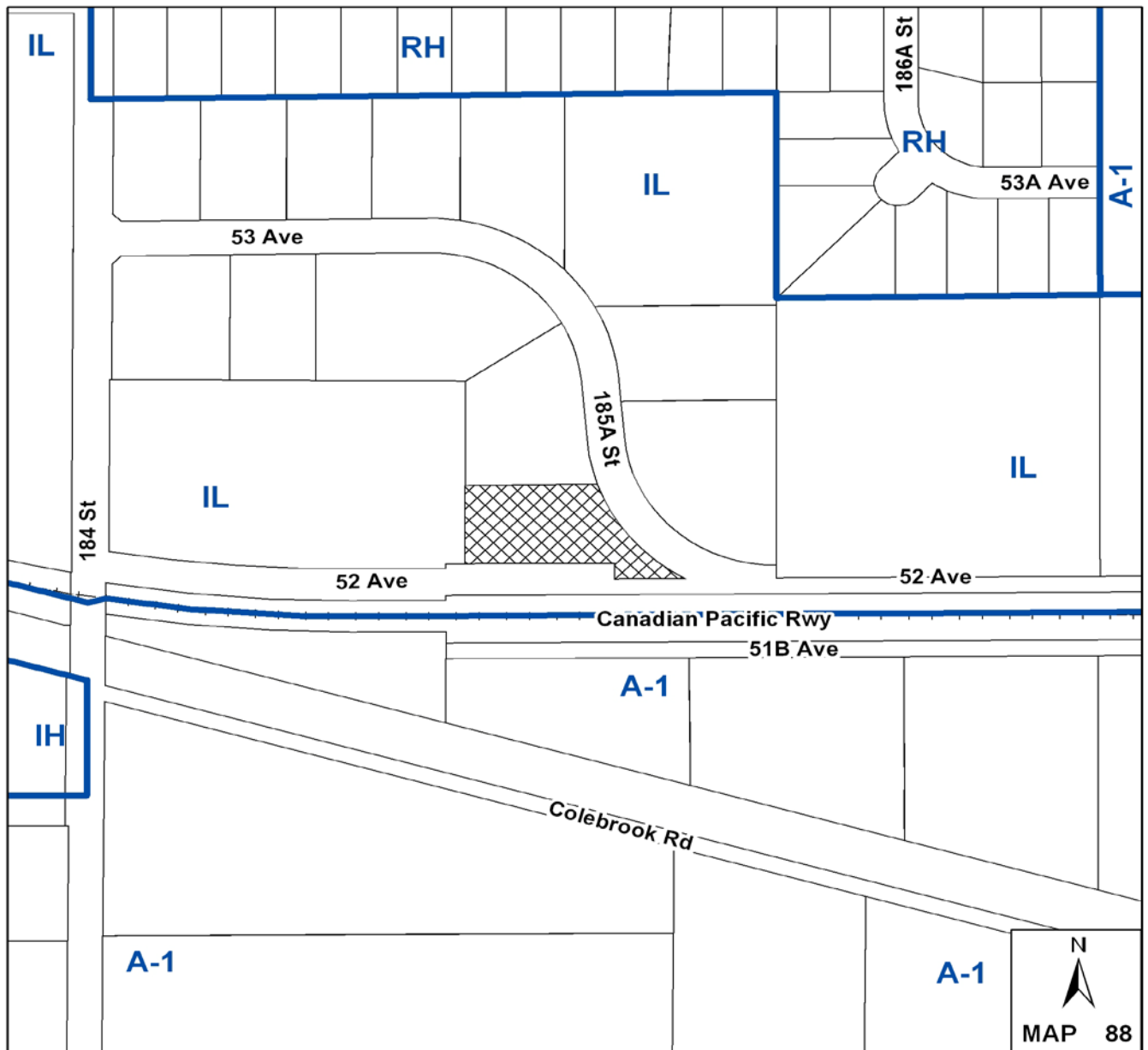


Proposal:	Development Permit to permit the construction of an industrial warehouse building.		
Recommendation:	Approval to Proceed		
Location:	5245 - 185A Street	Zoning:	IL
OCP Designation:	Industrial	Owner:	Red Rose Consulting Ltd.
LAP Designation:	Industrial		



PROJECT TIMELINE

Completed Application Submission Date: June 21, 2006
Planning Report Date: November 20, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the construction of an industrial warehouse building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0293-00 in accordance with the attached drawings (Appendix III).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) final architectural plan approval to the satisfaction of the City Architect;
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) registration of a Section 219 Restrictive Covenant prohibiting automotive service uses and automobile painting and bodywork.

REFERRALS

Engineering: The Engineering Department has no concerns (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Vacant.
- **East:** Across 185A Street, vacant land with approved Development Permit No. 7905-0172-00, zoned IL, designated Industrial.
- **South:** Across 52 Avenue, Canadian Pacific Rail right-of-way, zoned IL, designated Industrial.
- **West:** Non-conforming agricultural buildings, with container and equipment storage, zoned IL, designated Industrial.

- **North:** Industrial building under construction, as permitted in Development Permit No. 7905-0379-00, zoned IL, designated Industrial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the west side of 185A Street, north of 52 Avenue. The site area is 4,960.32 square metres (1.2 acres). This property was created through subdivision application No. 7997-0028-00 as part of a 13-lot industrial subdivision. The subdivision plans were signed on May 11, 2005.
- At this time, there are only five lots within this industrial subdivision which are not under active development application or construction (Appendix V).

Current Proposal

- The current proposal is for a Development Permit to allow the construction of a single tenant industrial warehouse building.
- The proposed ground floor area is 1,393.5 square metres (15,000 sq. ft.) with an additional 113.8 square metres (1,224 sq. ft.) of second storey office space. This translates into a total floor area ratio (FAR) of 0.3 and a lot coverage of 29.09% which is in keeping with the maximum FAR of 1.0 and lot coverage of 60% permitted in the IL Zone.
- A total of 15 parking spaces are required to satisfy the Zoning By-law requirement for the proposed building. A total of 25 parking spaces are proposed on the site.
- Development Application No. 7905-0329-00 located at 5298 - 185A Street generated some concerns from the up-lying residential properties. To mitigate some of the impact associated with uses permitted in the IL zoning, the applicant has agreed to the registration of a Section 219 Restrictive Covenant to prohibit automotive service uses and automobile painting and bodywork on the property.

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 subject proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed industrial building will be accessed from one driveway access off 185A Street, with internal truck circulation on the site. Employee and customer parking is provided in between the building and 185A Street, as well as along the south property line.
- The building is proposed to be constructed using tilt-up concrete panels painted beige with darker beige accents, with reveals and glazing. The applicant is proposing green canopies as an accent. The City Architect has not reviewed this latest colour submission, therefore, prior to finalization of the Development Permit, the applicant is to provide colour samples to the satisfaction of the City Architect.
- The OCP Development Permit Guidelines recommend that overhead doors be located away from the streets. Due to the site configuration and the requirement for truck circulation on the site, two overhead doors are proposed facing 185A Street. These are proposed to be screened by the landscaping along the front property line and at the driveway entrances into the site. 185A Street curves to the east at this location and the overhead doors are set back 18.329 metres (60 ft.) from the face of the building, both of which mitigate most of the visual impact of the overhead doors from the street.
- The applicant has not proposed a free-standing sign, as the proposed owner does not want one. In the future, if a free-standing sign is requested, a further Development Permit will be required.
- The applicant is proposing a 3.0-metre (10-ft.) wide landscape strip along the street frontage and additional planting area at the street entrance and at the south portion of the site adjacent to the 52 Avenue road allowance. Additional landscape buffering has been proposed around the perimeter of the site.
- To provide site security, a 1.8-metre (6 ft.) high black vinyl coated chain-link fence is proposed around the interior property lines.
- The applicant has not proposed to install light standards within the parking lot. All lighting fixtures are downward facing to reduce glare.
- Metal screening is to be provided around any future roof top mechanical systems.

ADVISORY DESIGN PANEL

This project was not reviewed by the Advisory Design Panel and was reviewed by City staff. The attached drawings have been revised to address comments from staff and are generally acceptable. Prior to issuance of the Development Permit, final approval of the building colours are required by the City 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
Appendix V.	Map Showing Status of Building Permits and Development Permits

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by JD Hastings dated June 20, 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: Teck Construction
 Address: 5197 - 216 Street
 Langley, B.C.
 V3A 2N4
 Tel: 604-534-7917

2. Properties involved in the Application

- (a) Civic Address: 5245 - 185A Street
- (b) Civic Address: 5245 - 185A Street
 Owner: Red Rose Consulting Ltd.
 PID: 026-283-468
 Lot 9 Section 4 Township 8 New Westminster District Plan BCP17574

3. Summary of Actions for City Clerks Office

DEVELOPMENT DATA SHEET

Existing Zoning: **IL**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		4,960.32 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	28.09%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	18.63 m
Rear	7.5 m	7.5 m
Side #1 (North)	7.5 m or 0	0
Side #2 (South)	7.5 m	19.19 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18.0 m	
Accessory	6.0 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial Warehouse		1,280 m ²
Office		228 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	4,960 m ²	1,508 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	0.30
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	15	25
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

