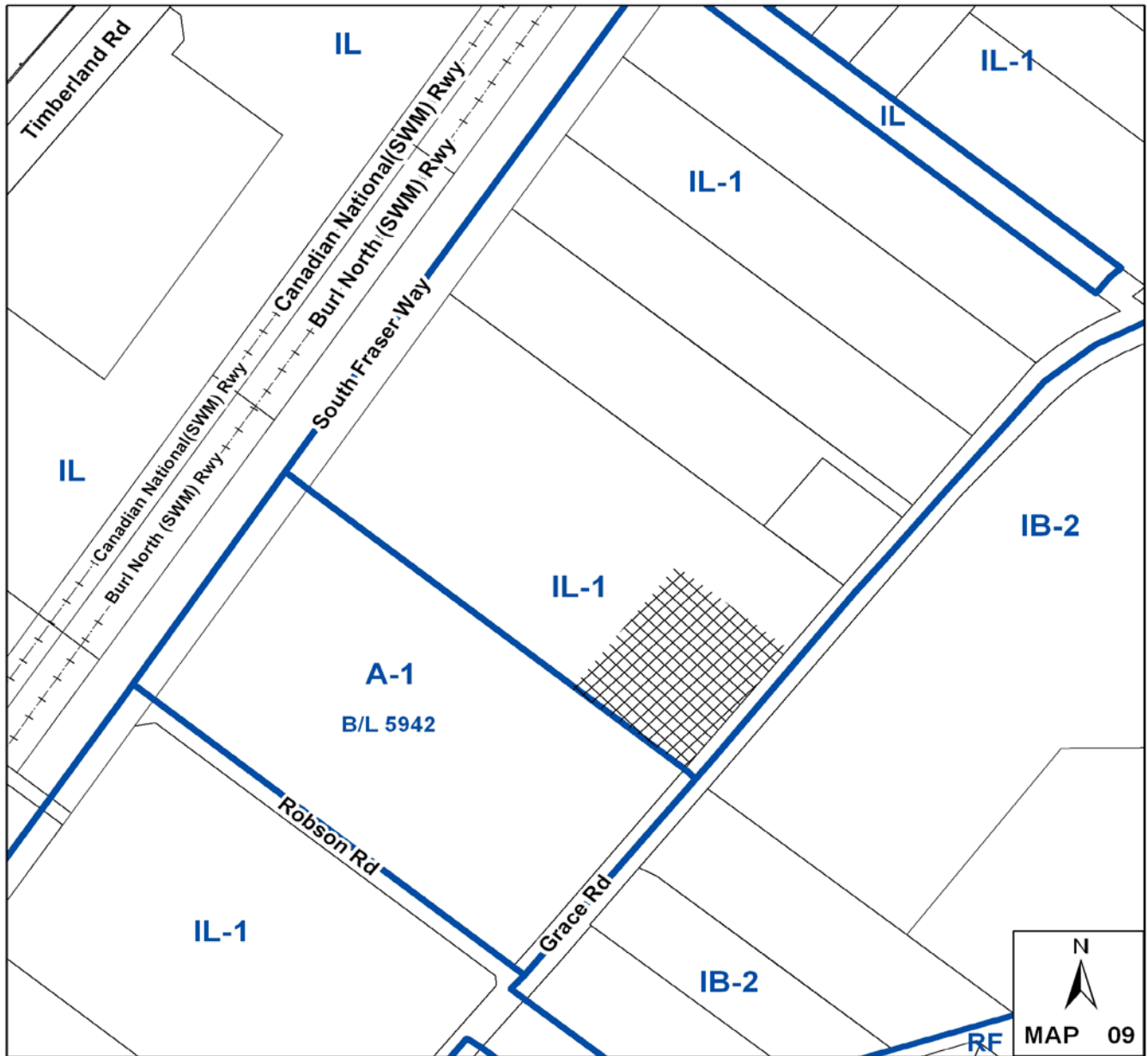


<b>Proposal:</b>	Development Permit to allow the construction of a multi-tenant industrial building in South Westminster.		
<b>Recommendation:</b>	Approval to Proceed		
<b>Location:</b>	Portion of 10299 Grace Road	<b>Zoning:</b>	IL-1
<b>OCP Designation:</b>	Industrial	<b>Owner:</b>	Pacific Link Industrial Park
<b>NCP Designation:</b>	Light Impact Industrial		



## PROJECT TIMELINE

Completed Application Submission Date: May 1, 2006  
Planning Report Date: September 11, 2006

## PROPOSAL

The applicant is proposing:

- a Development Permit

in order to allow the construction of a multi-tenant industrial building in South Westminster.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0185-00 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) registration of a Section 219 Restrictive Covenant to protect Scott Creek which runs along the south-west property line of the subject property;
  - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (d) registration of an access agreement to facilitate vehicle movement between proposed Lots 18 and 17 and to secure a common driveway between the two proposed properties.

## 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).

Environmental Review  
Committee (ERC):

ERC, which includes a representative from the DFO, has previously approved the setback areas from Colliers and Scott Creeks and Manson Canal. This application was referred to ERC on May 24, 2006 and approved the creek protection area along a portion of Scott Creek.

SITE CHARACTERISTICS

- **Existing Land Use** Vacant, with the placement of some preload material.
- **Significant Site Attributes** Scott Creek runs parallel to the southwest side property line.
- **South East:** Across Grace Road, vacant land zoned IB-2 under Application No. 7905-0143-00 to subdivide into industrial lots; designated Business Park in the South Westminster NCP.
- **South West:** Across Scott Creek vacant land, zoned A-1 (By-law No. 5942) under Rezoning Application 7906-0047-00 to rezone to IL-1; currently at Third Reading and Development Permit Application 7906-0232-00 to allow for a warehouse distribution centre, designated Light Impact Industrial in the South Westminster NCP.
- **North East:** Vacant land under Subdivision Application 7905-0143-00, zoned IL-1, designated Light Impact Industrial in the South Westminster NCP.
- **North West:** Across South Fraser Way, rail rights-of-way, Surrey Fraser Docks and related industrial tenants, zoned IL, designated Light Impact Industrial in the South Westminster NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.  
 NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located in South Westminster and is designated Light Impact Industrial in the Neighbourhood Concept Plan (NCP). The subject property was rezoned from "Salvage Industrial Zone (IS)" 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 is subject to a larger subdivision application to realign Grace Road, and to create a total of 18 industrial properties ranging in size from 3,000 square metres (0.7 acre) to 3 hectares (7.4 acres) (Appendix III). City staff, the applicant and staff from the Gateway program have been determining the overall road network requirements, including frontage road and finalizing the future road classifications and road dedication requirements in order to issue a Preliminary Layout Approval (PLA) letter for the overall subdivision. Final decisions are pending from the Gateway office at this time.
- The requested Development Permit is for a 2.3-acre portion of a 13-acre property to allow for the construction of a multi-tenant industrial building.
- The current proposal is to develop a multi-tenant industrial warehouse building with a ground floor area of 2,780 square metres (29,925 sq. ft.) with a further potential mezzanine floor area of 1,111.8 square metres (11,967 sq. ft.). This would allow a total building floor area of 3,891.8 square metres (41,892 sq. ft.).

- This proposal represents a floor area ratio (FAR) of 0.288 and a lot coverage of 28.86% based on the proposed lot which is consistent with the maximum FAR of 1.0 and maximum lot coverage of 60% permitted in the IL-1 Zone.
- The Development Permit proposes a total of 39 parking spaces of which the majority are located in front of and behind the proposed building. Based on the maximum floor area, with a 40% mezzanine space allowed under the BC Building Code, a total of 39 spaces are required.
- Scott Creek parallels the southwest property line. The City hired an environmental consultant to review the overall drainage in the South Westminster area. This study provided recommendations with respect to the creek setbacks for the Manson Canal, Scott Creek and Colliers Creek. The report recommended a 40.0-metre (131 ft.) protection area measured from the centerline of Scott Creek. The Environmental Review Committee (ERC) which includes a representative from the Department of Fisheries and Oceans (DFO) has confirmed the recommendations in this report. A Section 219 Restrictive Covenant will be required to protect the creek setback area on the subject site.

### 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 a multi-tenant warehouse building on a site which is relatively flat.
- There are two proposed driveway accesses to the site, one on the southwest side of the property and the second on the northeast side, to be shared with the future adjoining property. A requirement of both subdivision and this Development Permit is to require a reciprocal access agreement between the two properties to ensure that a maximum of one access is provided off Grace Road. Grace Road may have a median at this location, and this driveway access may be further restricted to right-in/right out only.
- The exterior finishing of the building will be tilt-up concrete panels painted beige with darker accents in the reveals. A secondary dark beige is proposed to create focal points at the ends and the centre of the building. The main elevation facing Grace Road has incorporated a substantial amount of glazing.
- All overhead doors and loading areas are provided at the rear of the building and will not be visible from Grace Road.
- Fascia signage is proposed for the future tenants in the building. This signage is proposed to be located above the glazing, and will be recessed to create a flush mounted sign.
- The side elevations are accented with reveals. Additional landscaping islands have been proposed along these elevations to provide visual interest.

- The applicant has proposed a 6.0-metre (19.5 ft.) wide landscaped area along the Grace Road frontage, as required in the IL-1 Zone. This landscaping area includes a mixture of flowering and non-flowering deciduous and coniferous trees and shrubs. A security gate has been proposed across both of the driveway accesses, and will be incorporated into the landscape area.
- Building security lighting is proposed to be downward facing, shaded wall packs to reduce the potential for glare on the upland residential properties.
- There may be a potential for rooftop overview from the residential properties to the south. The applicant has provided details on the rooftop screening of the mechanical equipment, which will be required at the time of tenant improvement building permit applications.

#### ADVISORY DESIGN PANEL

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

#### 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 Subdivision Layout, Site Plan, Typical Floor Plans and Elevations, and Landscape Plans
- Appendix IV. Engineering Comments

#### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 6, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

LAP/kms

Information for City Clerk

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

1. (a) Agent:      Name:                    Pacific Land Resource Group  
                         Address:                    #101 - 7485 - 132 Street  
                                                            Surrey, BC  
                                                            V3W 1H9  
                         Tel:                                604-501-1624

2.      Properties involved in the Application

(a)      Civic Address:                    Portion of 10299 Grace Road

(b)      Civic Address:                    Portion of 10299 Grace Road  
                         Owner:                                Pacific Link Industrial Park Ltd.  
                         PID:                                        018-227-678  
                         Lot 3 District Lots 9 and 10 Group 2 NWD Plan LMP 9871

## DEVELOPMENT DATA SHEET

**Existing Zoning: IL-1**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>PROPOSED LOT AREA*</b> (in square metres)		10,724.5 m <sup>2</sup>
Gross Total		
Road Widening area		
Undevelopable area		1,096.2 m <sup>2</sup>
Net Total		9,628.3 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	28.86%
Paved & Hard Surfaced Areas		62.59%
Total Site Coverage		91.45%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	19.71 m
Rear	7.5 m	42.26 m
Side #1 (Southwest)	7.5 m	22.03 m
Side #2 (Northeast) (proposed)	7.5 m	8.77 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18.0	11.12 m
Accessory	6.0	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>	9,628.3 m <sup>2</sup>	2.780 m <sup>2</sup>
Future Potential Mezzanines		1,111.8 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	9,628.3 m <sup>2</sup>	3,891.8

*\* 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)		0.258
FAR (net)	1.0	0.288
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial - Main Floor	28	28
Potential Mezzanines	11	11
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	39	39
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

