

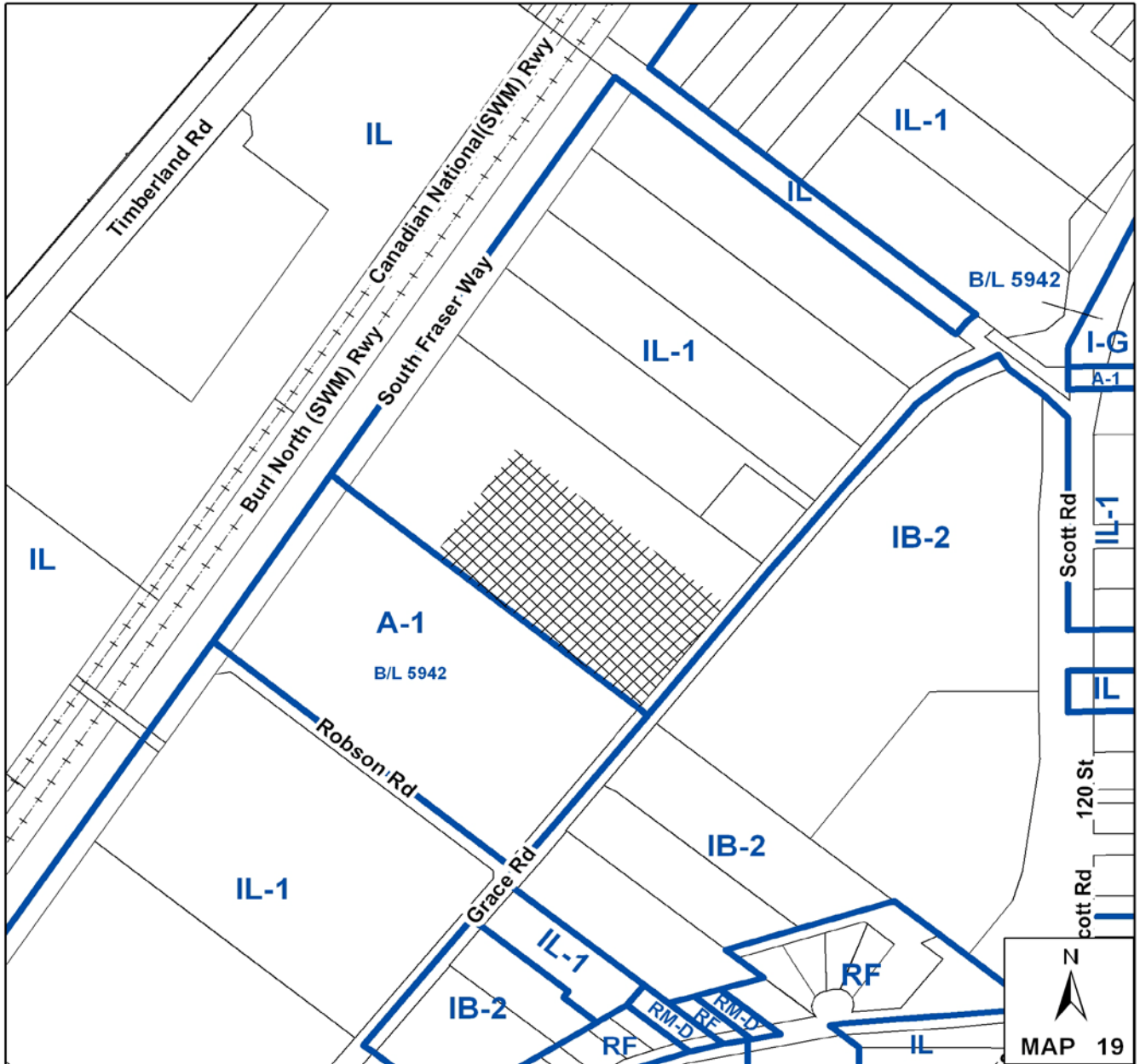
**Proposal:** Development Permit to allow the construction of a multi-tenant industrial building. Development Variance Permit to relax the width of loading spaces.

**Recommendation:** Approval to Proceed

**Location:** Portion of 10299 Grace Rd      **Zoning:** IL-1

**OCP Designation:** Industrial

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



## PROJECT TIMELINE

Original Application Submission Date: October 17, 2006  
Initial Planning Report Date: January 22, 2007  
Application Revision & Re-submission Date: March 21, 2007  
Planning Report Date: April 2, 2007

## PROPOSAL

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
  - to relax the minimum width of a loading/unloading space from 4 metres (13 ft.) to 3.6 metres (12 ft.); and
  - to relax the minimum width of a loading/unloading space next to a wall, fence or similar vertical feature from 4.75 metres (15 ft.) to 4 metres (13 ft.)

in order to permit the construction of an industrial building in South Westminster.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0447-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to relax the minimum width of a loading/unloading space in Part 5 of the Zoning By-law from 4 metres (13 ft.) to 3.6 metres (12 ft.); and
  - (b) to relax the minimum width of a loading/unloading space to a wall, fence or similar vertical feature in Part 5 of the Zoning By-law from 4.75 metres (15 ft.) to 4 metres (13 ft.).

## REFERRALS

Building Division: Building Division staff have advised they have no concerns regarding the requested variance.

## 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 was rezoned from "Salvage Industrial Zone (IS)" to "Light Impact Industrial zone (IL)" with the adoption of Council initiated 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. A Preliminary Layout Approval (PLA) letter for the overall subdivision was issued on January 18, 2007.
- 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 14, fronting Grace Road.
- Council, on January 22, 2007, authorized staff to draft Development Permit No. 7906-0447-00 to allow construction of a 4,563-square metre (49,124 sq.ft.) multi-tenant industrial building on the central-west portion of the subject site.
- The applicant is finalizing the last of the outstanding requirements of the Development Permit application in order to obtain the Development Permit and issuance of a building permit for this second building.
- During the building permit review process, it was noted that the proposed loading bays do not meet the minimum width requirements of Part 5 of Surrey Zoning By-law No. 12000.
- Part 5, Off-Street Parking and Loading/Unloading requires the minimum width of a loading space to be 4.0 metres (13 ft), or if it is located adjacent to a wall, fence or similar vertical element, a minimum width of 4.75 metres (15.75 ft.).
- The applicant has requested a relaxation of this requirement to reduce the minimum width of a loading space from 4 metres (13 ft.) to 3.6 metres (12 ft.) and to relax the minimum width of a loading space next to a wall, fence or similar vertical structure from 4.75 metres (15 ft.) to 4 metres (13 ft.)

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variances:

- To relax the minimum width of a loading space in the Zoning By-law from 4 metres (13 ft.) to 3.6 metres (12 ft.); and
- To relax the minimum width of a loading/unloading space next to a wall, fence or similar vertical feature in the Zoning By-law from 4.75 metres (15 ft.) to 4 metres (13 ft.).

Applicant's Reasons:

- A building permit application has been submitted for this proposed building. If the variance is not supported, the applicant advises that the building permit drawings will have to be redesigned causing undue financial cost.

- The distance between the two proposed buildings on the site is 47 metres (154 ft.). At a 3.6 metre (12 ft) centre distance between the dock positions, the applicant advises that the recommended apron based on industry standards is only 36.5 metres (120 ft.).
- The on-site truck circulation and the ability for drivers to access and exit from the buildings with the use of the stairs to be provided indicates that the circulation of the trucks and movements of the drivers is unimpeded and will work as proposed.
- The Dock Planning Standards prepared by SPX Dock Products in Milwaukee WI, recommends a minimum centre distance between dock positions of 3.6 metres (12 ft.)

Staff Comments:

- Staff reviewed the recommendations in the Dock Planning Standards. They are similar to the Part 5 of the Zoning By-law where the minimum width of a parking stall is proportional to the width of the drive aisle. The Dock Planning Standards recommend that the width of a loading space is proportional to the width of the apron.
- Planning staff have consulted with Transportation Division and Building Division staff, who have advised that they do not have concerns with the requested variance. Staff, therefore, support the requested variance.

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, Elevations and Landscape Plans
Appendix IV.	Truck Circulation Plan
Appendix IV.	Development Variance Permit No. 7906-0447-00

How Yin Leung  
Acting General Manager  
Planning and Development

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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
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7906-0447-00.

## DEVELOPMENT DATA SHEET

**Existing Zoning: IL-1**

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

*\* 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 <sup>2</sup>	4,563.6 m <sup>2</sup>



### CONTOUR MAP FOR SUBJECT SITE

