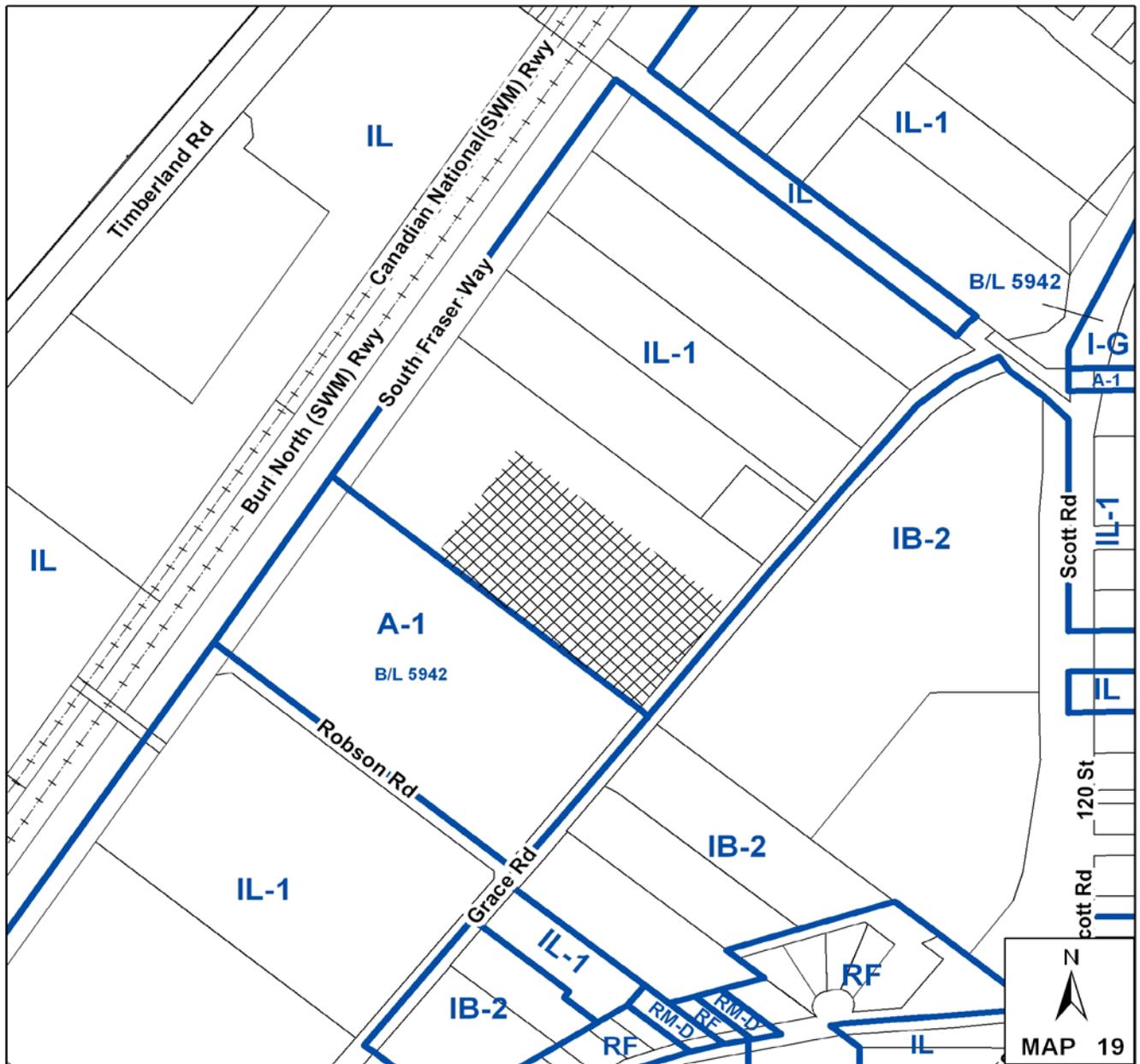


Proposal:	Development Permit to allow the construction of a multi-tenant industrial building.		
Recommendation:	Approval to Proceed		
Location:	Portion of 10299 Grace Road	Zoning:	IL-1
OCP Designation:	Industrial	Owner:	Pacific Link Industrial Park
NCP Designation:	Light Impact Industrial		



PROJECT TIMELINE

Completed Application Submission Date: October 17, 2006
Planning Report Date: January 22, 2007

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to allow the construction of a multi-tenant industrial building in South Westminster.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0447-00 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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) address siting of the building and incorporate additional landscaping to the satisfaction of the City 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).

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 Manson Canal. This application was referred to ERC on May 24, 2006 and approved the proposed creek protection area along the portion of Scott Creek adjoining the subject site.

SITE CHARACTERISTICS

- **Existing Land Use** Vacant, with the placement of some preload material.
- **Significant Site Attributes** Scott Creek runs parallel to the southwest side property line.
- **South East:** Across Grace Road, vacant land zoned IB-2 under Application No. 7905-0143-00 to subdivide into industrial lots; designated Business Park in the South Westminster NCP.
- **South West:** Across Scott Creek, vacant land, zoned A-1 (By-law No. 5942) under Rezoning Application 7906-0047-00 to rezone to IL-1; currently at Third Reading and Development Permit Application 7906-0232-00 to allow for a warehouse distribution centre, designated Light Impact Industrial in the South Westminster NCP.
- **North East:** Vacant land under Subdivision Application 7905-0143-00, 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.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located in South Westminster and is designated Light Impact Industrial in the Neighbourhood Concept Plan (NCP). The subject property was rezoned from "Salvage Industrial Zone (IS)" to "Light Impact Industrial 1 Zone (IL-1)" with the adoption of Rezoning By-law No. 15665 on May 18, 2005.
- The 13-acre site is currently vacant and is subject to a larger subdivision application to realign Grace Road, and to create a total of 16 industrial properties ranging in size from 3,000 square metres (0.7 acre) to 3 hectares (7.4 acres) (Appendix III). City staff, the applicant and staff from the Gateway program have been determining the overall road network requirements, including frontage road and finalizing the future road classifications and road dedication requirements in order to issue a Preliminary Layout Approval (PLA) letter for the overall subdivision. Final decisions are pending from the Gateway office at this time.
- Development Permit No. 7906-0185-00 was issued by Council on December 4, 2006 to allow for the construction of a 3,891.8-square metre (41,892 sq. ft.) multi-tenant industrial warehouse building on the southeast portion of the proposed lot, fronting Grace Road.

- The current Development Permit is for the central-west portion of this property to allow for the construction of a second multi-tenant industrial building on the 2.3-acre portion of the 13-acre property.
- The current proposal is to develop a second multi-tenant industrial warehouse building on the central west portion of proposed Lot 15 with a ground floor area of 3,259.7 square metres (35,088.3 sq. ft.) with further potential mezzanine floor area of 1,303.9 square metres (14,035 sq. ft.). This would allow a total second building floor area of 4,563.88 square metres (49,123.3 sq. ft.) and a potential total building area on the site of 8,455.38 square metres (91,016 sq. ft.).
- This proposal, including the first approved multi-tenant industrial warehouse building, represents a potential total floor area ratio (FAR) of 0.39 and a lot coverage of 29.5% based on the proposed lot which is consistent with the maximum FAR of 1.0 and maximum lot coverage of 60% permitted in the IL-1 Zone.
- The following table illustrates the overall project data for the multi-tenant industrial building approved under Development Permit No. 7906-0185-00 and the current development permit application:

	7906-0185-00	7906-0447-00	Total
Building Floor Area	3,891.8 m ²	4,563.6 m ²	8,455.4 m ²
Building Height	11.6 m	11.6 m	
Parking	39	46	85

- The Development Permit proposes a total of 46 additional parking spaces on the site of which the majority are located behind the proposed building. Based on the maximum floor area, with a 40% mezzanine space allowed under the BC Building Code, a total of 84 spaces are required for both buildings. A total of 85 will be provided.
- Scott Creek parallels the southwest 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 centerline of Scott Creek. The Environmental Review Committee (ERC) which includes a representative from the Department of Fisheries and Oceans (DFO) has confirmed 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

- The proposal is for a second multi-tenant warehouse building on a site which is relatively flat.
- There are two proposed driveway accesses to the site, one on the southwest side of the property and the second on the northeast side, to be shared with the future adjoining property to the north and east. A requirement of both subdivision and this Development Permit is to require a reciprocal access agreement between the subject property and proposed Lots 12, 13 and 14 to ensure that a maximum of one access is provided off Grace Road. Grace Road may have a median at this location, and this driveway access may be, therefore, further restricted to right-in/right out only.
- The exterior finishing of the proposed two-storey building will be tilt-up concrete panels painted beige with darker accents in the reveals. A secondary dark beige is proposed to create focal points at the ends and the centre of the building. The main elevation is facing the future rear property line which is proposing a substantial amount of glazing. A central loading and truck circulation area will be created between the two proposed buildings.
- Planning staff expressed a concern about the orientation of the front of the building towards the rear property line. The applicant provided an overall development master plan indicating the relationship between the future buildings, and the creation of central driveways which facilitate both heavy truck and automobile circulation (Appendix V).
- All overhead doors and loading areas are provided on the northwest elevation of the building creating a central loading area between the two buildings and will not be visible from Grace Road.
- Fascia signage is proposed for the future tenants in the building. This signage is proposed to be located above the glazing, and will be recessed to create a flush mounted sign.
- The side elevations are accented with reveals. Additional landscaping islands have been proposed along these elevations to provide visual interest.
- Building security lighting is proposed to be downward facing, shaded wall packs to reduce the potential for glare on the upland residential properties.
- There may be a potential for rooftop overview from the residential properties to the south. The applicant has provided details on the rooftop screening of the mechanical equipment, which will be required at the time of tenant improvement building permit applications.

ADVISORY DESIGN PANEL

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

- Incorporate additional landscaping along the building sides; and

- Move the proposed building closer to the previously approved building to the south to allow for additional landscaping along the proposed rear (north-west) property line.

The applicant has agreed to these modifications and will be incorporating them in the final development permit drawings.

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 Subdivision Layout, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Development Master Plan

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: Pacific Land Group Inc.
 Address: #101 - 7485 - 130 Street
 Surrey, B.C.
 V3W 1H8
 Tel: 604-501-1624

2. Properties involved in the Application
 - (a) Civic Address: Portion of 10299 Grace Road

 - (b) Civic Address: Portion of 10299 Grace Road
 Owner: Pacific Link Industrial Park
 PID: 018-227-678
 Portion of Lot 3 District Lots 10 and 11 Group 2 New Westminster District
 Plan LMP9871

3. Summary of Actions for City Clerks Office

DEVELOPMENT DATA SHEET

Existing Zoning: IL-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
PROPOSED LOT AREA* (in square metres)		
Gross Total		22,779 m ²
Road Widening area		
Undevelopable area		2,346.3 m ²
Net Total		20,432.9 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	29.5%
Paved & Hard Surfaced Areas		66%
Total Site Coverage		96.6%
SETBACKS (in metres)		
Front	7.5 m	See Multiple Building Data Sheet
Rear	7.5 m	
Side #1 (Southwest)	7.5 m	
Side #2 (Proposed Northeast)	7.5 m	
BUILDING HEIGHT (in metres/storeys)		
Principal	18.0 m	11.6 m
Accessory	6.0 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor	2	n/a
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Industrial		
Building #1	9,628.3 m ²	2,780 m ²
FLOOR AREA: Future Potential Mezzanine		
Building #2		1,111.8 m ²
Future Potential Mezzanines		3,259.7 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	9,628.3 m²	8,455.4 m²

** 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	0.39
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	85	85
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	85	85
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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MULTIPLE BUILDINGS DATA SHEET

Existing Zoning : IL-1

Required Development Data	Building #1 (7906-0185-00)	Building #2 (7906-0447-00)
SETBACK (in metres)		
Front	19.71 m	15.85 m
Rear	42.46 m	52.46 m
Side #1 (Southwest)	22.03 m	21.81 m
Side #2 (Northeast - proposed)	8.77 m	9.22 m
Building Height (in metres/storeys)	11.6 m	11.6 m
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE		
Bachelor		
One Bedroom		
Two Bedroom		
Three Bedroom +		
TOTAL FLOOR AREA	3,891 m ²	4,563.6 m ²

CONTOUR MAP FOR SUBJECT SITE

