

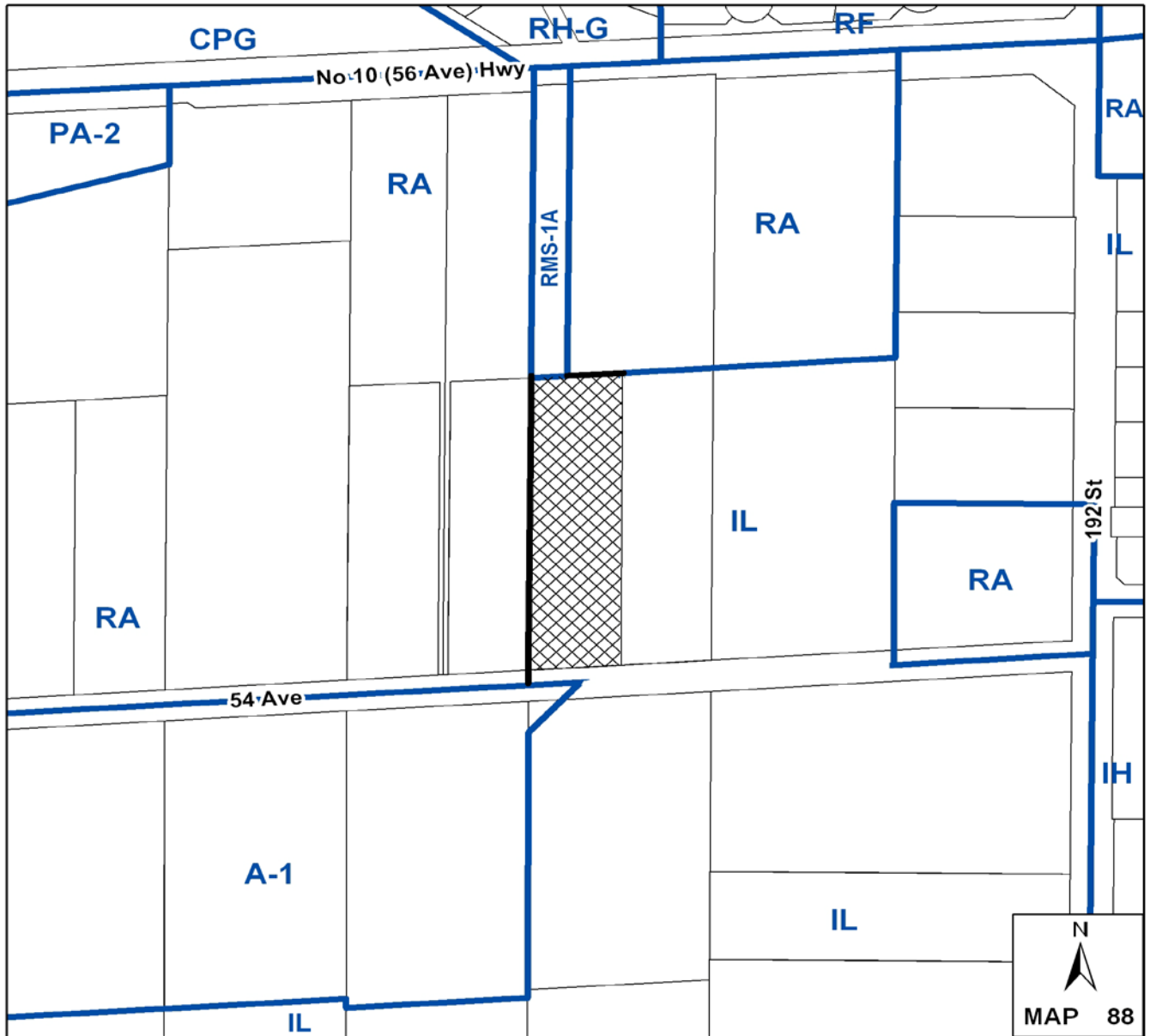
Proposal: Development Permit to allow the construction of 3 industrial buildings. Development Variance Permit to relax the west side yard setback.

Recommendation: Approval to Proceed

Location: 19041 - 54 Avenue **Zoning:** IL

OCP Designation: Industrial

LAP Designation: Industrial **Owner:** Cloverdale Pacific Properties Ltd.



PROJECT TIMELINE

Completed Application Submission Date: December 1, 2004
Application Revision & Re-submission Date: March 3, 2006
Planning Report Date: May 29, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to vary the following by-law regulation:
 - to reduce the minimum west side yard setback of the IL Zone for Building 1 from 7.5 metres (25 ft.) or 0.0 metre to 1.32 metres (4.3 ft.)

in order to allow the construction of 3 industrial buildings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7904-0419-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7904-0419-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard setback of the Light Impact Industrial Zone for Building 1 from 7.5 metres (25 ft.) or 0.0 metre to 1.32 metres (4.3 ft.).
3. 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; and
 - (b) submission of a landscaping cost estimate and landscaping plan to the specifications and satisfaction of the City Landscape Architect.

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.
- **East:** Vacant land, zoned IL, designated Industrial.
- **South:** Across 54 Avenue, A & E Concrete, zoned IL, designated Industrial.
- **West:** Single family residential, subject to development application No. 7905-0037-00 (at Third Reading) to redesignate to Industrial and to rezone to IL.
- **North:** Recovery house, zoned RMS-1A and single family residential, zoned RA, both designated Suburban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject property was redesignated from Suburban to Industrial and rezoned from "One-Acre Residential Zone (RA)" to Light Impact Industrial Zone (IL) with the adoption of By-law Nos. 15781 and 15782 on May 8, 2006. Council passed a resolution on the same date to redesignate the East Cloverdale Local Area Plan from Suburban to Industrial.
- The lands to the south-west and west of the subject property are currently proceeding through the land development process to amend the OCP from Suburban to Industrial and to rezone to Light Impact Industrial Zone (IL) to facilitate future industrial users. These applications (7905-0014-00 and 7905-0037-00) are currently at Third Reading.
- The current proposal is to develop three multi-tenant industrial warehouse buildings with a ground floor area of 3,436.14 square metres (36,987.13 square feet) with a further potential mezzanine floor area of 1,374.46 square metres (14,795 sq. ft.). This would allow a total building floor area of 4,810.6 square metres (51,782 sq. ft.).

- The proposal represents a floor area ratio (FAR) of 0.48 and a lot coverage of 41.7% which is consistent with the maximum FAR of 1.0 and the maximum lot coverage of 50% permitted in the IL Zone.
- The Development Permit proposes a total of 71 parking spaces which are located in front of and behind the proposed buildings. Based on the maximum floor area, with a 40% mezzanine space allowed under the BC Building Code, a total of 48 parking spaces are required.

PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal sign was erected on the property. To date, staff has not received any comments with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposal is for three multi-tenant warehouse buildings on a site that slopes down from north to south.
- One driveway access is proposed for the site from 54 Avenue, with internal drive aisles connecting the three buildings.
- The exterior finishing of the buildings will be tilt-up concrete panels painted medium brown with darker brown accents with reveals. A decorative dark red cornice is proposed along the roofline of the proposed buildings. Metal canopies painted red are proposed over the front entrances of the doorways of the buildings.
- The south elevation of the building which is visible from 54 Avenue (Building 1) does not have any loading doors facing the street, and additional glazing has been proposed along the lower and upper elevations to provide interest from the street.
- Emerald cedar hedging is proposed along the north and east property lines. A decorative 1.2-metre (4 ft.) high fence incorporating concrete pilasters with two rails is proposed along the front property line. A security gate will be provided at the driveway entrance.
- Flush mounted or channel letter fascia signs are proposed on the buildings to identify the tenants.
- The applicant has proposed a 4.6-metre (15 ft.) high monument sign on the south property line to identify the tenants and the addresses of the buildings. This sign is proposed to be constructed of concrete, with similar cornice details as proposed on the buildings. The columns will be painted a similar brown as the proposed buildings. The sign has been incorporated into the landscaping along the front property line.
- The Zoning By-law requires a minimum 1.5-metre (5 ft.) wide landscaped area along the 54 Avenue road frontage. The applicant has proposed a 7.5-metre (25 ft.) landscaped setback area to the building with a combination of flowering and non-flowering deciduous and evergreen shrubs and trees.

- Additional landscaping has been provided, where possible in the parking area and in the drive aisles.
- Building security lighting is proposed to be downward facing, shaded wall packs to reduce the potential for glare on the adjoining properties.
- Because of the slope of the land from north to south, some retaining walls will be required along the west property line. These will be constructed using decorative Allen block, with railing. The applicant is currently reviewing the grades on the site in order to reduce the amount of any retaining walls on the site.
- There may be a potential for rooftop overview from the properties to the north. Prior to the issuance of the Development Permit, the applicant is to provide details on the rooftop screening of mechanical equipment.

ADVISORY DESIGN PANEL

- This item was not referred to the Advisory Design Panel, however, it was reviewed by City staff and found to be acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the west side yard setback for Building 1 from 7.5 metres (25 ft.) or 0 metre to 1.32 metres (4.3 ft.).

Applicant's Reasons:

- The relaxation to the side yard setback is due to the orientation of the building and the exiting requirements of the BC Building Code.

Staff Comments:

- Planning staff suggested the reorientation of this proposed building from an east/west configuration to a north/south configuration to ensure that overhead doors will not face 54 Avenue.
- The proposed setback area is sufficient to meet emergency existing requirements. To ensure no loitering takes place in this area, fencing will be installed at the north and south ends.
- The adjoining site is also proposed for future industrial development and staff, therefore, support the requested variance.

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, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7904-0419-00

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by Glenn Froese dated December 8, 2005.

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: Krahn Engineering
 Address: #201 - 34609 Delair Road
 Abbotsford, B.C.
 V2S 2E1
 Tel: 604-853-8831

2. Properties involved in the Application
 - (a) Civic Address: 19041 - 54 Avenue

 - (b) Civic Address: 19041 - 54 Avenue
 Owner: Cloverdale Pacific Properties Ltd.
 PID: 012-203-688
 Parcel "B" (L56094E) Lot 10 Section 4 Township 8 New Westminster District
 Plan 1461

3. Summary
 - (a) Proceed with Public Notification for Development Variance Permit No. 7904-0419-00.

DEVELOPMENT DATA SHEET

Proposed Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		0.95 ha 10,083.86 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	41.7%
Paved & Hard Surfaced Areas		45%
Total Site Coverage		86.9%
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	21 m
Side #1 (West)	7.5 m or 0 m	1.32
Side #2 (East)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18.0 m	8.4 m
Accessory	6.0 m	n/a
NUMBER OF RESIDENTIAL UNITS	2	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		3,436.14
Future Mezzanines		1,374.46
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	9,500 m ²	4,810.60 m ²

*** Variance requested**

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	0.48
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	48	71
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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CONTOUR MAP FOR SUBJECT SITE

