

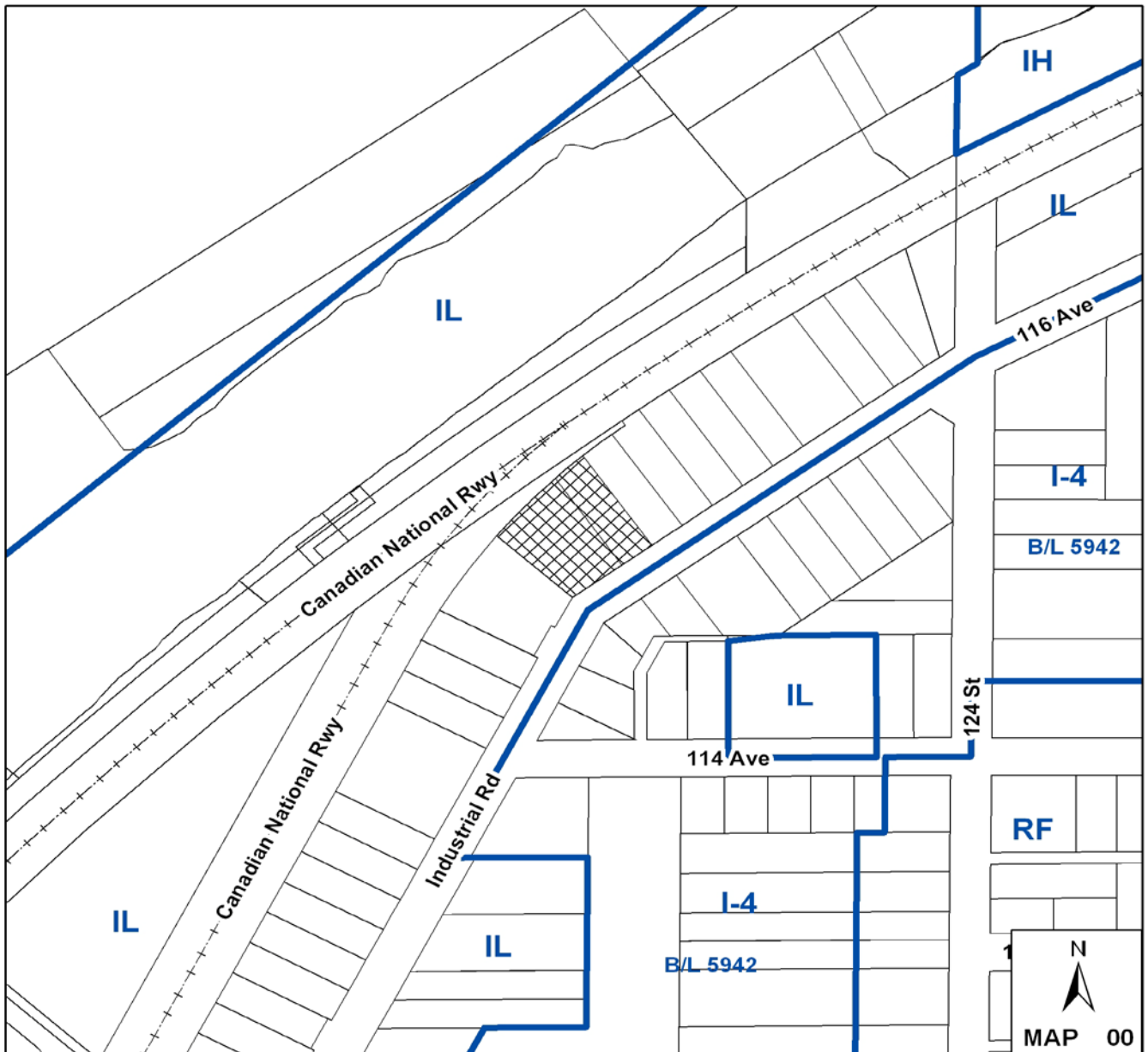
Proposal: Development Permit to regulate landscaping for an expanding parking lot to service a trade school in Bridgeview.

Recommendation: Approval to Proceed

Location: 12309/13 Industrial Road **Zoning:** IL

OCP Designation: Industrial

LAP Designation: Industrial **Owner:** BAC Local 2 Holdings & Local 919 Holdings Ltd.



PROJECT TIMELINE

Completed Application Submission Date: June 1, 2006
Application Revision & Re-submission Date: November 3, 2006
Planning Report Date: February 26, 2007

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to regulate the landscaping for an expanding parking lot to service a trade school in Bridgeview.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0239-00 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) consolidation of the two subject lots; and
 - (c) submission of a landscaping 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 (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Vacant.
- **Significant Site Attributes** Drainage right-of-way and ditch parallel to the rear property line.
- **North:** Rail right-of-way, zoned IL, designated Industrial.
- **South:** Across Industrial Road, non-conforming single-family residences, zoned I-4, designated Industrial.
- **South-West:** Door manufacturer, zoned IL, designated Industrial.
- **East:** Non-conforming house, with outside storage, zoned IL, designated Industrial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The western subject lot, located at 12309 Industrial Road was purchased by the current owner in 2006 for the purpose of operating a trade school to address the training requirements for people involved in the masonry sector which includes tile setting, cement masonry and brick laying.
- The architect had preliminary discussions with Planning staff concerning the conversion of this building from an industrial use to a general service use. Through preliminary review of the building and site plans, it was determined that the existing off-street parking did not meet the current Zoning By-law parking requirements for a trade school. The existing building occupies a large percentage of the property and, as such, the area available for additional off street parking is very limited, with only six spaces available fronting Industrial Road.
- The current parking situation is the result of the parking requirements of Zoning By-law No. 1979, No. 5942 which required one parking space for every two regular employees. 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 sq. ft.) of gross floor area of the principal building for general service uses.
- Given the current by-law requirements, the trades school, having a total floor area of 1,121 square metres (12,066 sq. ft.) and considered a “General Service Use”, requires a minimum of 34 parking spaces.
- In order to offset the parking shortage, the proponents recently purchased the adjacent vacant property at 12313 Industrial Road, the eastern subject lot, to expand the parking lot for use by the trade school employees and students.

Current Proposal

- The subject site is located in the Bridgeview Industrial area. The site is designated Industrial in the Official Community Plan (OCP) and designated for Light Impact Industrial Use in the Bridgeview Local Area Plan.
- The applicant is requesting a Development Permit to expand the parking lot for the trade school, which occupies the building on the western subject lot. The subject lots will be consolidated.
- Access to the proposed parking lot is located at the south end of the site. A total of 41 parking spaces are proposed. This is 7 spaces more than the 34 spaces required under the Zoning By-law.

PRE-NOTIFICATION

In accordance with Count policy, a development proposal sign was erected on the property and staff received no comments

DESIGN PROPOSAL AND REVIEW

- The proposed parking area will be paved and drained. A 3.0-metre (10 ft.) wide landscaping strip is proposed along the property line of the subject site consisting of low shrubs and climbing vines.
- A 3.0-metre (9.8 ft.) wide landscape strip will be installed along the Industrial Road frontage of the site. As there is a municipal right-of-way encumbering a 2-metre (7 ft.) wide strip along the Industrial Road frontage for the vacuum sewer system, landscaping over the right-of-way area is limited to grass and shallow rooting shrubs. Additional landscaping outside of the right-of-way area includes the planting of some trees, shrubs and ground cover.
- Minor interior and structural changes (which do not require a Development Permit) will be made to the existing building to accommodate the trade school.

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 and Proposed Landscaping
Appendix IV.	Engineering Summary

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 16, 2007.
- Soil Contamination Review Questionnaire prepared by Chris Feller dated November 14, 2006.

How Yin Leung
Acting General Manager
Planning and Development

LAP/kms

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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: Greg Belgardt c/o Artek
 Address: 1038 Homer Street
 Vancouver, B.C. V6B 2W9
 Tel: 604-629-0469

2. Properties involved in the Application
 - (a) Civic Address: 12309 and 12313 Industrial Road

 - (b) Civic Address: 12309 Industrial Road
 Owner: BAC Local 2 Holdings and Local 919 Holdings Ltd.
 PID: 015-760-171
 Lot 1 Section 7 Block 5 North Range 2 West New Westminster District
 Reference Plan 84632

 - (c) Civic Address: 12313 Industrial Road
 Owner: BAC Local 2 Holdings and Local 919 Holdings Ltd.
 PID: 012-370-266
 Lot 33 Section 7 Block 5 North Range 2 West New Westminster District Plan
 1755

3. Summary of Actions for City Clerks Office

CONTOUR MAP FOR SUBJECT SITE

