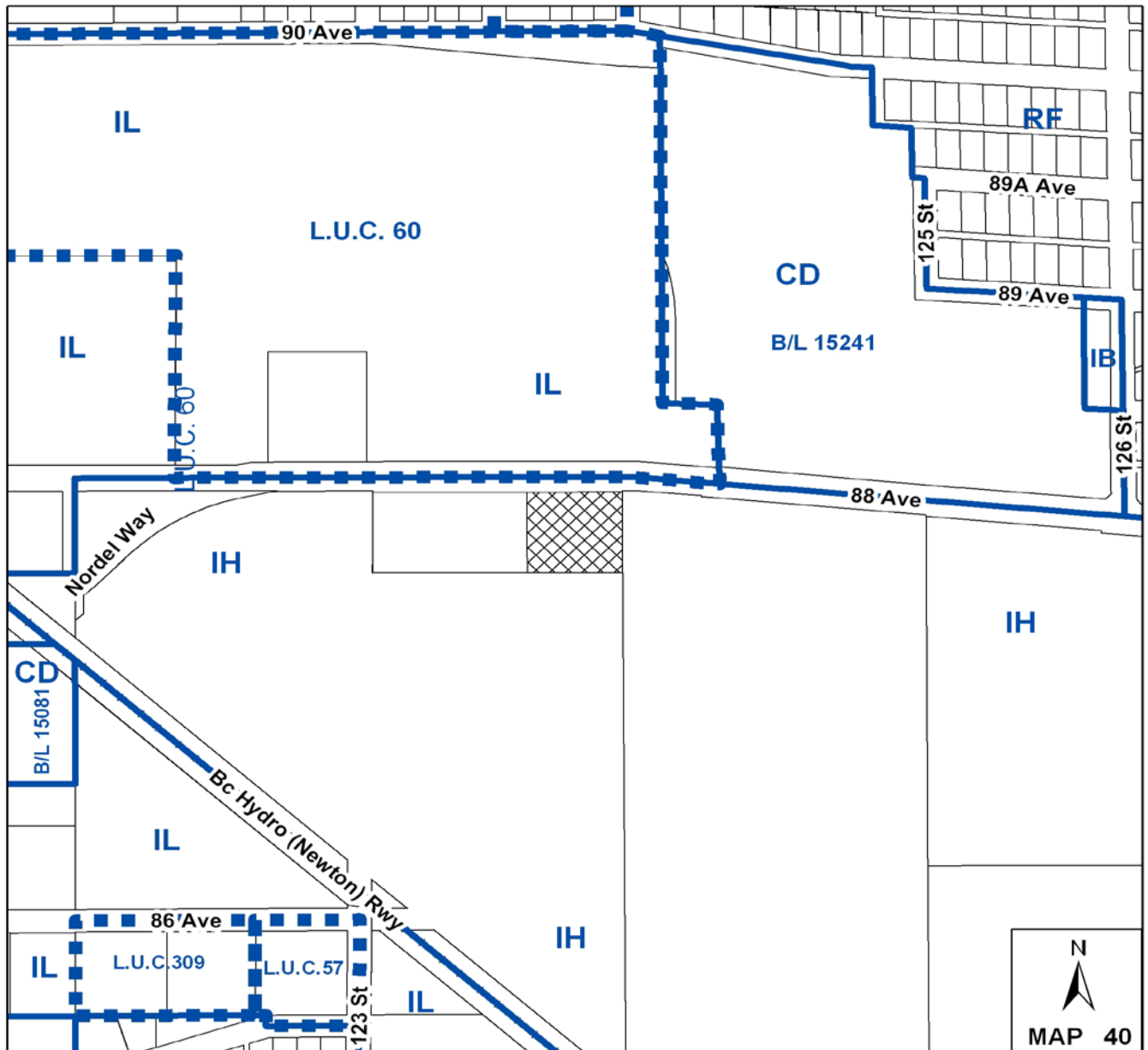


**Proposal:** Development Permit to permit the construction of a multi-tenant industrial building.

**Recommendation:** Approval to Proceed

<b>Location:</b>	12390 - 88 Avenue	<b>Zoning:</b>	IH
<b>OCP Designation:</b>	Industrial	<b>Owner:</b>	0734156 B.C. Ltd.
<b>LAP Designation:</b>	High Impact Industrial		



## PROJECT TIMELINE

Completed Application Submission Date: May 5, 2006  
Revised Application Date: December 19, 2006  
Planning Report Date: January 22, 2007

## PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the development of a multi-tenant industrial building.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0027-00 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 including compliance with BC Hydro and Terasen Gas right-of-way requirements;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (c) submission of a landscaping plan and a cost estimate 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 comments (Appendix IV).

Terasen Gas: Terasen Gas has advised applicant of Terasen right-of-way along the southern portion of the subject site. No parking is permitted in this area.

BC Hydro: BC Hydro has advised that the applicant needs to relocate a power pole from the site prior to final approval. The applicant is aware of this.

### SITE CHARACTERISTICS

- **Existing Land Use** A vacant industrial lot.
- **Significant Site Attributes** There are a few mature trees on the site.
- **East, South and North:** BC Hydro facility, zoned IH, designated Industrial in the OCP.
- **West:** An industrial building, zoned IH, designated Industrial in the OCP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject site at 12390 – 88 Avenue is 0.56 hectares (1.37 acres) in area and is located on the south side of 88 Avenue and is surrounded by industrial property. The site is vacant and is zoned "High Impact Industrial Zone" (IH) and is designated "Industrial" in the OCP.
- In 2005 the subject site was subdivided from the parcel to the west (12320 – 88 Avenue) under Application No. 7904-0149-00. There is currently a pre-Council Development Permit application for an addition to the Fraser Machinery building site at 12320 – 88 Avenue (File No. 7906-0345-00).

#### Current Proposal

- The applicant is applying for a Development Permit to allow for construction of a 2,261 sq.m. (24,350 sq.ft.) industrial building. Eight units are proposed within the building for various industrial uses.
- The applicant has confirmed that no mezzanines are proposed.
- The proposal is consistent with the IH Zone and with the industrial nature of the surrounding area.

## DESIGN PROPOSAL AND REVIEW

### Access and Parking

- The site is currently accessed from 88 Avenue through the neighbouring site (12320 –88 Avenue). Under Subdivision Application No. 7904-0149-00, which created the subject parcel, a reciprocal access agreement providing access to 88 Avenue was registered on title. Three metres (10 feet) along the western property line of the subject site, and 3 metres (10 feet) on the adjacent site are provided for access to 88 Avenue. The physical access has not yet been relocated from 12320 – 88 Avenue to the new shared access location. The applicant is required to address the access construction issue as a condition of the Building Permit.
- In addition, a 6 metre (20 feet) shared access has been protected through the southern portion of the property to provide access to the adjacent BC Hydro Road, in the event that this private road becomes public road. The site has been designed to accommodate these access easements.
- Twenty-four (24) parking spaces are required and the applicant is providing twenty-seven (27) parking spaces. The southerly portion of the site is encumbered by a Terasen Gas right-of-way, which restricts parking without structural upgrading of this area. The applicant has the option in the future to provide more parking in the Terasen Gas right-of-way if the applicant upgrades the gas line.

### Building Design

- The proposed building is a tilt-up concrete structure with a stucco finish and has been designed to provide an attractive streetscape along 88 Avenue. A significant amount of glazing is proposed for the northern front (88 Avenue) elevation and the east elevation. The western elevation is not permitted to have a significant amount glazing due to the proximity of the western property line. To address this elevation, the applicant proposes to install vine landscaping, with the intent of eventually covering this wall.
- A series of entry canopies are proposed along the front elevation, above the individual unit entrances and windows, to provide weather protection and add building character. Decorative wall-mounted exterior light fixtures are also proposed for the front elevation.
- Four decorative metal structures are proposed to provide visual interest along the roof line of the front elevation. These structures match the treatment at the nearby Nordel Crossing shopping plaza at the intersection of Nordel Way and 120 Street.
- Seven (7) overhead doors and one (1) truck loading bay are proposed for the rear of the building (south elevation). One (1) overhead door is proposed for each of the east and west elevations.

### Landscaping

- A 2.8 metre (9 feet) landscaping strip is proposed to be planted along 88 Avenue, consisting of trees, shrubbery and ground cover. A cluster of four (4) cedars just to the east of the property will not be impacted by the proposed building and will be retained.

- A 1.5 (5 feet) landscaping strip is proposed to be provided along the easterly property line. Along the southern property line, there is a 7.6 metre (25 feet) Terasen Gas right-of-way that cannot be encumbered with landscaping and this area will be planted with grass.

### Signage

- One free-standing sign is proposed for this development. The sign is proposed to be sited within the front landscaping strip along 88 Avenue. The sign structure is 2.4 metres (8 feet) high and contains a 1.7 metre (5.5 feet) high non-illuminated signboard. The sign has a decorative structural element that compliments the decorative metal structures on the building.
- The applicant has confirmed that no fascia signs are proposed as part of this development permit.

### ADVISORY DESIGN PANEL

This application was not referred to the ADP and 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.	Contour Map
Appendix III.	Site Plan, Typical Floor Plans and Elevations and Landscape Plans
Appendix IV.	Engineering Summary

### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 20, 2006.
- Arborist Report dated December 12, 2006.
- Soil Contamination Review Questionnaire prepared by Surinder Bath dated January 17, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

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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:              Avnash Banwait, Mainland Engineering Corporation  
                         Address:            #206, 8363 - 128 Street  
                                                    Surrey, B.C.  
                                                    V3W 4G1  
                         Tel:                      604-543-8044

2.      Properties involved in the Application

(a)      Civic Address:            12390 - 88 Avenue

(b)      Civic Address:            12390 - 88 Avenue  
            Owner:                      0734156 B.C. Ltd.  
   Director Information:  
   Surinder Bath

No Officer Information Filed as at September 2, 2006

PID:                              026-440-326  
Lot 2 Section 30 Township 2 New Westminster District Plan BCP20048

3.      Summary of Actions for City Clerks Office

## DEVELOPMENT DATA SHEET

**Existing Zoning: IH**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		5,579.6 sq.m.
Road Widening area		
Undevelopable area		
Net Total		5,579.6 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	40.5%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	17.5 m
Rear	7.5 m	21.3 m
Side #1 (East)	3.6 m	7.5 m
Side #2 (West)	3.6 m	3.78 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18 m	8.3 m
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		249 sq.m.
Total		
<b>FLOOR AREA: Industrial</b>		2,013 sq.m.
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		2,262 sq.m.

*\* 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)	1.00	0.41
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	1 per 100 sq.m. = 7.46	
Office	3 per 100 sq.m. = 20.15	
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	24	27
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

