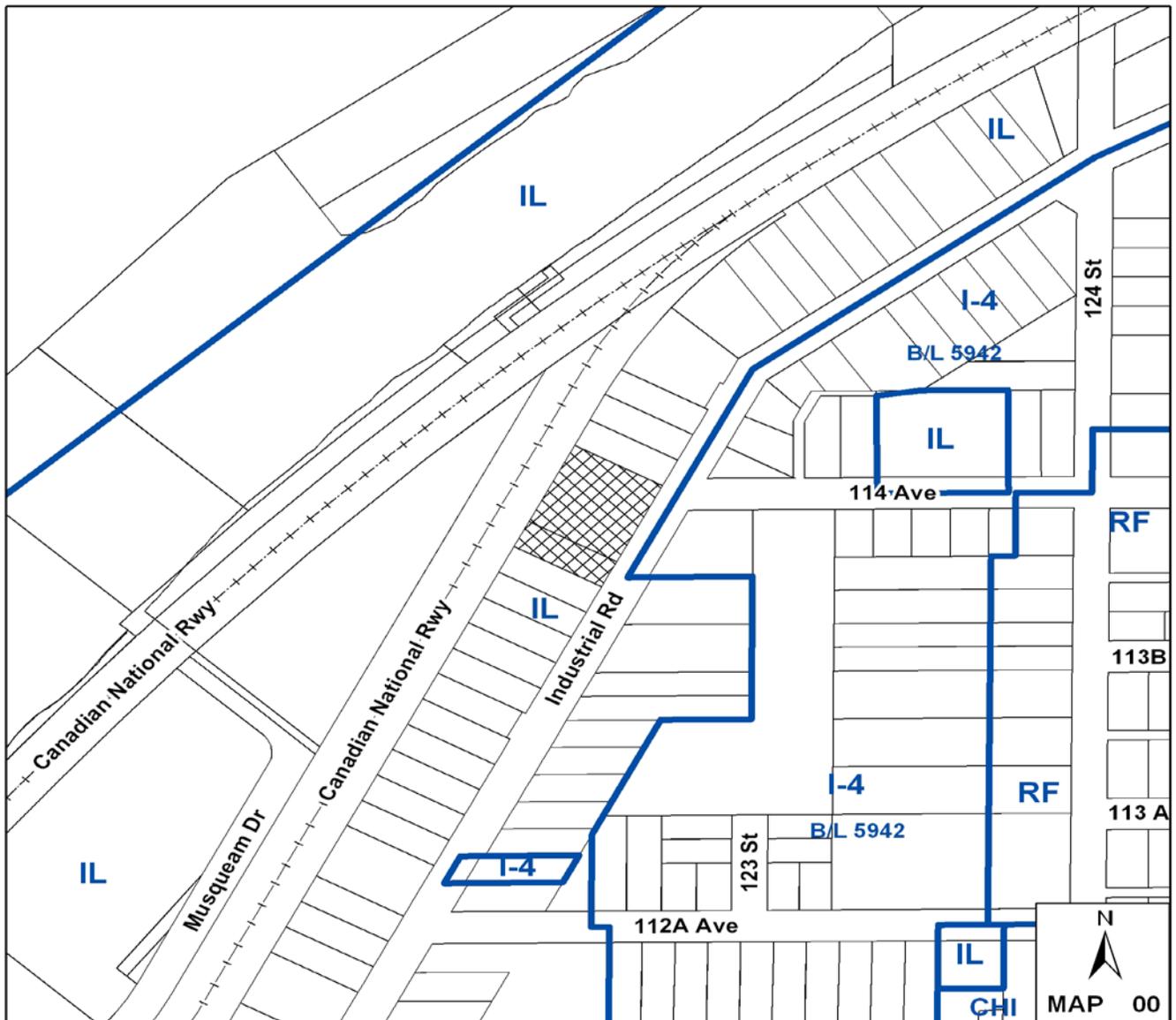


Proposal: Development Permit to regulate parking lot landscaping.
 Development Variance Permit to reduce the number of required parking spaces from 74 to 42.

Recommendation: Approval to Proceed

Location: 12271 and 12277 Industrial Road **Zoning:** IL

OCP Designation: Industrial **Owner:** PAW Properties Ltd.
 Inc. No. 135721



PROJECT TIMELINE

Completed Application Submission Date: June 19, 2006
Application Revision & Re-submission Date: July 5, 2006
Planning Report Date: September 11, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulation:
 - to reduce the minimum required parking from 74 spaces to 42 spaces

in order to permit a trade school currently operating at 12277 Industrial Road to expand its program.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0224-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0224-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of required parking spaces from 74 to 42.
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;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) registration of a Section 219 Restrictive Covenant limiting the number of persons, including students and staff, occupying the school at any one time to 75.

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** Building occupied by a trades school at 12277 Industrial Road and vacant land at 12271 Industrial Road.
- **East:** Across Industrial Road, non-conforming single-family house, zoned I-4, designated Industrial.
- **South-West:** Vacant land, zoned IL, designated Industrial.
- **West:** Rail right-of-way, zoned IL, designated Industrial.
- **North-East:** Electrical repair company, zoned IL, designated Industrial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject properties are zoned "Light Impact Industrial Zone (IL)" and are designated Industrial in the Official Community Plan. The International Union of Painters & Allied Trades, District Council 38 has been operating a trades school in the existing building located at 12277 Industrial Road since 1992. The property directly southwest at 12271 Industrial Road is currently vacant.
- On March 10, 2006, Building Permit Application No. 06-007189 was submitted to allow for tenant improvements to the existing trades school building. Through preliminary review of the building and site plans, it was determined that the existing off-street parking facilities for the trades school did not meet current Zoning By-law parking requirements. The existing building occupies a large percentage of the property and, as such, the area available for additional off-street parking is very limited.
- Currently, there are twelve (12) parking spaces provided for the trades school. The majority of these spaces encroach onto a municipal statutory right-of-way.
- The current non-conforming parking situation is the result of the parking requirements of Zoning By-law, 1979, No. 5942, which required one parking space for every two regular employees. Today, the current Zoning By-law (By-law No. 12000) parking standards require a minimum of three (3) parking spaces per 100 square metres (1,076 square feet) of gross floor area of the principal building.

- Given current by-law requirements, the trades school, having a total floor area of 2,452 square metres (26,394 square feet) and considered a “General Service Use”, requires a minimum of seventy-four (74) parking spaces.
- In order to partially offset the current parking shortage, PAW Properties Ltd., on behalf of the International Union of Painters & Allied Trades, District Council 38, recently purchased the adjacent vacant property at 12271 Industrial Road to construct a parking area for the trades school.

Current Proposal

- Located in the Bridgeview Industrial area, the subject site is designated Industrial in the Official Community Plan (OCP). The site comprises two lots with a total area of 4,032 square metres (1 acre).
- The two properties comprising the subject site will be consolidated in conjunction with the current proposal.
- The applicant is seeking approvals to renovate the northeastern portion of the building to increase the number of classrooms from 2 to 4 and to expand the workshop area. The proposed renovations will enable enrolment in the trades school to increase from 32 students to 64 students.
- The current proposal is for a Development Variance Permit application to reduce the required off-street parking from 74 spaces to 42 spaces. The applicant is also requesting a Development Permit for the landscaping of site including the proposed parking area. Approval of the permits is needed to allow building permit issuance for tenant improvements for the trades school.

Design Proposal and Review

- The existing building in which the trades school is located comprises a gross floor area of 2,452 square metres (26,394 square feet). Of this total floor area, 446 square metres (4,800 square feet) is for existing and proposed classroom and office uses with the remaining 2,006 square metres (21,593 square feet) taken up by existing and proposed shop and ancillary purposes (Appendix III).
- The proposal involves improvements of 158 square metres (1,700 square feet) for classroom and office space, 1,034 square metres (11,130 square feet) for shop and ancillary space, and provides forty-two (42) parking spaces and two (2) loading bays. Of the forty-two (42) stalls, five (5) will be located in front of the existing building and thirty-seven (37) will be provided on the recently acquired vacant lot. Ten (10) spaces have been set aside for "small car" parking.
- Directly fronting the trades school, the existing parking will be reconfigured and a one-way drive aisle will be incorporated.
- Proposed perimeter landscaping treatment consists of mixed deciduous trees with low-level shrubs which will improve the appearance of the site while allowing for visual surveillance during evening hours.

- With a municipal right-of-way encumbering a 2-metre (7 ft.) wide strip along the Industrial Road frontage, landscaping treatment in this area is limited to grass and shallow rooting shrubs.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum number of required parking spaces from 74 spaces to 42 spaces (43% variance).

Applicant's Reasons:

- The classroom and shop area occupancies should be considered mutually exclusive as both of these areas will not be used at the same time for the trades school use. When a classroom is occupied, the shop area is vacant and vice versa. For this reason, the applicant suggests that parking calculations be based on floor area occupied at a given time and not on the entire floor area available. While the total building area is 2,452 square metres (26,394 square feet), only a portion of the building is used at any given time. Using this approach to determine parking provisions, the trades school's parking requirement based on 3 spaces per 100 square metres (1,076 square feet) of gross floor area would be 13 or 60 parking spaces depending on whether the floor area of the classrooms or shop area is used.
- The applicant considers that the required parking should be based on classroom / office space area thus requiring only 13 parking spaces.
- The applicants advise that no complaints have been received regarding the current parking situation at the trades school, which consists of 32 students and 4 staff.
- Approximately 40% of the students enrolled use some form of public transportation and / or carpool. The school is approximately 1 kilometre (2/3 mile) from the Scott Road SkyTrain Station.
- The applicants are committed to encouraging alternative modes of transportation to the workplace by: utilizing Federal Government new apprenticeship incentives including student grants; employer incentives including tax relief for public transportation; offering carpooling incentives; providing shuttle service to and from public transportation if needed; and providing secure space for bicycle storage and change / locker rooms.
- Given that tenant improvements are to facilitate the expansion of the trades school program only and not the actual building, the floor area available for classrooms and shop limits the maximum occupancy of the trade school to 73 persons, which includes students, office staff, instructors and coordinators. To ensure that parking provisions are maintained, the applicant has agreed to enter into a Restrictive Covenant limiting the occupancy of the building at any given time to 75 persons. While current student enrolment is 32 students (based on a maximum of 16 students per classroom) by considering up to five staff persons, the maximum occupancy of 75 persons would allow for program expansion from two classrooms to four classrooms as is proposed with the tenant improvement works.

Staff Comments:

- Staff contacted the City's By-law Enforcement & Licensing Section and were advised that parking in this area along Industrial Road was not a concern and that they were not aware of any parking problems associated with the lack of parking facilities at the trades school.
- If this were a shop for a light industrial type use and not a trades school, parking would be based on a ratio of 1 space per 100 square metres (1,076 square feet) resulting in a requirement of 25 parking spaces. The current proposal of 42 parking spaces would meet this requirement.
- Staff concur with the applicant's rationale and support the variance to relax parking requirements for the current use of this site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I. | Lot Owners and Action Summary |
| Appendix II. | Contour Map |
| Appendix III. | Site Plan, Typical Floor Plans and Landscape Plans |
| Appendix IV. | Engineering Summary |
| Appendix V. | Development Variance Permit No. 7906-0224-00 |

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated August 30, 2006.
- Soil Contamination Review Questionnaire prepared by David Holmes dated May 18, 2006.

How Yin Leung
Acting General Manager
Planning and Development

DS/kms

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CONTOUR MAP FOR SUBJECT SITE

