

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0129-00

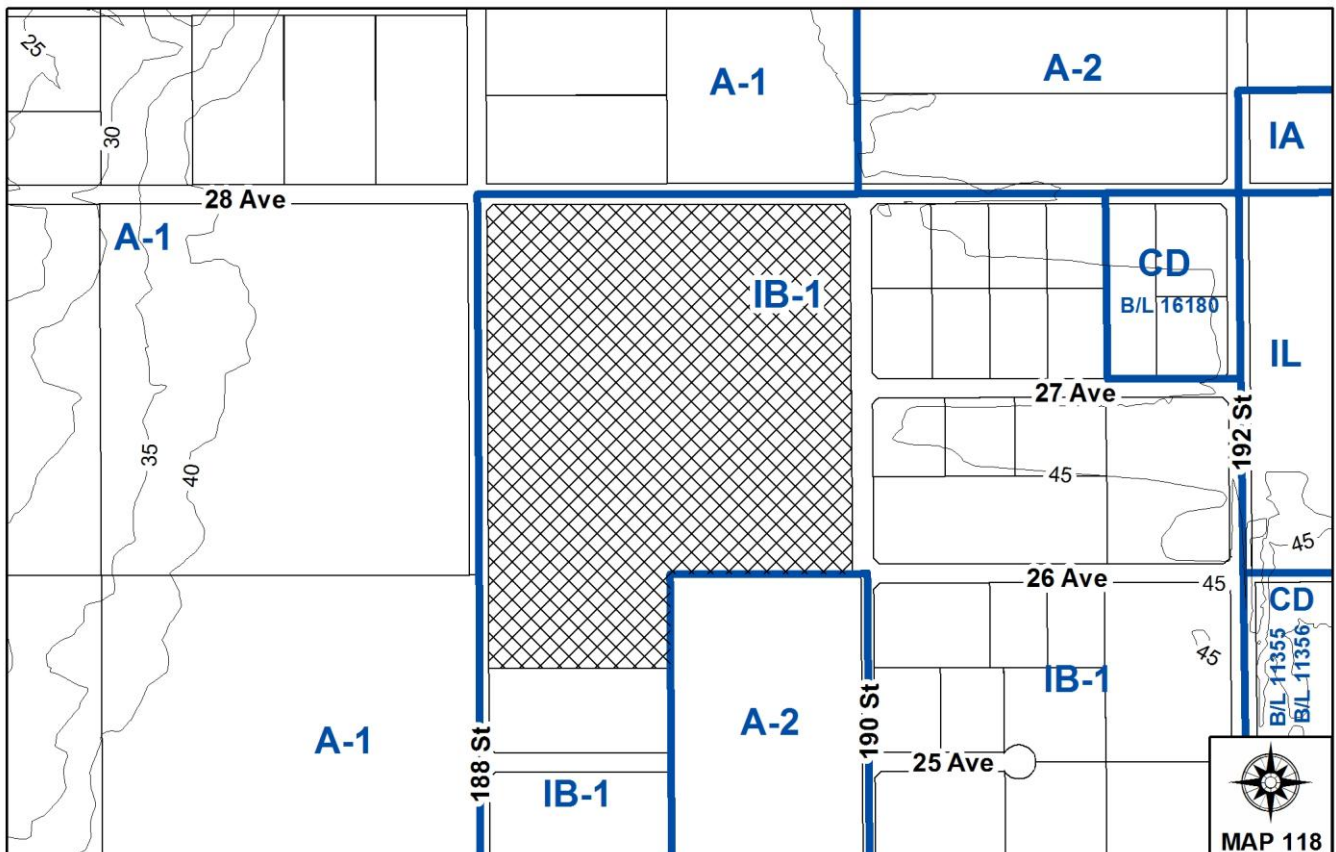
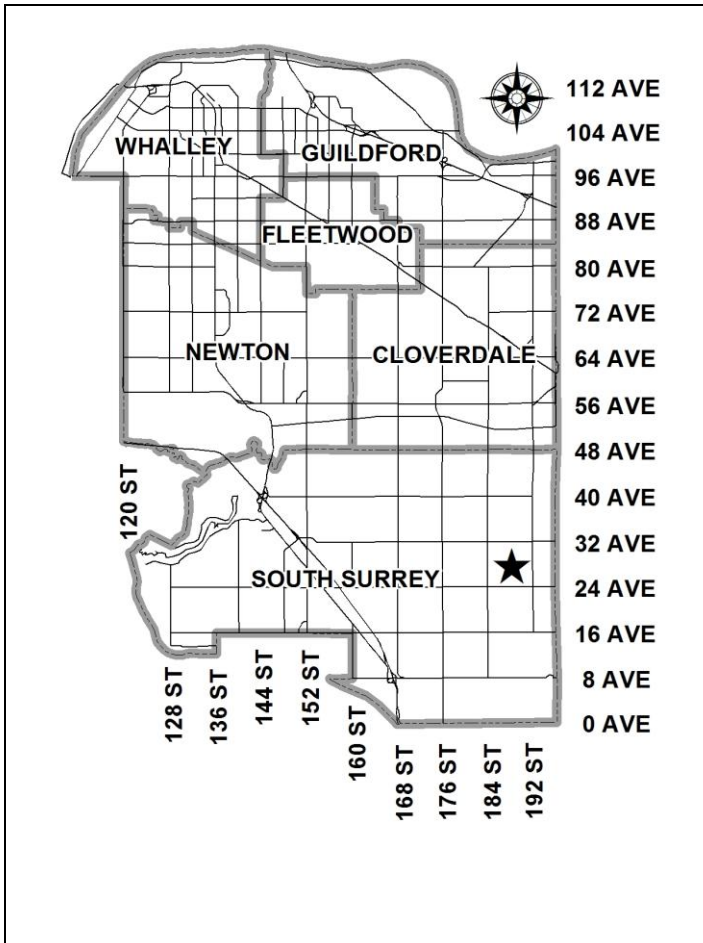
Planning Report Date: November 2, 2009

PROPOSAL:

- **Rezoning** from IB-1 to CD (based on IB-1)
- **Development Permit**

in order to permit a 1,509 sq.m. (16,242 sq.ft.) truck trailer cleaning building and a truck refuelling facility ancillary to a warehouse and distribution centre.

LOCATION: 2755 - 190 Street
OWNER: 661903 British Columbia Ltd.
ZONING: IB-1
OCP DESIGNATION: Industrial
NCP DESIGNATION: Industrial Business Park/
 Technology Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The IB-1 Zone does not permit a truck refueling station or truck trailer cleaning use, therefore, a rezoning to a CD Zone is required.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Campbell Heights Local Area Plan.
- The ancillary truck trailer cleaning and refuelling station uses are required to serve the many trucks that operate from the very large Loblaws warehouse and distribution centre. It will reduce the impact of the facility on the surrounding road network by enabling trucks to be cleaned and refuelled directly at the site, and thus contribute to a more environmentally sustainable operation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Business Park 1 Zone (IB-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7909-0129-00 in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (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 plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) submission of finalized architectural drawings to the satisfaction of City staff;
 - (d) register a Section 219 Restrictive Covenant to ensure that the proposed truck refuelling and truck cleaning uses specifically serve trucks and vehicles associated with the warehouse and distribution use and are not operated as stand-alone uses; and
 - (e) applicant confirm and obtain all necessary environmental and safety approvals necessary for the truck trailer cleaning and truck refuelling uses.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

Drainage & Environment: No outstanding comments.

SITE CHARACTERISTICS

Existing Land Use: Loblaws warehouse and distribution facility under construction and nearing completion.

Adjacent Area:

| Direction | Existing Use | NCP/OCP Designation | Existing Zone |
|---------------------------|--------------------------------------|------------------------------------|----------------------|
| North (Across 28 Avenue): | Single family home and agricultural. | Business Park (Office)/ Industrial | A-1 |

| Direction | Existing Use | NCP/OCP Designation | Existing Zone |
|----------------------------------|--|--------------------------------------|---------------|
| East (Across 190 Street): | Recently constructed industrial/business park buildings. | Business Park/Industrial | IB-1 |
| South: | Agricultural | Industrial Business Park /Industrial | IB-1 |
| West (Across Future 188 Street): | Agricultural | Industrial Business Park /Industrial | A-1 |

DEVELOPMENT CONSIDERATIONS

Background

- The site was rezoned to "Business Park 1 Zone (IB-1)" and issued a development permit in July 2008 in order to accommodate a 39,169 sq.m. (421,612 sq.ft.) food warehouse and distribution facility for Loblaws Canada. The building is now complete and operations will be commencing in the near future.
- Loblaws is committed to achieving a LEED Silver certification for this building, which is the largest in Campbell Heights. The site also incorporates sustainable drainage features. The applicant is seeking to increase availability of on-site truck services to reduce driving distances, fuel consumption and emissions to further contribute to the site's overall sustainability features.

Proposal

- The applicant proposes to rezone the site from "Business Park 1 Zone (IB-1)" to a "Comprehensive Development Zone (CD)" to allow construction of a 1,509 sq.m. (16,242 sq.ft.) truck trailer cleaning building and a truck refuelling facility. A Development Permit is also required to amend the original Development Permit (No. 7907-0395-00).
- The proposed on-site truck refuelling and truck trailer cleaning uses are logical given the massive size of this warehouse/distribution facility, and the large volume of truck trips expected in and out of the facility. The availability of on-site refuelling and truck cleaning services will reduce the traffic impact to the Campbell Heights road network. Both the refuelling and the truck cleaning facilities for truck trailer cleaning uses being added will be ancillary to a permitted industrial use, and will not be permitted to operate on a stand-alone basis.

CD Zone

- The proposed CD Zone has been drafted based on the existing IB-1 Zone, with Transportation Industry Uses, limited to truck refuelling use and truck trailer cleaning uses being added as ancillary uses to an industrial warehouse/distribution use.
- Truck refuelling and truck trailer cleaning uses are permitted in Industrial designated lands, which is the designation of the subject property.

- A Restrictive Covenant is required to ensure that the truck trailer cleaning and truck refuelling facilities service the trucks associated with the distribution use and are not permitted to be used by off-site trucks.

DESIGN PROPOSAL AND REVIEW

Proposed Truck Cleaning Building

- The proposed truck trailer cleaning building is located to the west of the existing warehouse building, closer to future 188 Street.
- The building has 1,509 sq.m. (16,242 sq.ft.) of floor area with 24 truck loading dock pads, office and dispatch areas and a staff room.
- The 37 temporary tractor staging parking spots will be relocated to the southwest corner of the site to allow for the construction of the building. The number of tractor staging stalls will increase from 38, to 59. The number of car and truck parking stalls will remain the same.
- The building is long with cross dock trailer bays for cleaning.
- The building is used to clean the inside of the trailers after an off-site delivery has been made and before picking up any new product.
- The truck trailers are emptied, waste is collected and trailers are washed out with pressurized water.
- The water flows out of the trailer into the catch basin located along the outside of the building. The catch basin is connect to the sewer line.
- The applicant will be required to confirm and meet all appropriate environmental standards associated with the waste generated by this facility and its disposal.
- The materials used on the building are consistent with those used on the existing warehouse building and include insulated metal wall panel, pre-finished metal trim, spandrel glazing and decorative steel cornice elements.

Fuel Station

- The fuel station is located south-west of the existing warehouse building.
- The canopy includes four wide columns with materials and steel cornice elements that mimic the warehouse building.
- A screen wall has been proposed south of the fuel pumps to screen the use. The screen wall is a replica of those used with the warehouse and are made of ebony split face block piers with white aluminum panels.
- The screen wall was introduced to ensure that should 26 Avenue be constructed, the fuelling activity would not be visible from the road.

- The pumps and oil enclosure are located north of the screen wall and would not be visible from future 26 Avenue.
- The applicant will be required to identify and obtain confirmation that the truck refuelling station meets all appropriate safety standards prior to rezoning approval.

Landscaping and Screening

- The landscaping plan is generally consistent with the site plan outlined in the original development permit.
- Significant landscaping and berming are being maintained at the west of the site along future 188 Street and along the southern portion of the site.
- Increased landscaping and screening walls have been proposed along the western side of the reclaim building to screen the building from future 188 Street (Appendix III).

PRE-NOTIFICATION

Pre-notification letters were sent on August 11, 2009 to surrounding property owners.

- Staff received responses from two (2) property owners in the Campbell Heights business park area. One of the property owners wanted to ensure that the fuel pumps were installed with significant safety measures. The other property owner expressed concerns regarding the truck refuelling use and associated truck traffic.

(The design and installation of the fuel tanks and pumps have been considered and reviewed by City staff and are expected to meet all appropriate safety standards. The applicant will be required to identify and obtain confirmation that the truck refuelling facility meets all safety standards prior to final adoption of the Rezoning By-law. The inclusion of truck refuelling will allow trucks to complete a refuelling on the site that would otherwise have to use the Campbell Heights road network to refuel. The availability of on-site fuelling is expected to decrease truck traffic in the immediate area. Ward Consulting prepared a traffic impact study that has forecast a reduction in the number of trucks in the road network, the number of kilometres driven by trucks, the amount of fuel consumed and the total emissions as a result of on-site refuelling.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|--|
| Appendix I. | Lot Owners, Action Summary and Project Data Sheets and Survey Plan |
| Appendix II. | Engineering Summary |
| Appendix III. | Draft Development Permit Drawings |
| Appendix IV. | Proposed CD By-law |

INFORMATION AVAILABLE ON FILE

- Traffic Study prepared by Ward Consulting dated October 6, 2009.

Jean Lamontagne
General Manager
Planning and Development

IM/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on IB-1)

| Required Development Data | Minimum Required / Maximum Allowed | Proposed Dunnage |
|-------------------------------------|---------------------------------------|----------------------|
| LOT AREA* (in square metres) | | |
| Gross Total | | 214,766.7 sq.m. |
| Road Widening area | | 26,183.0 sq.m. |
| Net Total | | 135,752.9 sq.m. |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | Max. 45% | 29% |
| Paved & Hard Surfaced Areas | | |
| Total Site Coverage | | |
| SETBACKS (in metres) | | |
| Front (North) | 16.0 m | 55 m |
| Rear (South) | 7.5 m | 60 m |
| Side #1 (West) | 7.5 m | 12 m |
| Side #2 (East) | 7.5 m | 86 m |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 14.0 m | 12.8 m |
| Accessory | 6.0 m | 7.7 m |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | |
| One Bed | | |
| Two Bedroom | | |
| Three Bedroom + | | |
| Total | | |
| FLOOR AREA: Residential | | |
| FLOOR AREA: Commercial | | |
| Retail | | |
| Office | | |
| Total | | |
| FLOOR AREA: Industrial | | 1,509 m ² |
| FLOOR AREA: Institutional | | |
| TOTAL BUILDING FLOOR AREA | | 1,509 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) | | |
| | | |
| AMENITY SPACE (area in square metres) | | |
| Indoor | | |
| Outdoor | | |
| | | |
| PARKING (number of stalls) | | |
| Commercial (Trailers) | | 101 |
| Commercial (Tractors) | | 274 |
| Cars | | 59 |
| | | |
| 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 | YES/NO | Tree Survey/Assessment Provided | YES/NO |
|---------------|--------|---------------------------------|--------|