



**Proposal:** Rezone the southern-most portion of the property from CHI to IL in order to permit the development of 4 self-storage warehouses on the property.

**Recommendation:** Approval to Proceed

**Location:** Portions of 13498 - 73 Ave      **Zoning:** CHI/IL

**OCP Designation:** Industrial

**LAP Designation:** Industrial      **Owner:** Carousel Ventures Ltd.

PROJECT TIMELINE

Completed Application Submission Date:	August 17, 2004
Planning Report Date:	September 27, 2004

The applicant is proposing:

- a rezoning of the southern-most portion of the property from CHI to IL

in order to permit the development of 4 self-storage warehouses on the property.

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the southern-most portion of the property from "Highway Commercial

Industrial Zone (CHI)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issue prior to:
  - (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;
  - (b) the applicant to provide a secondary access route to the property via the corner of 135 Street and 73A Avenue as per Fire Department requirements and the applicable bonding to ensure its construction.

## REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix III).
B.C. Hydro:	No objections.
Southern Railway of B.C.:	No objections.
Fire Department:	The Fire Department requires that secondary access to the site be provided via the corner of 135 Street and 73A Avenue (Appendix IV).

## SITE CHARACTERISTICS

- **Existing Land Use** Three self-storage warehouses with a small office structure and a large vacant area currently rented out for vehicle storage.
- **Significant Site Attributes** There is a B.C. Hydro/Southern Railway of British Columbia right-of-way abutting the south-west property line. The minimal vegetation that exists on the site is confined to small landscaped areas along the south and east property lines.
- **East:** Poultry Processing Plant, auto-oriented commercial, zoned IL, CHI and CD, designated Industrial/Commercial in the OCP.
- **South:** Auto-oriented commercial, zoned CHI, designated Commercial in the OCP.
- **West:** Industrial warehouses, zoned IL, designated Industrial in the OCP.
- **North:** Air traffic control centre, zoned CD, designated Industrial in the OCP.

## PLAN AND POLICY COMPLIANCE

OCP Designation:	Complies.
LAP Designation:	Complies.

## DEVELOPMENT CONSIDERATIONS

- The subject property is currently split zoned. The northern portion is zoned "Light Impact Industrial Zone (IL)" and the southernmost portion is zoned "Highway Commercial Industrial Zone (CHI)". There are three existing self-storage warehouse buildings and a small office structure on the site. One of the existing self-storage warehouses stretches across both zones.
- The applicant wants to construct four additional self-storage warehouse buildings on the northern portion of the property. No Development Permit is required because the subject property does not abut a major road, and none of the new buildings are visible from a major road. The proposed new structures are in compliance with the zoning requirements of the "Light Impact Industrial" (IL) Zone.
- The application to rezone the southernmost portion to "Light Impact Industrial Zone (IL)" is appropriate because it rectifies the split zoning situation and the site is an integral part of the industrial area.

### PRE-NOTIFICATION

Pre-notification letters were sent on August 24, 2004 and staff received no comments.

### 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 and Survey Plan
Appendix III.	Engineering Summary
Appendix IV.	Fire Department Comments

### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 23, 2004.
- Soil Contamination Review Questionnaire prepared by Jay L. Fleming and dated July 21, 2004.

Murray Dinwoodie  
General Manager  
Planning and Development

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APPENDIX I

### Information for City Clerk

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

1. (a) Agent: Name: Anita Leonoff, IBI Group Architects  
 Address: #700 - 1285 West Pender Street  
 Vancouver, B.C.  
 V6E 4B1  
 Tel: 604-683-8797
2. Properties involved in the Application
- (a) Civic Address: Portions of 13498 - 73 Avenue
- (b) Civic Address: Portions of 13498 - 73 Avenue  
 Owner: Carousel Ventures Ltd.  
 PID: 003-665-364  
 Lot 105 Except: Part Dedicated Road on Plan LMP 53810, Section 20 Township 2  
 New Westminster District Plan 65727
- 3.
- (a) Introduce a By-law to rezone a portion of the property.

## DEVELOPMENT DATA SHEET

**Proposed/Existing Zoning: IL/IL and CHI**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	n/a	29,907 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total	n/a	29,907 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	40%
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	40%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	7.6 - 15.2 m
Rear	7.5 m	9 m
Side #1 (North)	7.5 m	10.5 m
Side #2 (N,S,E, or W)	7.5 m	
Side #3 (N, S, E or W)	7.5 m	
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18 m	7.6 - 11.5 m
Accessory	6 m	

NUMBER OF RESIDENTIAL UNITS	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	n/a	n/a
FLOOR AREA: Commercial	n/a	n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial	29,907 m <sup>2</sup>	24,169 m <sup>2</sup>
FLOOR AREA: Institutional	n/a	n/a
TOTAL BUILDING FLOOR AREA	29,907 m <sup>2</sup>	24,169 m <sup>2</sup>

*\* 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	n/a	n/a
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.00	0.81
FAR (net)	1.00	0.81
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	n/a	81
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	n/a	83

Number of disabled stalls	1	4
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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