter Road (SFPR/ Highway No. 17) in the north-west industrial area of Bridgeview.
- The 1,127.2-square metre (0.28-ac) subject site is designated Industrial in the Official Community Plan (OCP) and is zoned “Light Impact Industrial (IL) Zone”. An unnamed Class AO (red-coded, seasonal) watercourse traverses the rear (north side) of the site, generally from the southwest to the northeast.
- The site is currently used for vehicle storage with an existing, temporary structure at the rear, which is required to be removed and a temporary trailer that will be temporarily retained as a construction trailer. The applicant must obtain a Temporary Trailer Permit from Bylaw & Licensing Division in order to retain the trailer on the site. The temporary trailer will be removed prior to final occupancy being granted for the proposed warehouse building.
- The applicant is proposing to construct an approximately 278-square metre (3,000-sq.ft.) industrial building to be used as a warehouse for an import/export business. The proposed development will have a floor area ratio (FAR) of 0.35 and lot coverage of 25%, which comply with the 1.0 FAR and 60% lot coverage permitted in the IL Zone.
- With the adoption of OCP By-law No. 18020 on October 20, 2014, the following Development Permits are required for this site:
 - Form and Character Development Permit to regulate the form and character of the proposed building (see Design Proposal and Review section); and
 - Hazard Lands Development Permit (“Hazard Lands DP”) to regulate the development of land within a flood prone area.
- With respect to the Hazard Lands DP, the applicant has engaged a professional engineer (K’N’H Engineering) and project architect (A. Morgulis Architect) to confirm that any habitable areas within the proposed building are, as defined by the British Columbia Building Code (BCBC 2012), above the minimum floor elevation for buildings within a floodplain area and will be designed to meet the recommended Provincial Flood Construction Level.
- In addition, although not required by the City, the applicant also engaged a geotechnical consultant (Braun Geotechnical Ltd.) to provide recommendations for the appropriate development of the site.
- To address the Hazard Lands DP requirement, the proposed Development Permit will incorporate clauses and notations on the accompanying plans specifying the minimum floor elevations will meet the minimum Provincial Flood Construction Level (FCL), which currently is at 4.7 metres (15.5 ft.) for this site in the Bridgeview Floodplain Area.

Access and Engineering Requirements

- The proposed industrial building will be oriented towards, and gain access from, Industrial Road.

- There are no specific engineering requirements related to this Development Permit. However, the applicant has agreed to dedicate a 1.9-metre (6.5 ft.) wide portion of the site to the City for the widening of Industrial Road.

Riparian Area Setback

- As noted above, a Class AO (red-coded, seasonal) watercourse traverses the northern portion of the site, generally from the southwest to the northeast. This watercourse flows into the Fraser River.
- The applicant was required to engage a qualified environmental professional (QEP) to complete a Detailed Riparian Areas Assessment to determine an appropriate stream protection area (SPEA) around the watercourse, with related setback and buffer.
- Madrone Environmental Services Ltd. undertook the Detailed Riparian Areas Assessment. As the watercourse is deemed to be a constructed ditch by both the City of Surrey and Department of Fisheries and Oceans (DFO), the necessary SPEA is less than that required for a stream (which would be 10 metres, or 33 ft.).
- The QEP has recommended a SPEA of 8 metres (26 ft.) from top-of-bank. No structures are proposed within this area.
- As per City policy, a peer review of the RAR assessment was undertaken by an independent QEP (Dillon Consulting Ltd.). The peer review was generally in agreement with the assessment, although it did recommend additional measures such as the removal of an existing foundation and invasive species within the SPEA.
- The applicant has agreed to the recommendations in both the original RAR assessment and peer review. The applicant proposes to remove the existing foundation and invasive species, as well as an existing chain link fence, and will install a 1.8-metre (6 ft.) tall, black vinyl-coated chain link fence parallel to the rear lot line, outside of the SPEA. The applicant will also install native planting in the area between the top-of-bank and chain link fence (see Design Proposal and Review section).
- Staff have reviewed the RAR assessment, peer review and the applicant's proposed response and have no concerns.

PRE-NOTIFICATION

- According to Council policy, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed development. Staff did not receive any comments on this proposal as a result of the Development Proposal Sign.

DESIGN PROPOSAL AND REVIEW

- The applicant proposes a 7.9-metre (26 ft.) tall building that will serve as a warehouse for a locally-owned import/export business.

- The building is proposed to be a modular steel building, with the potential for a mezzanine on the second floor, which would allow for a total floor area of 385 square metres (4,153 sq.ft.).
- The proposed warehouse building will be clad with, primarily, grey steel panels. In order to provide some visual relief, select panels will be coloured blue-grey, including a reveal line at the level of the mezzanine.
- Two recessed overhead doors will be located at the front (south side) of the building, with one additional overhead door along the west side of the building. These doors are intended to allow forklifts to access the interior of the building. An unloading area is provided in front of these overhead doors, which will be partially screened with landscaping (see Landscaping section).
- Double glazed windows will be located at the mezzanine level, including along the street facing elevation above the overhead doors and along the west elevation, again providing some visual relief.
- Two entranceways are located along the west side of the building, one at the front and one at the rear. Each of these entrances will be comprised of double, glass doors, with a glass canopy on metal brackets above, for weather protection and visual interest. A transom window will be located above the entrance doors.
- Brick finishing (grey) will be placed at the base at the front of the building, beside and between the overhead doors, and will wrap around the building to the entrance doors.
- Four (4) parking spaces are provided on-site. The parking spaces to be provided meet the minimum parking requirements in Surrey Zoning By-law No. 12000.

Landscaping

- A 1.5-metre (5 ft.) wide landscaping strip will be provided along the street frontage. Landscaping within this strip will consist of two Purple Japanese Maple trees, and low shrubs such as laurel and Kelsey Dogwood.
- A landscape strip along the east property line will consist of a row of 1.2-metre (4 ft.) high Emerald Green Cedar hedges and low shrubs.
- The stream protection enhancement area (SPEA) buffer at the rear of the property will consist of naturalized planting up to the top-of-bank consisting of trees and shrubs such as Vine Maple, Red Osier Dogwood, Mugo Pine, Red Flowering Current, Thimbleberry, Snowberry and others. These plantings are considered appropriate for a streamside restoration area.
- A 1.8-metre (6 ft.) tall, black vinyl-coated chain link fence will surround the site along the east and west side property lines, and at the rear of the site outside of the SPEA setback. A gate will provide access to the SPEA setback for maintenance purposes only.
- The entry to the site will be delineated with broom-finished, saw-cut concrete.

TREES

- Wyatt Sjodin, ISA Certified Arborist of BC Plant Health Care Inc., has confirmed that there are no protected trees on-site. However, a tree cutting permit will be required for one Cottonwood that had previously blown over. Staff have determined that an Arborist Assessment will not be required.
- According to the approved landscaping plan prepared by Sharp & Diamond Landscape Architecture, the applicant is proposing to plant nine (9) new trees on the site consisting of two (2) Purple Japanese Maple and seven (7) Vine Maple trees.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 21, 2015. 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)	• The site is located in an Industrial-designated area northwest of the Bridgeview community, adjacent the Fraser River.
2. Density & Diversity (B1-B7)	• N/A
3. Ecology & Stewardship (C1-C4)	• The proposed development has established an appropriate stream protection area (SPEA) from the on-site Class AO watercourse that will consist of naturalized planting up to the top-of-bank in a manner considered appropriate for a streamside restoration area.
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• The subject site is located near the future Riverside Greenway.
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found 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, and Landscape Plans
- Appendix III. Engineering Summary

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CA/dk

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KD 1/28/16 11:03 AM

Information for City Clerk

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

1. (a) Agent: Name: Phil Amisano
 Address: PhilBilt Construction
 5660 201A – Street, Unit, 237
 Langley BC V3A 0B4

 Tel: 604-339-2040

2. Properties involved in the Application
 - (a) Civic Address: 12327 Industrial Road

 - (b) Civic Address: 12327 Industrial Road
 Owner: Tianchi Projects Inc
 PID: 008-309-418
 Lot 4 Section 7 Block 5 North Range 2 West New Westminster District Plan 6098

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

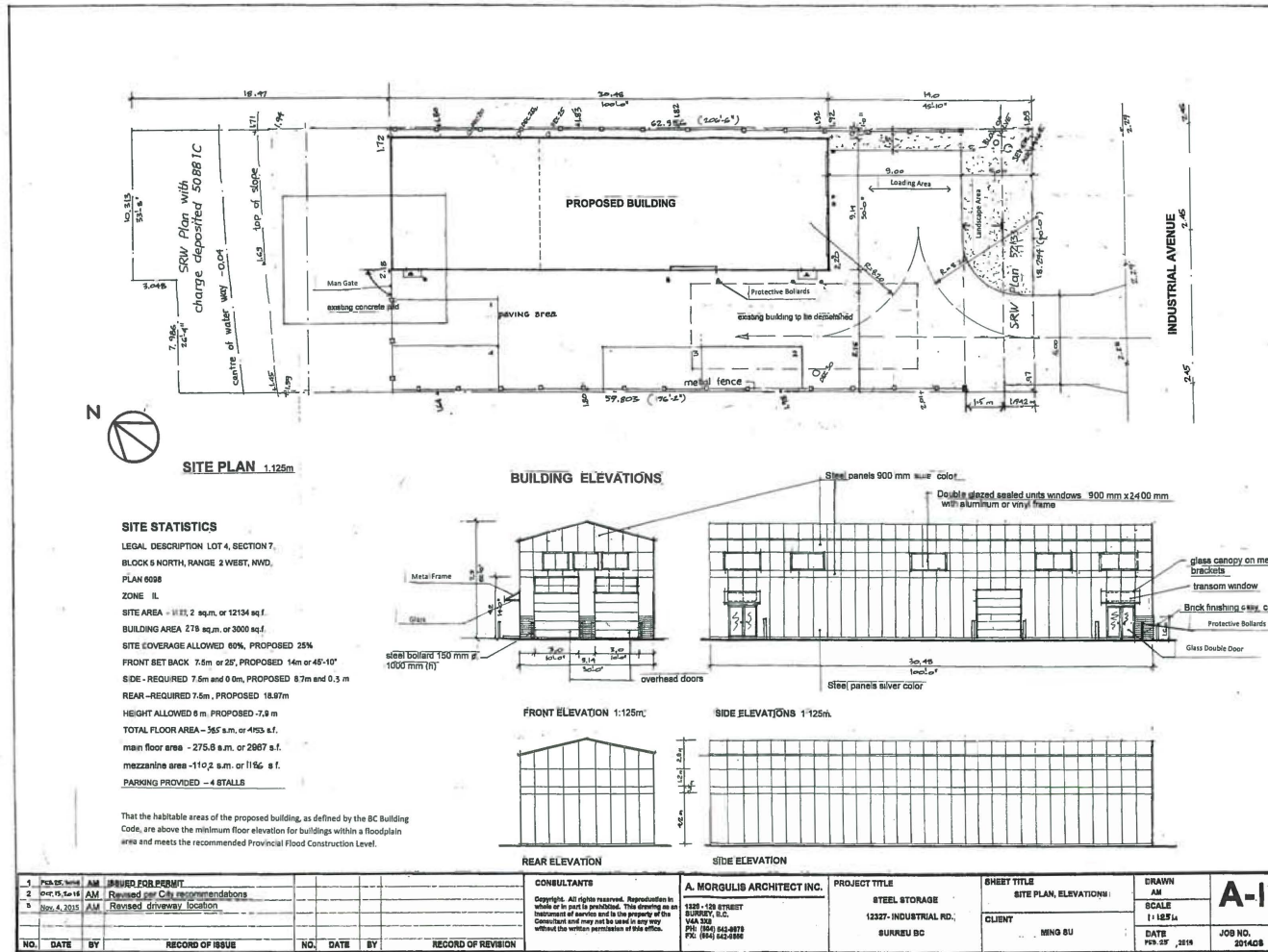
Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		1,127 m ²
Road Widening area		39 m ²
Undevelopable area		1088 m ²
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	25%
Paved & Hard Surfaced Areas		56%
Total Site Coverage		81%
SETBACKS (in metres)		
Front	7.5 m	12 m
Rear	7.5 m	19 m
Side #1 (east)	0.0 m or 7.5 m	8.7 m
Side #2 (west)	0.0 m or 7.5 m	0.3 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	7.9 m
Accessory	6 m	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	1088 m ²	385 m ² Incl. mezzanine
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	1088 m ²	385 m ² Incl. mezzanine

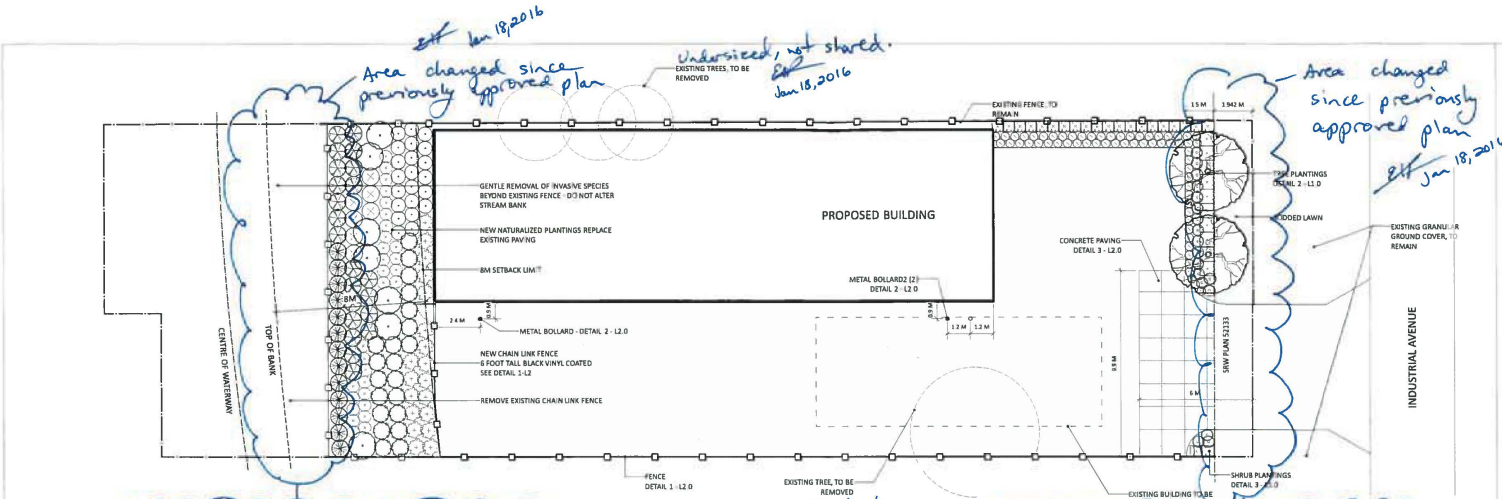
Development Data Sheet cont'd

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	0.35
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	4	4
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	4	4
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	YES
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PLANS REVIEWED
BY *McDonald* per T.A.
DATE: *Dec 23/15*
Sm. Powell



PLANT LIST - NATIVE RESTORATION

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
7	Asar thibeticum	View Maple	#3 pot	36" x c.
7	Cornus canadensis	Red Choke Dogwood	#3 pot	36" x c.
29	Mahonia aquifolium	Tall Oregon Grape	#1 pot	24" x c.
18	Phlox rugosa	High Pine	#1 pot	36" x c.
21	Ribes sanguineum	Red Flowering Currant	#1 pot	36" x c.
13	Rubus thymifolius	Thimbleberry	#1 pot	36" x c.
22	Spiraea Douglasii	Hardhack	#1 pot	36" x c.
22	Symphoricarpos Albus	Shepherdia	#1 pot	36" x c.

NOTES:
 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
 2) All planting shall be in accordance with BC Landmarks Standard, latest edition.
 3) All planting shall be in accordance with "Standards for Approval - Greening Program 'Tranquility Builder' or approved equal.
 4) Also refer to Riparian Area Vegetation Assessment Report by Machine Environmental Services Ltd.

PLANT LIST - INDUSTRIAL AVENUE FRONTAGE

TREES QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
2	Asar thibeticum 'Vergennesum'	Purple Japanese Maple	50m cal. GAB	as shown

SHRUBS QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
10	Phlox leucopetala 'Oto Luyken'	Oto Luyken Laurel	#5 pot	36" x c.
22	Thuja occidentalis 'Emerald'	Emerald Green Cedar	1.2m high	#5 pot
44	Cornus latifolia	Kelley Dogwood	#2 pot	24" x c.

GROUND COVER AND VINES QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
16	Cotoneaster dammeri	Cotoneaster	#2 pot	24" x c.

NOTES:
 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
 2) All planting shall be in accordance with BC Landmarks Standard, latest edition.
 3) All planting shall be in accordance with "Standards for Approval - Greening Program 'Tranquility Builder' or approved equal.



INDUSTRIAL AVENUE PLANT PALETTE IMAGES

Trunk Diameter (cm)	Minimum Protection Required Annual Tree	Minimum Protection Required Annual Tree	Total Diameter (cm)
25	8.0	1.1	2.60
30	12.0	1.8	3.90
35	14.1	2.1	4.55
40	16.1	2.4	5.20
45	18.1	2.7	5.85
50	20.1	3.0	6.50
55	22.1	3.3	7.15
60	24.0	3.6	7.80
75	30.2	4.5	9.75
90	36.3	5.0	10.90
100	40.3	6.0	13.00

Plans checked by *Emilie...* Planning & Development, City of Surrey

Date Jan 18, 2016

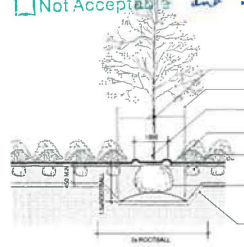
Acceptable Not Acceptable

Accepted with the following contingencies -
 All other City Depts are ok with these changes, and noted trees on plan are under-sized and not protected.

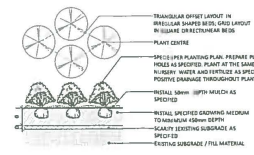
1 TREE PROTECTION DETAILS



2 DECIDUOUS TREE IN PLANTING BED



3 SHRUB & GROUND COVER PLANTING, TYPICAL



NOTES

NO.	REVISED BY	REVISIONS TO BE MADE
1
2
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10

SD SHARP & DIAMOND LANDSCAPE ARCHITECTURE
 1150 HURSTVILLE ST. SUITE 100, VANCOUVER, BC, CANADA V6Z 2R9
 TEL: 604.275.1151 FAX: 604.275.1152
 www.sharpdiamond.com

12327 INDUSTRIAL ROAD
 SURREY, BC

TIANCHI PROJECTS LTD

PROJECT NO: IS
 DRAWN: AS SHOWN
 DATE: 06/14
 SCALE: 1:100

LANDSCAPE PLAN

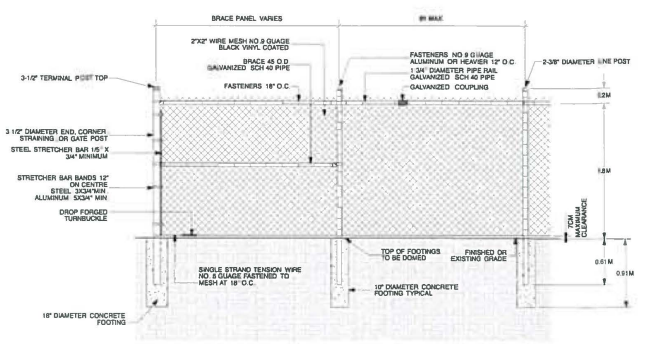
L1.0

NOTES

NO.	REVISION	DATE
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SD SHARP & DIAMOND
LANDSCAPE ARCHITECTURE

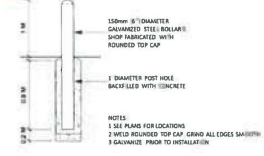
2350 Westmill Rd, Richmond BC V6V 1K5
TEL: (604) 273-4333 FAX: (604) 273-4337
www.sharpdiamond.com



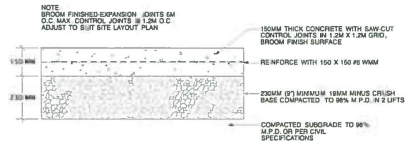
1 CHAIN LINK FENCE
Scale 1/25

Designed by *Emily R. Pantele*
Landscape Development, City of Surrey
Date: Jan 19, 2016
 Acceptable Not Acceptable

No changes to this page



2 METAL BOLLARD
Scale 1/25



3 CONCRETE PAVING
Scale 1/10

PROJECT
12327 INDUSTRIAL ROAD
SURREY, BC

CLIENT
TIANCHI PROJECTS LTD

COPYRIGHT RESERVED. THIS IS A NOT TO BE BUILT SET AND AT ALL TIMES MUST BE USED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ANY CHANGES MUST BE APPROVED BY THE DESIGNER.

DATE	REVISION	SCALE

SHEET TITLE
LANDSCAPE DETAILS

L2.0



12327 INDUSTRIAL RD, SURREY BC.

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: February 16, 2015 **PROJECT FILE:** 7814-0060-00

RE: Engineering Requirements (Commercial/Industrial)
Location: 12327 Industrial Road

DEVELOPMENT PERMIT

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

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

- Provide 1.942-metre dedication or statutory right-of-way (SRW) along Industrial Road for an ultimate industrial road collector standard and an additional 0.5-metre SRW for service connections and sidewalk maintenance; and
- Provide storm, water, and sanitary service connections to service the lot and associated Restrictive Covenants.



Rémi Dubé, P.Eng.
Development Services Manager

sk