

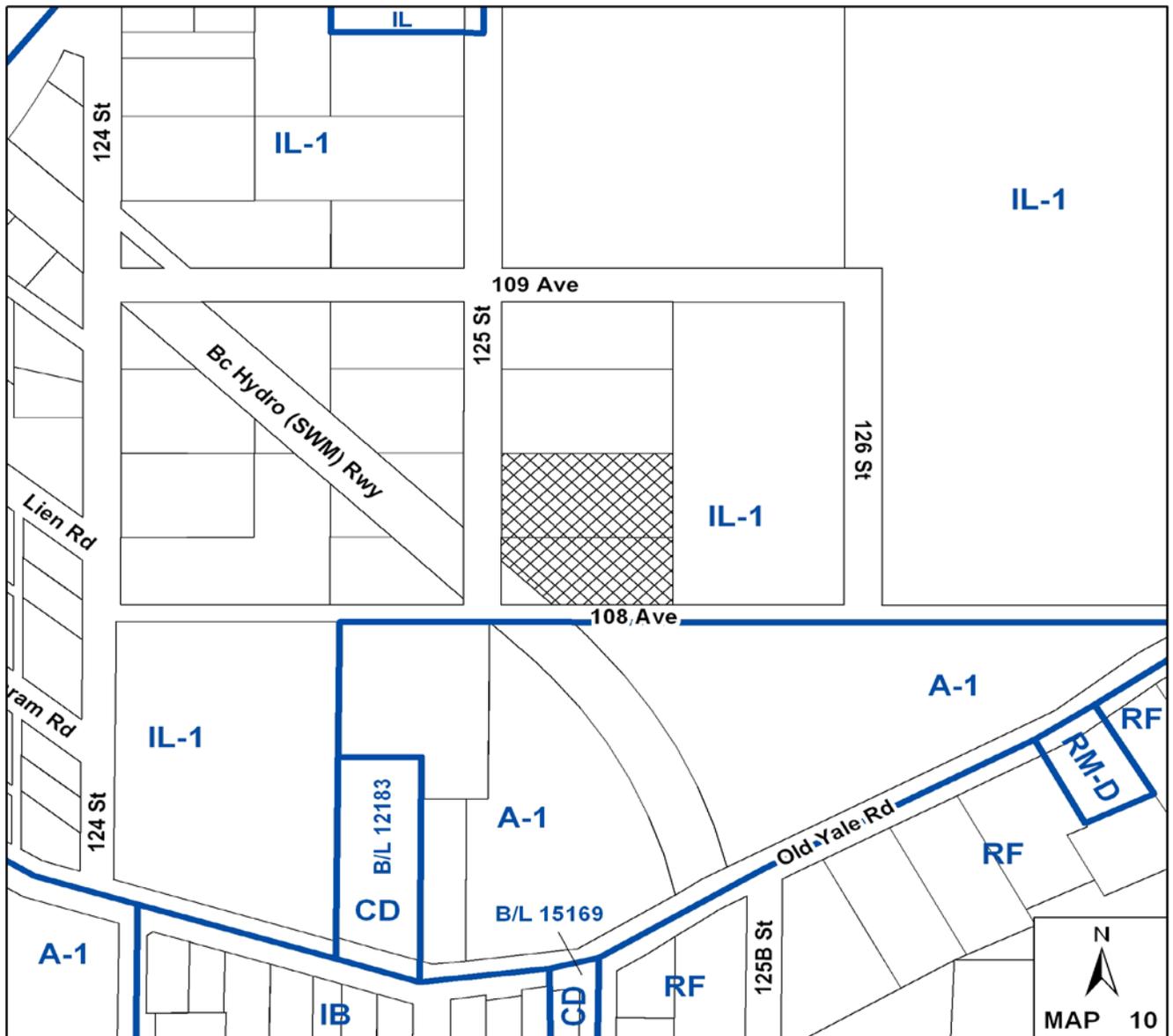
Proposal: OCP Amendment to declare a portion of the site a Temporary Industrial Use Permit Area. Temporary Industrial Use Permit to allow for the parking of vehicles over 5,000 kilograms GVW. Development Permit to allow an industrial building.

Recommendation: Approval to Proceed

Location: 10824/40 - 125 Street **Zoning:** IL-1

OCP Designation: Industrial

NCP Designation: Institutional **Owner:** 0730589 B.C. Ltd.



PROJECT TIMELINE

Completed Application Submission Date: March 4, 2006
Planning Report Date: September 11, 2006

PROPOSAL

The applicant is proposing:

- an OCP amendment to declare the site a Temporary Industrial Use Permit Area;
- a Temporary Industrial Use Permit on a portion of the site; and
- a Development Permit; and

in order to permit the development of an industrial building and the temporary storage of vehicles over 5,000 kilograms (11,023 lbs.) G.V.W.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to declare the property a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council approve Temporary Industrial Use Permit No. 7906-0079-00 (Appendix V) to proceed to Public Notification.
3. Council authorize staff to draft Development Permit No. 7906-0079-00 in accordance with the attached drawings (Appendix III).
4. 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) completion of a road closure for portions of 125 Street;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) final approval from the City Architect for the proposed development;

- (f) registration of a Section 219 Restrictive Covenant to require a minimum 4.4 geodetic building elevation for floodproofing;
- (g) submission of adequate security to ensure the vehicles are removed upon expiration of the Temporary Industrial Use Permit; and
- (h) registration of a Section 219 Restrictive Covenant to prohibit on-site truck washing, truck fuel storage or refuelling, storage of waste petroleum fluids and vehicle maintenance and to prohibit the parking and storage of vehicles containing dangerous goods as defined by the *Transport of Dangerous Goods Act*.

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 secondary tree growth.
- **East:** Undeveloped vacant land with secondary scrub growth, zoned IL-1, designated Park in the South Westminster NCP.
- **South:** BC Hydro railway and unopened 108 Avenue, vacant land, zoned IL-1, designated Park in the South Westminster NCP.
- **West:** Unopened 125 Street, vacant land, zoned IL-1, designated Institutional in the South Westminster NCP.
- **North:** Vacant undeveloped land subject to Development Application No. 7904-0229-00 for a TUP for truck parking, zoned IL-1, designated Institutional in the South Westminster NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

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

DEVELOPMENT CONSIDERATIONS

- The subject site is located in South Westminster and is designated Institutional in the Neighbourhood Concept Plan. To ensure truck parking, outdoor storage and stacking of containers is not permitted as a principal use, many properties in South Westminster, including the subject property, were rezoned from "Light Impact Industrial Zone (IL)" to "Light Impact Industrial 1 Zone (IL-1)" with the adoption of Council-initiated Rezoning By-law No. 15665 on May 18, 2005 (Corporate Report No. R034).
- The site is currently vacant and fronting an unopened 125 Street. During the preliminary application meetings, it was noted that there was a portion of 125 Street adjacent the subject site, which is not required to complete a road network. The applicant has applied for a closure of a portion of 125 Street and include it within his development proposal.
- The owner operates a trucking and distribution warehouse company, which is a permitted use under the IL-1 Zone. Some of the proposed industrial floor area of the building will be leased to other tenants, as permitted under the zone.
- The current proposal is to develop an industrial warehouse building in two phases. The first phase includes 1,155 square metres (12,432 sq. ft.) on the ground floor, with 325 square metres (3,500 sq. ft.) of mezzanine space. The second phase consists of 1,480 square metres (15,930 sq. ft.) on the ground floor with 640 square metres (6890 sq. ft.) of mezzanines. This translates into a total floor area of 3,730 square metres (40,150 sq. ft.) and a total floor area ratio (FAR) of 0.46 and lot coverage of 32%. This satisfies the maximum FAR of 1.0 and lot coverage of 60% of the IL-1 Zone.
- The Development Permit proposes to provide parking for employees and visitors parking along the front elevation of the building. Fifteen spaces are required for the first phase of development, and an additional 22 spaces required in the second phase for a total of 37 spaces for the ultimate development. Additional parking for trucks over 5,000 kilograms (11,023 lbs.) is proposed at the rear of the building.
- The applicant has indicated that when it is economically viable, he proposes to construct a further 4,306 square metres (46,300 sq.ft.) of building. A further Development Permit will be required to allow the construction of the second phase.
- In the interim, the portion of the lot for the Phase II building will be grassed.
- Between the first and second phases of construction, the applicant has requested that the vacant portion of the property intended for the future Phase II construction be allowed for the temporary parking of trucks over 5,000 kilograms (11,023 lbs.) gross vehicle weight (GVW) not directly associated with the applicant's trucking and distribution warehouse use. This area will be surfaced with gravel.
- The IL-1 Zone does not allow for the storage of trucks or trailers that are not associated with the business on the lot. The applicant has therefore requested a Temporary Industrial Use Permit to allow for additional truck parking until such time as the second phase of the development commences.

- The site is suitable for temporary truck parking as the site is not visible from a major road and is located away from single residences. The applicant is proposing 10 spaces for truck parking, which will not detract from the future development of Phase II.

PRE-NOTIFICATION

In accordance with Council policy, pre-notification letters were sent on March 31, 2006 and a development proposal sign was erected on the property. Planning staff received one letter with respect to the proposal, expressing the following concern:

- Currently, there are truck parking operations in this area, without the provision of services to the site. He did not want to be surrounded by truck parking, and requested that servicing be provided with this development application.

(With the proposed development on the property, the applicant will be required to enter into a servicing agreement for the provision of water, storm sewer, sanitary sewer and the opening of a portion of 125 Street in accordance with the Engineering requirements.)

DESIGN PROPOSAL AND REVIEW

- The proposal is for a multi-tenant building, constructed in two phases.
- One driveway access (along the northern edge) is proposed for the heavy trucks, and the second driveway (along the western edge) is for regular vehicles.
- The exterior finishing of the buildings will be a combination of stucco painted a medium tan, and concrete panels painted a light tan. All exterior steel doors and overhead doors will be a lighter tan. An accent decorative medium beige cornice is proposed along the roofline, with matching fabric awnings, and wood fascia boards .
- All storefronts and windows will have a contrasting burgundy accent colour.
- The west elevation of the building, which is visible from 125 Street does not have any loading doors facing the street.
- Western red cedar trees, with maple trees are proposed around the perimeter of the site. This planting will screen the outside parking of large vehicles. The parking area at the front of the proposed building will be planted with a combination of flowering and non-flowering deciduous and coniferous trees and shrubs.
- Building security lighting is proposed to be downward facing wall packs to reduce the potential for glare on the adjoining properties.
- A 2.4-metre (8 ft) high chain link security fence is proposed around the perimeter of the property. Decorative fencing is proposed towards the 125 Street frontage. Gating is proposed to provide site security during non-working hours.

- Flush mounted or channel letter fascia signs are proposed on the buildings to identify the tenants.
- The applicant has proposed a 2.43-metre (8 ft.) high free-standing sign adjacent to the regular vehicle driveway, to identify the tenants and the address of the building. This sign is a low profile metal frame on a concrete base. The sign has been incorporated into the landscaping along the front property line.

ADVISORY DESIGN PANEL

This item was not referred to the Advisory Design Panel, however, it was reviewed by City staff prior to issuance of the Development Permit, final approval from the City Architect is required.

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.	Temporary Industrial Use Permit No. 7906-0079-00
Appendix VI.	OCP Amendment By-law
Appendix VII.	OCP Amendment Map
Appendix VIII.	South Westminster NCP Map

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 19, 2006
- Phase I Environmental Assessment prepared by EKS Engineering Services dated February 20, 2006.

How Yin Leung
Acting General Manager
Planning and Development

LAP/kms

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DEVELOPMENT DATA SHEET

Existing Zoning: IL-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		8,181.8 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	32%
Paved & Hard Surfaced Areas		55%
Total Site Coverage		87%
SETBACKS (in metres)		
Front	7.5 m	22.8 m
Rear	7.5 m	39.0 m
Side #1 (North)	7.5 m	10.5 m
Side #2 (South)	7.5 m or 0	46.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	8.84 m
Accessory	6 m	n/a
NUMBER OF RESIDENTIAL UNITS	1	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Phase I		1,155 m ²
Phase I Mezzanine		325 m ²
Phase II		1,480 m ²
Phase II Mezzanine		640 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	8,181.8 m ²	3,730 m ²

*** 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	0.46
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial Phase I	15	15
Phase II	22	15
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
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

