

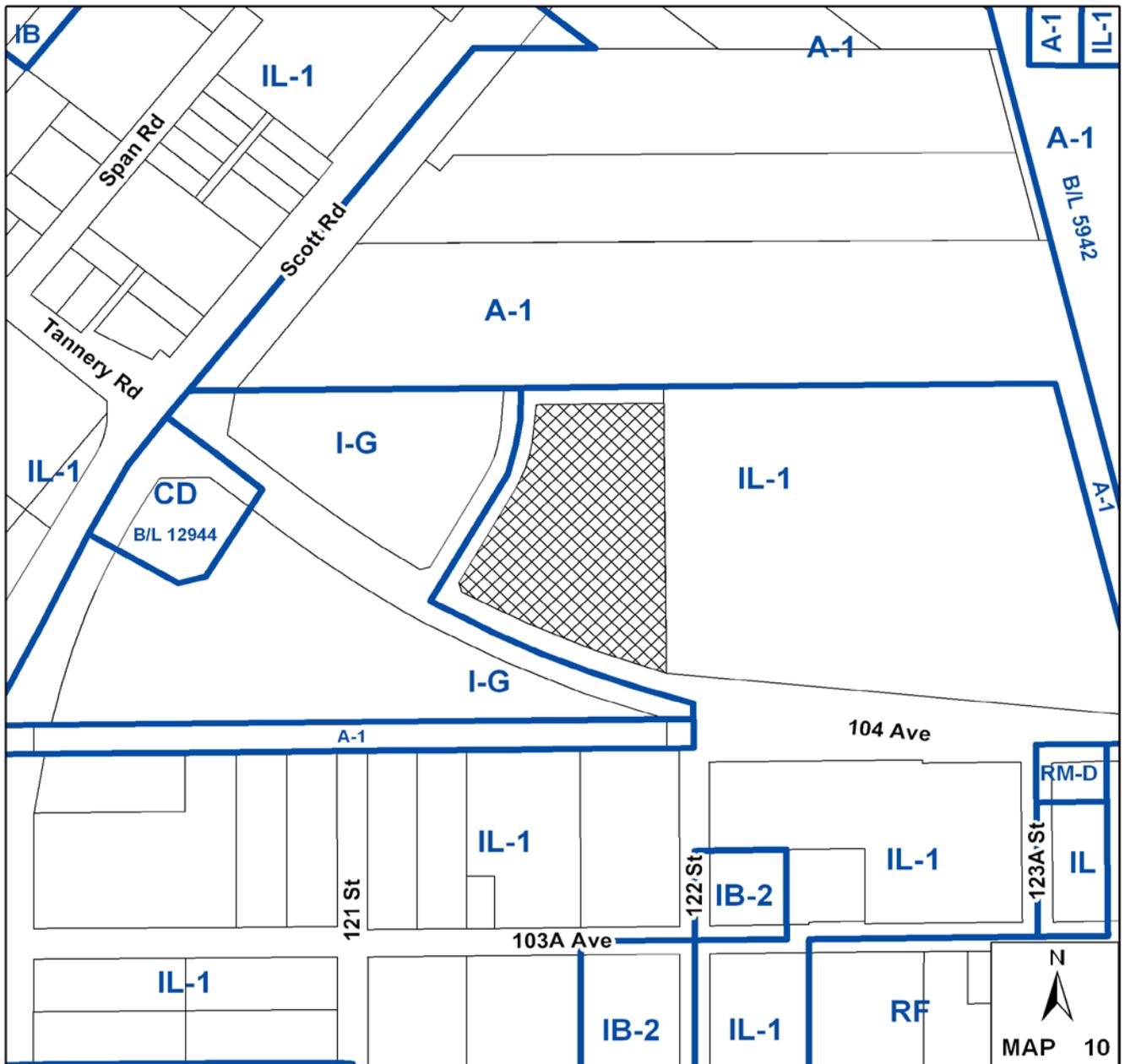
**Proposal:** Development Permit to allow the construction of an industrial building in South Westminster.

**Recommendation:** Approval to Proceed

**Location:** 12175 - 104 Avenue      **Zoning:** IL-1

**OCP Designation:** Industrial

**NCP Designation:** Business Park      **Owner:** 421854 B.C. Ltd. and 421851 BC Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: August 10, 2004  
Application Revision & Re-submission Date: June 5, 2006  
Planning Report Date: July 24, 2006

## PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit construction of an industrial building in South Westminster.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7904-0304-00 in accordance with the attached drawings (Appendix III).
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;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) completion of a road closure for 121 Street;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant to require a minimum 4.4 metres (14.43 ft.) geodetic building elevation for floodproofing; and
  - (f) registration of a reciprocal access agreement with the adjoining westerly property at 10472 Scott Road.

## 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 IV).

### SITE CHARACTERISTICS

- **Existing Land Use** Vacant with issued soil permit No. 7903-0256-00 to preload the site.
- **East:** Multi-tenant industrial buildings, zoned IL-1, designated Light Impact Industry in the South Westminster NCP.
- **South:** Across 104 Avenue, vacant land, zoned I-G (By-law No. 5942), designated Highway Commercial in the South Westminster NCP.
- **West:** Across existing 121 Street right-of-way, vacant land, zoned I-G (By-law No. 5942), designated Highway Commercial in the South Westminster NCP.
- **North:** Vacant land with preload, zoned A-1, and split designated Highway Commercial and Business Park in the South Westminster NCP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: The South Westminster NCP identifies this site for future Business Park uses, however, the existing zoning allows the proposed use.

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject site is located in South Westminster and is designated Business Park in the South Westminster Neighbourhood Concept Plan (NCP). The subject property was part of the Council initiated rezoning in South Westminster and was rezoned from "Light Impact Industrial Zone (IL)" to "Light Impact Industrial 1 Zone (IL-1)" with the adoption of By-law No. 15665 on May 18, 2005.
- The site is currently vacant and has been preloaded to facilitate industrial construction.

- The site currently flanks an unopened portion of 121 Street, which was dedicated in a previous application on this site. During the preliminary review of this proposal, staff reviewed the overall road network in this area of South Westminster was reviewed in anticipation of the South Fraser Perimeter Road.
- The City's Transportation Section advised that due to the proximity to the Scott Road/104th Avenue intersection, access from 121 Street to 104 Avenue would be limited to right-in/right out only. Preferably the 121 Street alignment should be closed and relocated further to the east to align with 122 Street on the south side of 104 Avenue, where in the future, this intersection could be fully signalized.
- City staff have been working with the applicant to achieve the realignment of 122 Street, and its overall design and configuration. At this time the negotiations are near completion, and a report on the road closure will be prepared for Council's consideration in the near future. In the meantime, the Development Permit proposal can now be forwarded to Council for consideration.
- The proposed road closure also involves the partial closure of a 10-metre (33 ft.) half road dedication along the northern property which was dedicated with a previous development application on the site. An 8.0-metre (26 ft.) wide commercial lane will remain to provide access to the adjoining property at 10472 Scott Road (Appendix V).

#### Current Proposal

- The applicant has made a Development Permit application to allow construction of a single-storey 6,986.08 square metre (75,200 sq.ft.) industrial building with a 464.50-square metre (5,000 sq.ft.) ancillary office. This represents a floor area ratio (FAR) of 0.437 and a lot coverage of 42%. This satisfies the maximum FAR of 1.0 and lot coverage of 60% of the IL-1 Zone.
- The applicant has advised that they specialize in large footprint buildings, and seek tenants who require large floor areas to operate their business. The building proposed for the subject site is anticipated to be leased to one or two tenants. Due to the size and siting of the building and the lot coverage, there is little outdoor area that could be used for outside storage, which satisfies the intent of the IL-1 Zone.
- The project provides a total of 80 parking spaces which exceeds the 75 spaces required under the Zoning By-law.
- There are three proposed driveways to the subject property – one from the north lane, one from the new proposed 122 Street and a shared driveway from 104 Avenue with the adjoining property to the west at 10472 Scott Road. Prior to the issuance of the Development Permit, a reciprocal access agreement is required for the driveway access from 104 Avenue. In the future, this driveway will be limited to right-in/right-out.
- The site is located within a floodplain area. Prior to the issuance of a Development Permit, the applicant will be required to submit a Section 219 Restrictive Covenant which will require a minimum 4.4-metre (14 ft.) geodetic building elevation for floodproofing.

## PRE-NOTIFICATION

In accordance with Council policy, pre-notification letters are not required, however, a development proposal sign was erected on the property. Planning staff have not received any comments with respect to the proposal

## DESIGN PROPOSAL AND REVIEW

- The proposal is for a large industrial building, with an accessory office component, facing 104 Avenue.
- The exterior finishing of the building will be a combination of steel cladding for the main warehouse portion and stucco finish for the accessory office component facing 104 Avenue.
- The steel portion will be painted stone grey with accent blue trim on the parapet and on the accent banding. All proposed overhead doors are oriented away from the major streets. The office component will be finished in a similar colour to the steel and the canopies and parapet will be painted the accent blue.
- Accent decorative metal canopies painted blue are proposed over the doorways to the office and wrap around the south elevation.
- The IL-1 Zone requires a minimum 6.0-metre (20 ft) wide landscaped area along the major roads, and a 3.0-metre (10 ft.) wide landscaped area along secondary roads. The applicant has satisfied this minimum requirement, with additional planting around the building to reduce the overall scale of the building.
- The landscaping consists of a combination of flowering and non-flowering deciduous and coniferous trees and shrubs.
- Building security lighting is proposed to be downward facing high pressure sodium wall packs to reduce the potential for glare on the adjoining property.
- A 4.5-metre (15 ft.) high free-standing sign is proposed at the south-east corner of the property. The proposed sign will be constructed using steel, painted blue and identifies the address of the property and the future tenants. The tenant signage is proposed to be a unlit grey background with individual lettering.

## ADVISORY DESIGN PANEL

This item was not referred to the Advisory Design Panel, but was reviewed by City staff and found to be generally acceptable except for the following items which the applicant has agreed to address prior to final approval:

- submission of final elevations with fascia signage; and
- modification of the free-standing sign.

### 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. Contour Map
- Appendix III. Proposed Site Plan, Typical Floor Plans and Elevations and Landscape Plans
- Appendix IV. Engineering Summary
- Appendix V. Proposed Road Alignment

### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 16, 2006.

How Yin Leung  
Acting 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:              Ron Zeeman  
                         Address:            3927 Nicomekl Road  
   Surrey, B.C. V4P 2J9  
                         Tel:                    604-328-0355

2.      Properties involved in the Application

(a)      Civic Address:            12175 - 104 Avenue

(b)      Civic Address:            12175 - 104 Avenue  
            Owner:                        421854 B.C. Ltd.

Director Information:

Jacqueline Williams  
Ronald Zeeman  
Lena Zeeman

Officer Information: (as at March 9, 2006)

Jacqueline Williams  
Ronald Zeeman  
Lena Zeeman

Owner:                            421851 B.C. Ltd.

Director Information:

Gordon George  
Harry George

Officer Information: (as at March 9, 2006)

Gordon George  
Harry George

PID:                                025-197-177  
Lot A Section 19 Block 5 North Range 2 West New Westminster District Plan  
LMP51971

3.      Summary

## DEVELOPMENT DATA SHEET

**Existing Zoning: IL-1**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		17,032 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	42.38%
Paved & Hard Surfaced Areas		47
Total Site Coverage		89.38
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	9.5 m
Rear	7.5 m	17.25 m
Side #1 (East)	7.5 m	17.42 m
Side #2 (West)	7.5 m	7.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18.0 m	11.7 m
Accessory	6.0 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>	1	n/a
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>	17,032 m <sup>2</sup>	7,450.58 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	17,032 m <sup>2</sup>	7,450.58 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		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.437
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	75	80
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	75	80
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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CONTOUR MAP FOR SUBJECT SITE

