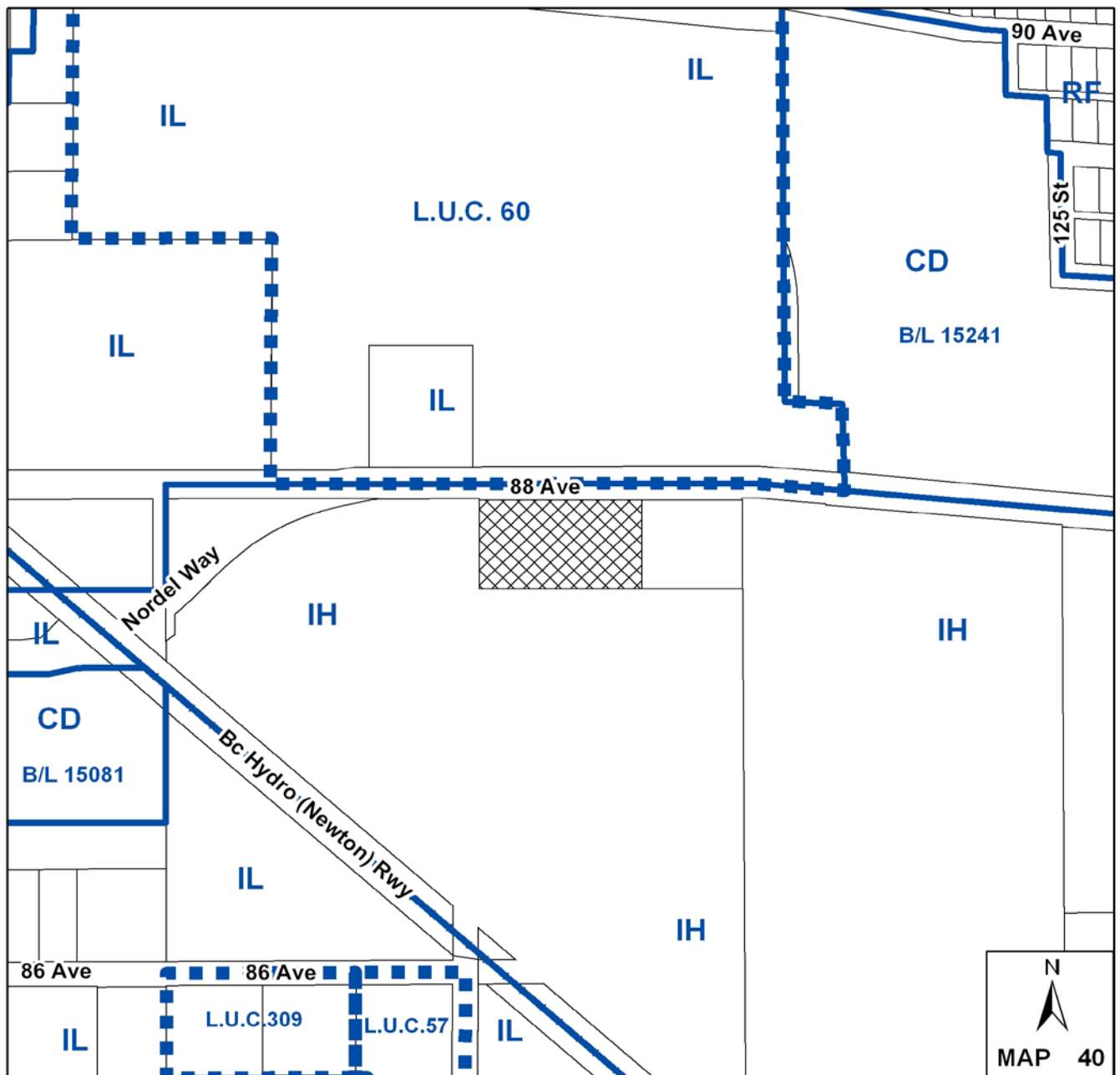


Proposal: Development Permit to permit an addition to an existing industrial building.

Recommendation: Approval to Proceed

Location: 12320 – 88 Avenue **Zoning:** IH
OCP Designation: Industrial **Owner:** 529754 BC Inc.
LAP Designation: General Industrial



PROJECT TIMELINE

Original Application Submission Date: February 12, 2007
Planning Report Date: April 30, 2007

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to allow for a 2,577 sq. m. (27,700 sq.ft.) addition to the existing industrial building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0345-00 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) satisfactory resolution of outstanding building permit issues; and
 - (e) registration of a Section 219 Restrictive Covenant to prohibit a single direct access to 88 Avenue for this site and ensure use of the shared access with the property at 17390 - 88 Avenue.

REFERRALS

Engineering: The Engineering Department has no objection to the project. The servicing for the site was approved under Project No. 7904-0149-00 (Appendix IV).

BC Hydro: No concerns (Appendix V).

Terasen Gas: No concerns (Appendix VI).

Fire Department: No concerns.

SITE CHARACTERISTICS

- **Existing Land Use** An industrial building.
- **Northeast:** There are eight (8) mature trees on the site. All are proposed to be retained.
- **East:** Currently vacant, IH zoned site, designated "General Industrial" in the Central Newton LAP and "Industrial" in the OCP. A Development Permit application (7906-0027-00) to construct a 2,261 sq. m. (24,350 sq.ft.) industrial building received Final Approval from Council on April 2, 2007.
- **South, West and North:** BC Hydro facility, zoned IH and IL, designated General Industrial in the Central Newton LAP and Industrial in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Industrial. Complies.

Central Newton LAP Designation: General Industrial. Complies.

DESIGN PROPOSAL AND REVIEW

Building Design

- The partially constructed addition has dark blue metal cladding. To increase the attractiveness of the façade, non-structural rust coloured vertical and horizontal columns are proposed to be added to the north (88 Avenue) and west facades. Trim will be also added to the parapet. Several rust coloured canvas awnings will be incorporated into the north (88 Avenue) façade to provide weather protection and add building character.
- Glazing is proposed in various locations along the north (88 Avenue) façade. The main entrance area on the northeast corner of the building is proposed to contain a large amount of glazing and a decorative entry way with decorative steel supports and an awning.
- The proposal was not reviewed by the Advisory Design Panel but was considered by staff, and found acceptable.

Access and Parking

- The site is currently accessed from 88 Avenue. Under Subdivision Application No. 7904-0149-00, which subdivided the subject site and created 12390 – 88 Avenue, a reciprocal access agreement providing access to 88 Avenue was registered on title. Three metres (10 feet) along the eastern property line of the subject site, and 3 metres (10 feet) on the adjacent site (12390 – 88 Avenue) are provided for access to 88 Avenue. The physical access has not yet been relocated from 12320 – 88 Avenue to the new shared access location. The applicant is required to relocate the access as a condition of the Development Permit approval and issuance process. A Restrictive Covenant is required to be registered to prohibit a singular driveway access to the subject site, and ensure use of the shared reciprocal access driveway with 12390 – 88 Avenue.
- The Zoning By-law requires forty-seven (47) parking spaces and the applicant is providing forty-seven (47) parking spaces. Parking along the northern property line is angled to allow for a wider landscaping strip along 88th Avenue.

Landscaping

- A 1.1 metre (3.5 feet) landscaping strip on the subject property is proposed to be planted along 88 Avenue, consisting of trees, shrubbery and ground cover. A further 3.5 metres (11.5 feet) of City land, between the property line and the existing sidewalk, will be planted with shrubbery. Landscaped islands are provided every five (5) parking spaces.
- A cluster of eight (8) cedars to the west of the addition will not be impacted by the addition and will be retained.
- A 4.3 metre (14 feet) landscaping strip is proposed to be provided near the eastern property line fronting a row of parking stalls along the easterly property line.

Signage

- No free-standing signs are proposed as part of this development permit. Two fascia signs and one awning sign are proposed. The fascia signs are proposed for the main entrance area and will be channel block lettering with exterior directed lighting. The awning sign will consist of the corporate logo placed on the awning above the main entry doors. The proposed signs meet the requirements of the Sign By-law.

ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff and found satisfactory.

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, Typical Floor Plans, Elevations and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	BC Hydro Comments
Appendix VI.	Terasen Gas Comments

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 7, 2007.
- Arborist Report dated August 15, 2005.
- Soil Contamination Review Questionnaire prepared by John Murchie dated July 6, 2006.

How Yin Leung
Acting General Manager
Planning and Development

KB/kms

v:\planning\plncom07\02121437.kb.doc
SEH 7/12/10 11:33 AM

Information for City Clerk

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

1. (a) Agent: Name: John Murchie
 Address: 725 Murchie Road
 Langley, BC V2Z 2X9
 Tel: 604-590-3381

2. Properties involved in the Application

(a) Civic Address: 12320 – 88 Avenue

(b) Civic Address: 12320 – 88 Avenue
 Owner: 529754 B.C. Inc.
 Director Information:
 John Archibald Murchie
 Mary Fidelma Murchie

Officer Information: (as at October 24, 2006)
John Archibald Murchie (President)
Mary Fidelma Murchie (Secretary)

PID: 026-440-318
Lot 1 Section 30 Township 2 NWD Plan BCP 20048

3. Summary of Actions for City Clerks Office

DEVELOPMENT DATA SHEET

Required Development Data	Minimum Required / Maximum Allowed	Existing Zoning IH Proposed
LOT AREA* (in square metres)		9,388 sq. m.
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		9,388 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		3,362 sq.m./36%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front		12.4 m
Rear		22.0 m
Side #1 (E)		20.1 m
Side #2 (W)		16.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal		2 storeys/11 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial Existing Building		2,125 sq.m.
Proposed Addition		2,577 sq.m.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		4,702 sq.m.

** 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)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	47	47
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	YES
---------------	----	---------------------------------	-----

CONTOUR MAP FOR SUBJECT SITE

