

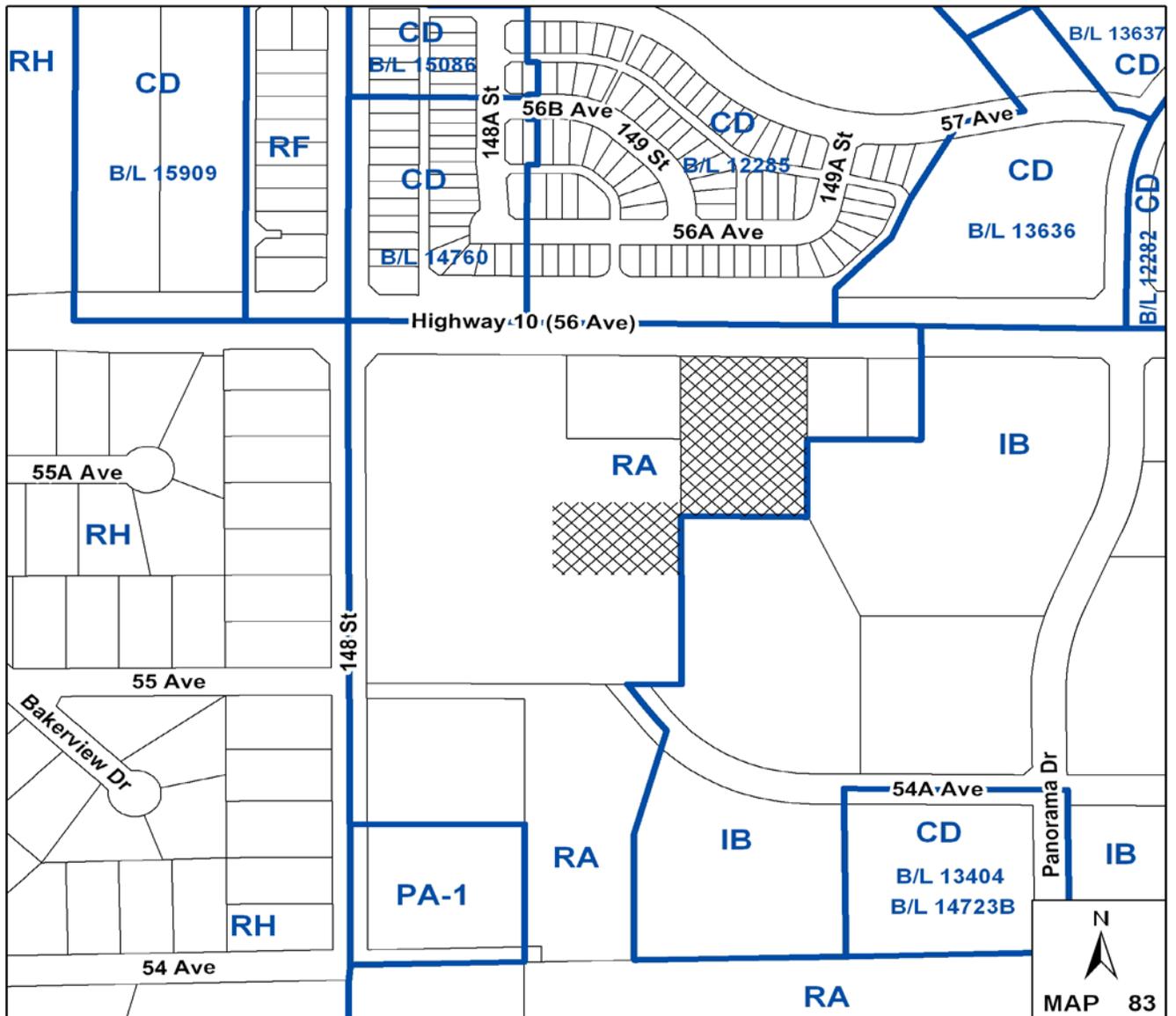
**Proposal:** OCP amendment from Suburban to Industrial and to declare a portion of the site as a TUP area. Rezone from RA to IB and DP to permit a 3-storey office building. TUP to permit an additional 73 surface parking stalls.

**Recommendation:** Approval to Proceed

**Location:** 14844 and 14920 - 56 Avenue **Zoning:** RA

**OCP Designation:** Suburban

**NCP Designation:** Business Park **Owner:** Benchmark Estate Ltd. et al



## PROJECT TIMELINE

Completed Application Submission Date: December 7, 2006  
Application Revision & Re-submission Date: June 19, 2007  
Planning Report Date: July 23, 2007

## PROPOSAL

The applicant is proposing:

- an OCP amendment from Suburban to Industrial and to declare a portion of the site as a temporary use permit area;
- a rezoning from RA to IB;
- a Development Permit; and
- a Temporary Use Permit

in order to permit the development of a three-storey 5,122.5 square metre (55,138 sq.ft.) office building on a portion of the site and an additional 73 temporary surface parking stalls on a separate portion of the site.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan by redesignating the subject property at 14920 - 56 Avenue from Suburban to Industrial and a date for Public Hearing be set.
2. a By-law be introduced to amend the Official Community Plan to declare the portion of 14844 - 56 Avenue shown on Schedule "A to Appendix IX as a Temporary Use Area and a date for Public Hearing be set.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
4. a By-law be introduced to rezone the property at 14920 - 56 Avenue from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Business Park Zone (IB)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7906-0500-00 in accordance with the attached drawings (Appendix V).

6. Council approve Temporary Use Permit No. 7906-0500-00 (Appendix IX) to proceed to Public Notification.
7. 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) approval from the Ministry of Transportation;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) construction and registration of a 9.5 metre (31 ft.) statutory right-of-way from 54A Avenue to Highway No. 10 (56 Avenue) through 14876 and 14844 - 56 Avenue to permit full vehicular and pedestrian movement for surrounding properties; and
  - (f) registration of an access easement through 14844, 14920 and 14876 - 56 Avenue for the properties at 14938 and 14952 - 56 Avenue to provide interim emergency access and to provide future secondary vehicle access through the subject sites upon the lease with Public Works and Government Services Canada being concluded.

### 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 VI).

### SITE CHARACTERISTICS

- **Existing Land Use** Vacant acreage properties, previously farmed.
- **East:** Vacant properties, zoned IB and RA, designated Industrial and Suburban in the OCP and Business Park in the East Panorama Concept Plan.
- **South:** Treed City-owned properties, zoned RA and PA-1, designated as Park in the East Panorama Concept Plan and Suburban in the OCP.
- **West:** Across 148 Street is existing single family residential development, zoned RH, designated Suburban in the OCP.
- **North:** Across 56 Avenue (Highway No. 10), is existing single family residential development, zoned CD (By-law No. 14760), designated Urban in the OCP and Single Family Small Lots in the South Newton NCP.

### PLAN AND POLICY COMPLIANCE

- OCP Designation: Suburban. Needs amendment to Industrial and to declare a portion of the site as a temporary use permit area.
- NCP Designation: Business park. Complies.

### JUSTIFICATION FOR PLAN AMENDMENT

- The OCP amendment is necessary in order to implement the East Panorama Ridge Concept Plan as adopted by Council Resolution on March 4, 2002 (Corporate Report No. L003).

### DEVELOPMENT CONSIDERATIONS

- The site is located south of Highway 10 (56 Avenue), between 148 Street and Panorama Drive. To the north, across Highway 10, is an existing single family residential area. To the northeast, across Highway 10, is the YMCA recreational centre and the Panorama Village Shopping Centre. To the west, across 148 Street, is an established half-acre single family residential neighbourhood. To the east is vacant land designated Business Park in the East Panorama Ridge Concept Plan. To the south, is a planned park and to the southeast, are existing industrial buildings.
- The proposal is to develop a portion of the site (14920-56 Avenue) into a three-storey 5,122.5 square metres (55,138 square feet) office building with 141 parking stall surrounding the building. The entire building will be leased by Public Works and Government Services Canada. This application also includes a separate Temporary Use Permit (TUP) for an additional 73 parking stalls on a portion of 14844-56 Avenue. The proposed development covers one building (Building A) as first phase of development on the subject site and has been expedited in order to address the immediate needs of the tenant, Public Works and Government Services Canada. The other buildings will be developed in separate phases and will be required to undergo separate Rezoning and Development Permit applications in accordance with the Concept Plan.
- The proposed location for the additional 73 parking stalls under the proposed TUP is intended to take advantage of the future location of proposed buildings. The intent is that the proposed parking will be incorporated into the future design of the remainder of the site. In the future, adequate parking will be provided and there will be no shortage of parking.
- This proposal is consistent with the emerging development in the area, and the land use concept of the East Panorama Ridge Concept Plan. The East Panorama Ridge Concept Plan designates this area mainly as Business Park with a park, residential style business park and a residential edge along the east side of 148 Street as a transition to the established residential neighbourhood on the west side of 148 Street. These issues will be addressed as part of the future applications on these sites.

### Access Issues

- In order to ensure sufficient access to the remaining portions of the site, the applicant, who also owns 14876 - 56 Avenue is proposing to provide a vehicular and pedestrian connection between 54A Avenue and Highway 10. This access will complete the vehicular circulation for this area without compromising the functioning of Highway 10 and providing good circulation movements to the remaining land. This access will be protected by a statutory right-of-way.
- The Ministry of Transportation (MOT) has agreed to the proposed access to Highway 10 for the properties.
- As required in the East Panorama Ridge Concept Plan and by MOT, an emergency access will be registered on the title for the subject properties to allow emergency access to the properties at 14938 and 14952-56 Avenue. The site plan will be adjusted prior to final approval to reflect this requirement.
- The applicant will also be required to register a Restrictive Covenant to ensure that full vehicular access on this easement be provided in the future once the lease with Public Works and Government Services Canada expires. The current site design and needs of the tenant prevent full vehicular movements through this site in the interim. MOT has agreed to allow the adjacent properties at 14938 and 14952- 56 Avenue their own driveway access to Highway 10.

### PRE-NOTIFICATION

Pre-notification letters were sent on June 27, 2007 and July 5, 2007. At the time of writing this report, staff received five responses.

- Four of these residents were not opposed to this application, however they did express concern regarding the development on the remainder of the site further to the west. In particular, these residents wanted to be ensured that the City will enforce the East Panorama Ridge Concept Plan by requiring residential style business park buildings (special design regulations), a landscape buffer and half acre single family residential lots fronting onto 148 Street. These residents were also concerned that no vehicular access be proposed from the proposed business park to 148 Street. With respect to the proposed TUP for additional parking stalls, these residents requested more information and were not opposed to parking provided that it was not truck parking.

*(In response, staff informed the residents that no vehicular access from the business park is proposed to 148 Street. All vehicular access will be internal to the business park connecting Highway 10 directly with 54A Avenue. In terms of future development on the remainder of the site, staff indicated to the residents that the applicant will need to demonstrate how he meets the intent of the Concept Plan when an application for the subsequent phases is submitted. The residents will also have an opportunity to engage in a public consultation process when the application is submitted for the remaining area.*

*No specific concerns were raised around the subject proposal for industrial development or the proposed TUP provided that the parking was not used for trucks.)*

- One resident was opposed to the proposed 3 storey office building at 14920- 56 Avenue because it would ruin the views from their property at 148 Street.

*(The site slopes downward from 148 Street and therefore the proposed 3 storey office building will be at a lower level than 148 Street. It is anticipated that the views from 148 Street will be minimally impacted.)*

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### DESIGN PROPOSAL AND REVIEW

- This application was referred to the Advisory Design Panel (ADP) on July 12, 2007 (Appendix VII). All ADP comments and suggestions have been satisfactorily addressed by the applicant (Appendix VIII).
- The main entrance to the building will be facing west. Access to Highway 10 and 54A Avenue will be permitted through the joint access from 14844 and 14876-56 Avenue.
- The building construction is a combination of tilt-up concrete with aluminum windows and storefront. Architectural details such as curtain wall glazing, concrete spandrels, score lines and reveals on the concrete, and metal flashing at the parapet level provide further architectural interest to the building. The main colour of the concrete will be gray, to match the colours of the surrounding buildings. The third floor is recessed slightly at the corners to add some form to the volume of the building. Appropriate light fixtures will be installed on the walls, to reflect CPTED principles.
- Landscaping consisting of a combination of trees, shrubbery and ground cover will be provided along the perimeter of proposed Building A. Substantial landscaping will be provided along the internal vehicular and pedestrian access between 54A Avenue and Highway 10.
- The garbage container will be located at the southeast corner of the proposed building away from street view and protected by an enclosure and shrubbery on three sides.
- One 2.3 metre (7.6 feet) high free-standing sign is proposed near the main entrance to the site off Highway 10 consisting of an illuminated aluminum pylon sign board anchored by two concrete pylon sandblast finished posts on a concrete base. One fascia sign is proposed on Proposed Building A above the main entrance to the building.

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.	OCP Amendment Map Area
Appendix IV.	Rezoning and Temporary Use Permit Area
Appendix V.	Proposed Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix VI.	Engineering Summary
Appendix VII.	Advisory Design Panel (ADP) Comments
Appendix VIII.	Applicant's Response to ADP Comments
Appendix IX.	Temporary Use Permit No. 7906-0500-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated July 19, 2007.
- Soil Contamination Review Questionnaires prepared by Kees van Rhee dated December 6, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

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## DEVELOPMENT DATA SHEET

**Proposed Zoning: IB**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		7,633.3 sq.m.
Road Widening area		
Undevelopable area		
Net Total		7,633.3 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	23.4%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	23.4 m
Rear	7.5 m	18.9 m
Side #1 (East)	7.5 m	24.4 m
Side #2 (West)	7.5 m	33.2 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m	12 m
Accessory	n/	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	n/a	n/a
<b>FLOOR AREA: Residential</b>	n/a	n/a
<b>FLOOR AREA: Commercial</b>		
Retail		n/a
Office		5,122.5 sq.m.
Total		5,122.5 sq.m.
<b>FLOOR AREA: Industrial</b>		n/a
<b>FLOOR AREA: Institutional</b>		n/a
<b>TOTAL BUILDING FLOOR AREA</b>		5,122.5 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	n/a	n/a
FAR (net)	0.75	0.67
<b>AMENITY SPACE (area in square metres)</b>	n/a	n/a
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial	122	141
Residential Bachelor + 1 Bedroom	n/a	n/a
2-Bed		
3-Bed		
Residential Visitors		
Institutional	n/a	n/a
Total Number of Parking Spaces	122	141
Temporary Use Permit Area		73
Number of disabled stalls	2	2
Number of small cars	n/a	n/a
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	n/a
Size of Tandem Parking Spaces width/length	n/a	n/a

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTOUR MAP FOR SUBJECT SITE

