

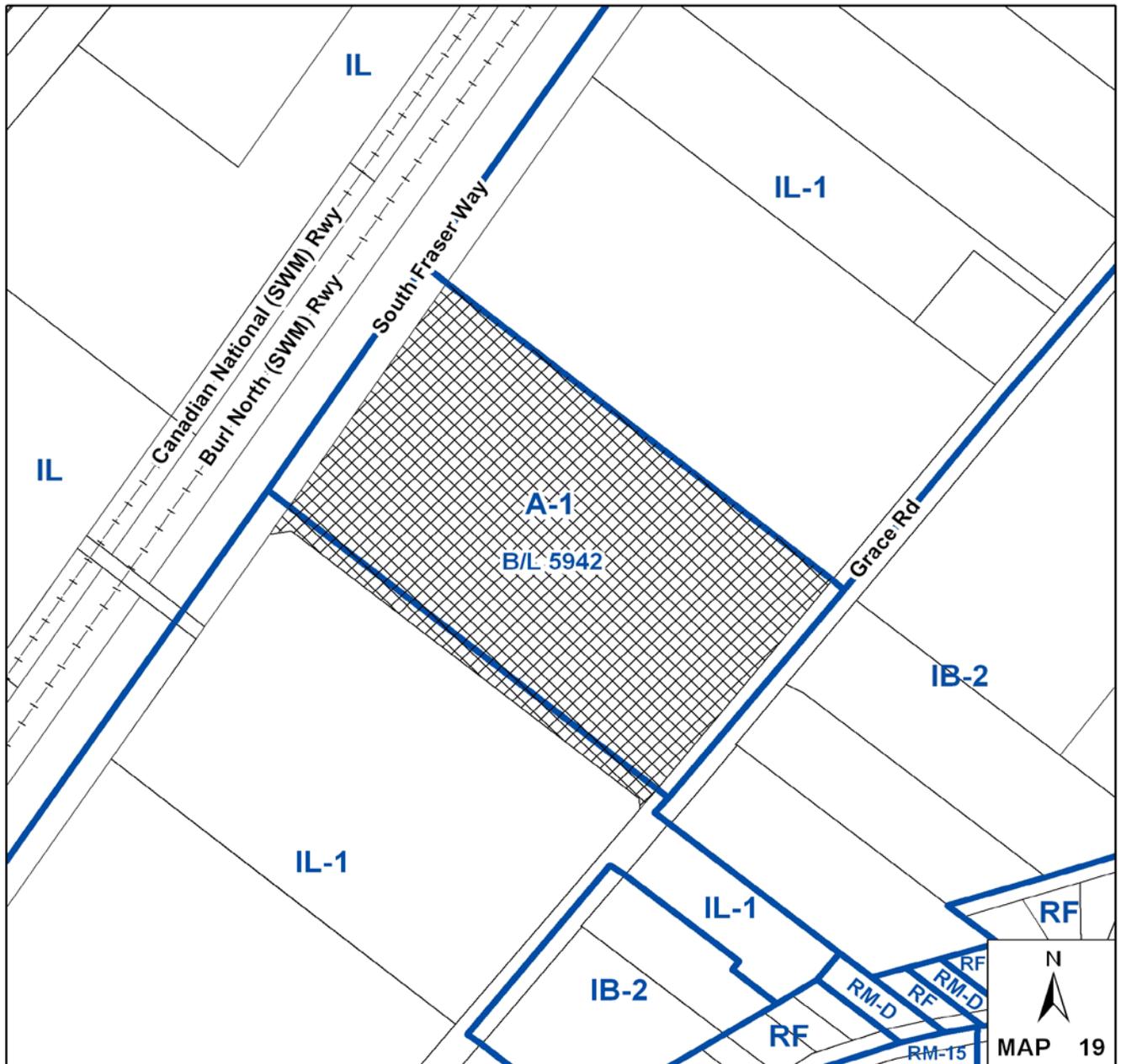
Proposal: Development Permit to allow the construction of a distribution warehouse.

Recommendation: Approval to Proceed

Location: 10239 Grace Road & Closed Portion of Robson Rd **Zoning:** A-1 (By-law No. 5942)

OCP Designation: Industrial

NCP Designation: Light Impact Industrial **Owner:** Pacific Link Industrial Park



PROJECT TIMELINE

Completed Application Submission Date: May 26, 2006
Application Revision & Re-submission Date: May 11, 2007
Planning Report Date: May 28, 2007

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the construction of a distribution warehouse.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0232-00 generally in accordance with the attached drawings (Appendix III).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) completion of Rezoning Application No. 7906-0047-00 rezoning the subject site to the IL-1 Zone;
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) submission of final design drawings to the satisfaction of the Planning and Development Department.

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 Department of Fisheries and Oceans (DFO) has previously approved the setback areas from Colliers and Scott Creeks and the Manson Canal. Scott Creek runs parallel to the northeast side property line and is protected by a Section 219 Restrictive Covenant which requires a 40.0-metre (131 ft.) protection area measured from the centre line of Scott Creek.

SITE CHARACTERISTICS

- **Existing Land Use** Vacant with the placement of some pre-load material.
- **Significant Site Attributes** Scott Creek runs parallel to the northeast side property line.
- **South-East:** Across Grace Road, vacant land, zoned IB-2, designated Business Park in the South Westminster NCP under Application No. 7905-0143-00 to subdivide into industrial lots and an unauthorized truck park, currently under Application No. 7904-0135-00 for a Temporary Use Permit which was referred back to staff on February 20, 2006. The applicant has not submitted the drawings required to proceed with the application.
- **South-West:** Van Kam distribution warehouse, 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.
- **North-East:** Scott Creek; undeveloped land zoned IL-1, designated Light Impact Industrial in the South Westminster NCP, currently under a subdivision application (No. 7905-0143-00). Development Permit Nos. 7906-0185-00 and 7906-0447-00 were issued on December 4, 2006 and April 16, 2007 respectively to allow for the construction of two industrial buildings.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background:

- The subject site is located in South Westminster and is designated Light Impact Industrial in the Neighbourhood Concept Plan (NCP). The subject property is currently under application (No. 7906-0047-00) to rezone from "Agricultural Zone One (A-1)" (By-law No. 5942) to "Light Impact Industrial 1 Zone (IL-1)". The rezoning by-law for this application (By-law No. 16004) received Third Reading on May 8, 2006.
- In order to proceed to final adoption, the applicant is to address the following requirements:
 - ensure all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary are addressed to the satisfaction of the General Manager, Engineering;

- submission of a subdivision layout for the proposed frontage road, to the satisfaction of the Approving Officer;
 - input from the Gateway Program;
 - confirmation from the Department of Fisheries and Oceans (DFO) of the reduced setback area from the centerline of Scott Creek and, if acceptable, registration of a Section 219 Restrictive Covenant to protect Scott Creek; and
 - closure and acquisition by the applicant of the unopened Robson Road right-of-way.
- The owner of the property is currently finalizing the last of the requirements in order to proceed to Council for final adoption of the rezoning by-law.
 - The Development Permit application was submitted on May 26, 2006. However, due to a contractual dispute with the owner, the applicant was unable to proceed until now. Revised design drawings were submitted for Planning staff review on May 11, 2007.

Current Proposal

- The applicant has a contract to purchase the subject property and is requesting a Development Permit in order to permit the construction of a 6,066-square metre (65,300 sq.ft.) single tenant distribution warehouse building.
- This proposal represents a floor area (FAR) of 0.12 and a lot coverage of 11.7% which is within the maximum FAR of 1.0 and maximum lot coverage of 60% permitted in the IL-1 Zone.
- The applicant proposes a total of 114 parking spaces for employees and customers, and approximately 131 spaces for trailer and tractor parking. The IL-1 Zone limits the area for the parking of vehicles over 5,000 kilograms gross vehicle weight associated with a business to 1.5 times the lot coverage of the building. The proposed parking area is approximately 1.4 times the lot coverage of the building.
- Scott Creek runs parallels the northeast 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 centreline of Scott Creek. The Environmental Review Committee (ERC) which includes a representative from the Department of Fisheries and Oceans (DFO) supports the recommendations in this report. A Section 219 Restrictive Covenant was registered in September 2006 to protect the creek setback area on the subject site. The proposed development adheres to the creek setback restrictions on the site.

PRE-NOTIFICATION

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

DESIGN PROPOSAL AND REVIEW

- There are two proposed driveway accesses to the site from Grace Road. For transportation security purposes, both of these access driveways will be protected with electronic security gates. Employee parking is proposed parallel to the Scott Creek protection area, and is separated from the main truck route with a 1.5 metre (5 ft.) wide landscape strip.
- The exterior finishing of the proposed building will be tilt-up concrete panels painted a lighter gray at the top banding of the building, an ivory in the middle, and a darker grey towards the base of the building. Accent person doors, overhead doors, steel handrails canopies and some of the tilt-up concrete is proposed to be painted aqua as a corporate and an accent colour.
- The majority of the overhead doors are located away from both the Scott Road and Grace Road frontages. One overhead door is proposed along the Grace Road frontage. Because of the grade differences between South Fraser Way and the subject site, and the distance that the proposed building is sited from the rear property line (64.9 metres/213 ft.), this overhead door should not be visible from the street.
- An illuminated building fascia sign is proposed along the rear of the building, facing South Fraser Way. A 4.5-metre (15 ft.) free-standing sign, setback 2.0 metres from the property line is proposed along Grace Road. The free-standing sign incorporates the stylized tilt-up concrete panels and is painted dark grey with an aqua accent strip. This sign identifies the corporate name of the company, "Quik X".
- The IL-1 Zone requires a minimum 6.0-metre (20 ft.) wide landscaping along the major road frontages. The applicant has provided the required landscaping areas along the road frontages. The proposed landscaping incorporates flowering and non-flowering deciduous and coniferous trees and shrubs.

ADVISORY DESIGN PANEL

This project was not referred to the Advisory Design Panel but was reviewed by City staff and found to be generally acceptable. Prior to the issuance of the Development Permit, the applicant is to address the following to the satisfaction of the Planning and Development Department:

- Provision of details for the roof top mechanical screening;
- Provision of lighting details (building and site). The lighting should be downward cast and use high pressure sodium lights to reduce the light pollution on the upland residential neighbourhood; and
- Finalize the landscaping plan, including information on the plant materials in the landscape bed between the employee parking and the truck drive aisle, to the satisfaction of the City Landscape Architect.

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

How Yin Leung
Acting General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Proposed Zoning: IL-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		55,798.86 m ²
Road Widening area		
Undevelopable area		9,454.22 m ²
Net Total		46,344.64 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	11.70%
Paved & Hard Surfaced Areas		81.2%
Total Site Coverage		92.9%
SETBACKS (in metres)		
Front (Grace Road)	7.5 m	31.492 m
Rear (South Fraser Way)	7.5 m	64.921 m
Side #1 (Northwest)	7.5 m	61.922 m
Side #2 (Northeast)	7.5 m	46.001 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18.0 m	11.40 m
Accessory	6.0 m	n/a
NUMBER OF RESIDENTIAL UNITS	3	0
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	46,344.64 m ²	6,066.42 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	46,344.64 m ²	6,066.42 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	0.12
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	61	114
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	61	114
Number of disabled stalls		2
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

