

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: SEPTEMBER 17, 2018 - PUBLIC HEARING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. 100913
(BEEDIE DEVELOPMENT GROUP / 5910 - 274 STREET)

REPORT: 18-129
FILE: 14-08-0044

PROPOSAL:

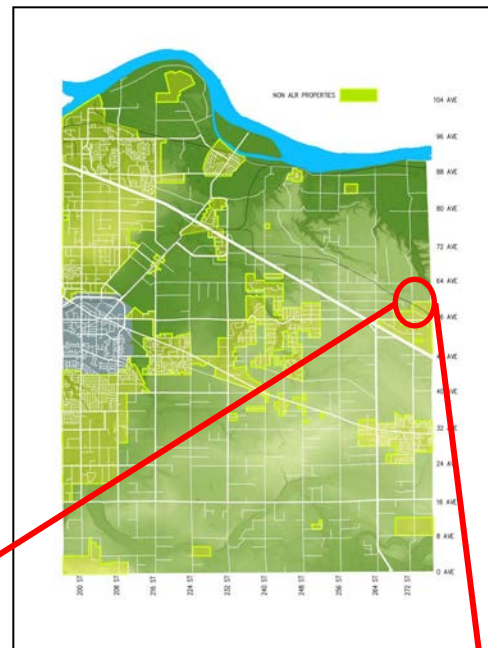
Development Permit application to facilitate construction of a 4,531 m² (48,773 ft²) industrial building located at 5910 - 274 Street in Gloucester.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 100913 for a 4,531 m² (48,773 ft²) industrial building located at 5910 - 274 Street subject to nine (9) conditions noting seven (7) conditions to be completed prior to issuance of a Building Permit.

RATIONALE:

The proposal complies with the Gloucester Industrial Park Community Plan (and its Development Permit Guidelines) and with the site's General Industrial M-2A zoning.



RECOMMENDATION:

That Council authorize issuance of Development Permit No.100913 to 161884 Canada Inc. for property located at 5910 - 274 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "D";
- b. Landscape plans being in substantial compliance with Schedule "E" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. Section 702A.5(a) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum setback of a front lot line from 10.0m to 5.0m in the M-2A Zone as indicated in Schedule "B";
- d. All signage being in compliance with Schedules "A" and "D", the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- f. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened to the acceptance of the Township;
- g. Registration of a cross access easement over Lot 1 and Lot 2 as shown on Schedule "B";
- h. All chain link fences being black vinyl with black posts and rails; and
- i. All outdoor storage areas being covered by a dust free surface.

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

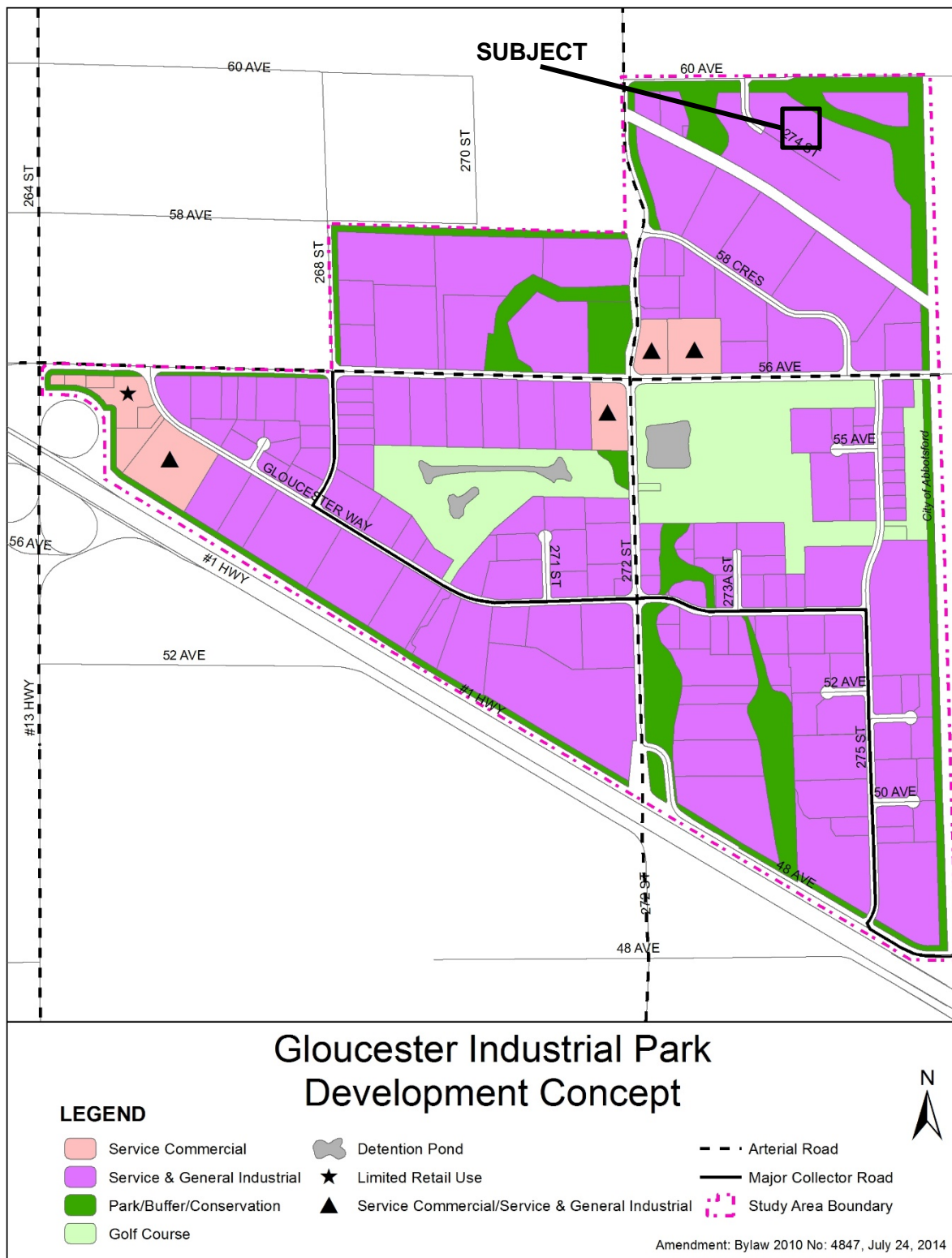
- a. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- b. Replacement trees being secured by a letter of credit in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. Register a restrictive covenant pursuant to Section 219 of the Land Title Act regarding on-site biofiltration and infiltration systems;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- f. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township; and
- g. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

EXECUTIVE SUMMARY:

Beedie Development Group has applied for a Development Permit to construct an industrial building with an accessory office space in the Gloucester Industrial Area. The applicant indicates the building will be operated by Inno Bakery for the production of packaged foods for wholesale. The proposed development complies with the Township's land use policies and, in staff's opinion, with the Development Permit guidelines of the Gloucester Industrial Park Community Plan (see Attachment B).

PURPOSE:

This report is to provide information and recommendations concerning proposed Development Permit No.100913 for the property located at 5910 - 274 Street in the Gloucester industrial area.



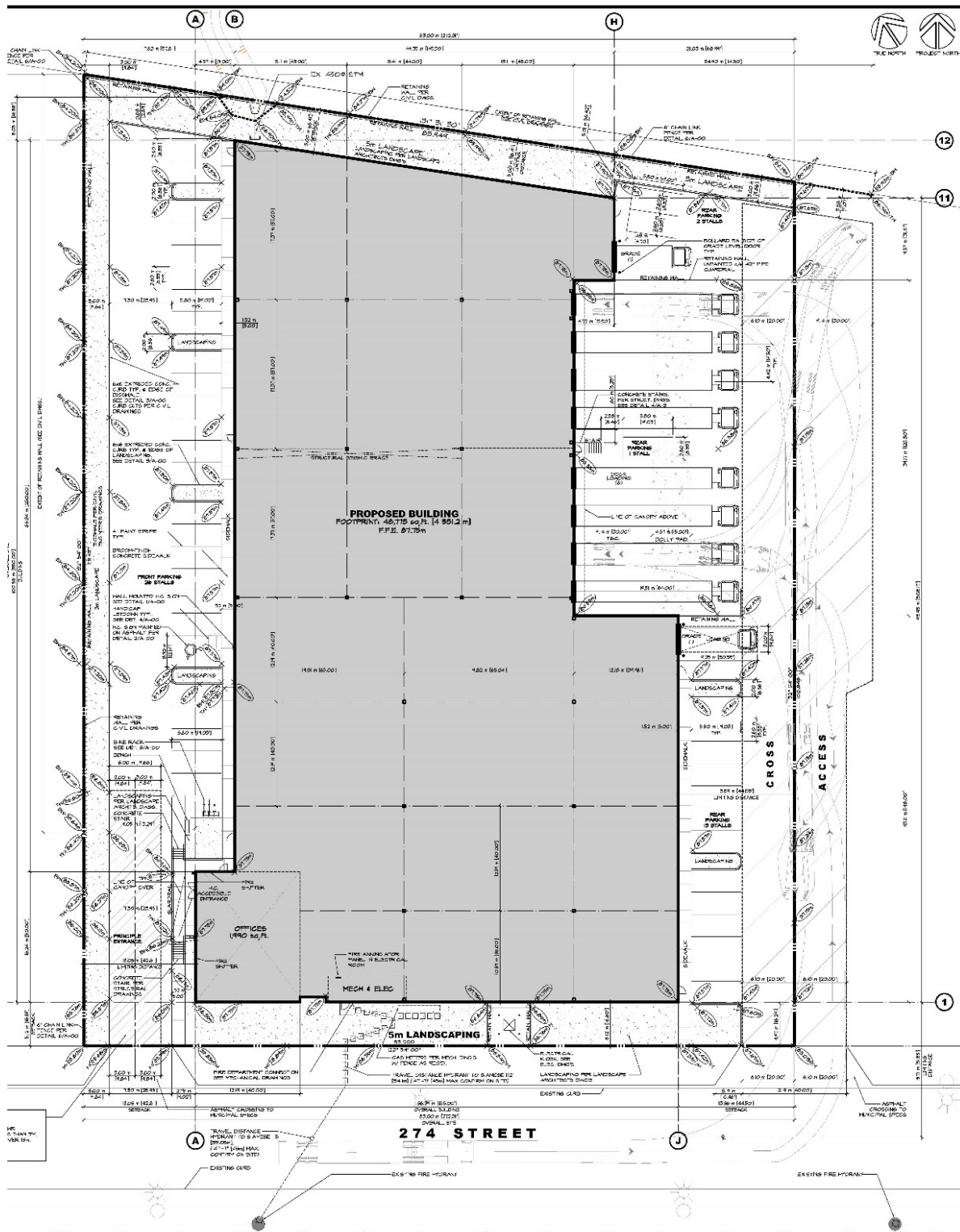
DEVELOPMENT PERMIT APPLICATION NO. 100913
(BEEDIE DEVELOPMENT GROUP / 5910 - 274 STREET)
Page 4 . . .



ZONING BYLAW NO. 2500



Renderings – SUBMITTED BY THE APPLICANT



Site Plan – SUBMITTED BY APPLICANT

REFERENCE:

Applicant:	Beedie Development Group 3030 Gilmore Diversion Burnaby, BC V5G 3B4
Owners:	161884 Canada Inc. 3030 Gilmore Diversion Burnaby, BC V5G 3B4
Legal Description:	Lot 1 Section 8 Township 14 New Westminster District Plan EPP38776
Location:	5910 - 274 Street
Area:	0.9 ha (2.2 ac)
Existing Zoning:	General Industrial M-2A Zone
Gloucester Industrial Park Community Plan:	Service and General Industrial

BACKGROUND/HISTORY:

In 2013, Council granted final reading to Rezoning Bylaw No. 4912 that rezoned 9.6 ha (23.8 ac) of land located at 5910 - 274 Street from Rural Zone RU-1 to General Industrial Zone M-2A to facilitate a future subdivision in the area. A Development Permit for the first industrial building within the new subdivision was considered by Council on December 16, 2013 for the Masonite Doors building located at the south end of 274 Street. A subsequent development permit application for Rimex located opposite to the current subject site was considered by Council on November 27, 2017. The current application will be the third building in the portion of Gloucester north of the railway.

The proposed building will be occupied by Inno Bakery, a company specializing in wholesale food production. According to the applicant, approximately 70 people will be employed at the facility.

The subject site is currently vacant and is designated Service and General Industrial in the Gloucester Industrial Park Community Plan and is currently zoned General Industrial Zone M-2A. As the property is designated a mandatory Development Permit area in the Gloucester Industrial Park Community Plan, Council is provided the opportunity to review the form, character, and siting of the proposed development. Council's authorization of issuance of a Development Permit is required prior to issuance of a Building Permit.

DISCUSSION/ANALYSIS:

The development consists of a 4,531 m² (48,773 ft²) industrial building with accessory office space to accommodate Inno Foods Bakery. The applicant is currently advancing a separate development permit application on Lot 2 (adjacent to the subject site) for an industrial building also proposed to be operated by Inno Bakery. The office area is proposed at the southwest corner of the building facing 274 Street. The loading area is proposed on the eastern portion of the site. Employee and visitor parking is proposed at the western portion of the site.

In accordance with Council's policy, a rendering, site plan, building elevations, and landscape plans have been submitted detailing the proposed development's form, character and siting. Proposed Development Permit No. 100913 is attached as Attachment A to this report.

Adjacent Uses:

Surrounding land uses include:

- North: A 6.9 ha (17 ac) parcel of land zoned Rural Zone RU-1 accommodating an environmental protection area and designated Park/Buffer/Conservation in the Gloucester Industrial Park Community Plan;
- South: 274 Street, beyond which is industrial land zoned General Industrial Zone M-2A, designated Service and General Industrial and Park Buffer / Conservation in the Gloucester Industrial Park Community Plan;
- East: A 0.8 ha (2 ac) vacant property zoned General Industrial Zone M-2A (currently under application by the proponent for development of an industrial building) designated Service and General Industrial in the Gloucester Industrial Park Community Plan;
- West: Vacant industrial land zoned General Industrial Zone M-2A and designated Service and General Industrial in the Gloucester Industrial Park Community Plan.

Development Permit:

This application proposes an industrial building with accessory office space on the subject site, with parking to the west of the building and shipping/receiving and storage areas to the east.

The proposed building features concrete tilt-up panels painted white with horizontal and vertical reveal lines and accents proposed in three (3) colours. The main entrance on the southwest corner of the building is pronounced with a horizontal projection panel and high canopy supported on a wood-clad column. It is further accentuated by extensive glazing and a red roofline accent, which provides a visual distinction between the entrance and the rest of the building. A combination of eight (8) recessed loading bays and two (2) loading doors (at grade) are proposed on the east side of the building.

The applicant is seeking a variance to reduce the minimum setback from a front lot line (section 702A.5(a) of the Township Zoning Bylaw) from 10.0m to 5.0m in order to accommodate the desired gross floor area on the narrow shaped lot while enabling loading bays to be screened from view at the side of the building. Given the minimal impact on the surrounding uses staff do not object to the proposed variance.

The applicant indicates the refuse bins are to be located indoors in the proposed building. A condition of the Development Permit requires outdoor refuse areas to be screened and enclosed. A similar condition has been included in the Development Permit requiring all rooftop mechanical equipment to be screened to the acceptance of the Township.

The building height (11.9 m / 39 ft) and lot coverage (51%) comply with the provisions of the General Industrial M-2A Zone. The proposed building architecture is consistent with other buildings in Gloucester and the Gloucester Development Permit Guidelines.

Signage:

The applicant proposes fascia signage near the building entrance. Details of the proposed sign are included in Attachment A - Schedule "A". No freestanding signage is proposed at this time, however, details of the standard freestanding signage is included in Attachment A - Schedule "D". All proposed and any future signage shall be in compliance the Gloucester Development Permit Guidelines (Attachment B) and the Township's Sign Bylaw.

Access and Parking:

The proposal includes two (2) driveways from 274 Street to delineate traffic movements on site. The eastern driveway will be utilized for truck access. The western driveway will be utilized for staff and visitor parking. The applicant proposes a 6 m wide (for an ultimate shared total of 12 m) cross access easement along the east property line to accommodate a shared access and courtyard area with the property to the east to accommodate truck turning movements on both properties.

The applicant is proposing 42 parking spaces on the west portion of the site in compliance with the 37 spaces required in the Zoning Bylaw.

Use	Required	Provided
Office	13	13
Industrial	23	29
TOTAL	37	42

Tree Protection:

No significant trees were identified on the site. As part of the Development Permit application, the applicant proposes to provide 66 replacement trees as required by the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection). Final tree replacement plans are subject to the final acceptance of the Township.

Landscaping:

The landscape plan (Attachment A – Schedule E) proposes planting of landscape screening along lot lines and parking lot landscaping as required by the Zoning Bylaw. The proposal also incorporates a bioswale along the west property line and additional landscape area along the rear property line facilitating a variety of trees, plants and shrubs, which exceeds the 3.0 m (9.8 ft) Zoning Bylaw requirement. A concrete retaining wall varying in height from 1 m (3 ft) to 3.0 m (9.8 ft) is proposed along the north and west property lines in order to accommodate site grading requirements.

Servicing:

Full urban services exist to the subject site. As a condition of Building Permit, an onsite servicing plan and a site-specific storm water management plan in accordance with the Township's Subdivision and Development Servicing Bylaw is required to the acceptance of the Township. Onsite detention, infiltration and biofiltration systems are required in accordance with the Bylaw and registration of a restrictive covenant securing the design and maintenance prior to issuance of a Building Permit. Additionally, an Erosion and Sediment Control Permit or exemption will be required in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Township of Langley Official Community Plan, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote

DEVELOPMENT PERMIT APPLICATION NO. 100913
 (BEEDIE DEVELOPMENT GROUP / 5910 - 274 STREET)
 Page 9 . . .

sound environmental management practices and outline Township environmental performance expectations. Full urban services exist to the subject site. The provision of storm water management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

Public Information Meeting:

Given the application's consistency with the Gloucester Industrial Park Neighbourhood Plan, the requirement for the applicant to hold a public information meeting (due to the requested setback variances) pursuant to Section 4.1 of the Developer Held Public Information Meeting Policy has been waived. Staff note that an opportunity for public input is provided through the notification mail-outs to adjacent property owners / occupants consistent with Township bylaws.

POLICY CONSIDERATIONS:

The proposed development complies with the site's Service and General Industrial designation in the Gloucester Industrial Park Community Plan, and the existing General Industrial Zone M-2A requirements with the exception of the proposed siting variance. The proposal, in staff's opinion, complies with the Development Permit Guidelines for the Gloucester Industrial Park Community Plan (Attachment B).

Respectfully submitted,

Daniel Graham
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 100913 and Schedules "A" through "E"

ATTACHMENT B Gloucester Industrial Park Community Plan – Development Permit
 Guidelines

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100913

This Permit is issued this _____ day of _____, 2018 to:

1. Name: 161884 Canada Inc.

Address: 3030 Gilmore Diversion
Burnaby, BC V5G 3B4

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot 1 Section 8 Township 14 New Westminster District Plan
EPP38776

CIVIC ADDRESS: 5910 - 274 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

- a. Building plans being in substantial compliance with Schedules "A" through "D";
- b. Landscape plans being in substantial compliance with Schedule "E" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. Section 702A.5(a) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum setback of a front lot line from 10.0m to 5.0m in the M-2A Zone as indicated in Schedule "B";
- d. All signage being in compliance with Schedules "A" and "D", the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- f. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened to the acceptance of the Township;
- g. Registration of a cross access easement over Lot 1 and Lot 2 as shown on Schedule "B";
- h. All chain link fences being black vinyl with black posts and rails; and
- i. All outdoor storage areas being covered by a dust free surface.

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

- a. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- b. Replacement trees being secured by a letter of credit in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;

- d. Register a restrictive covenant pursuant to Section 219 of the Land Title Act regarding on-site biofiltration and infiltration systems;
 - e. On-site landscaping being secured by a letter of credit at the Building Permit stage;
 - f. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township; and
 - g. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2018.

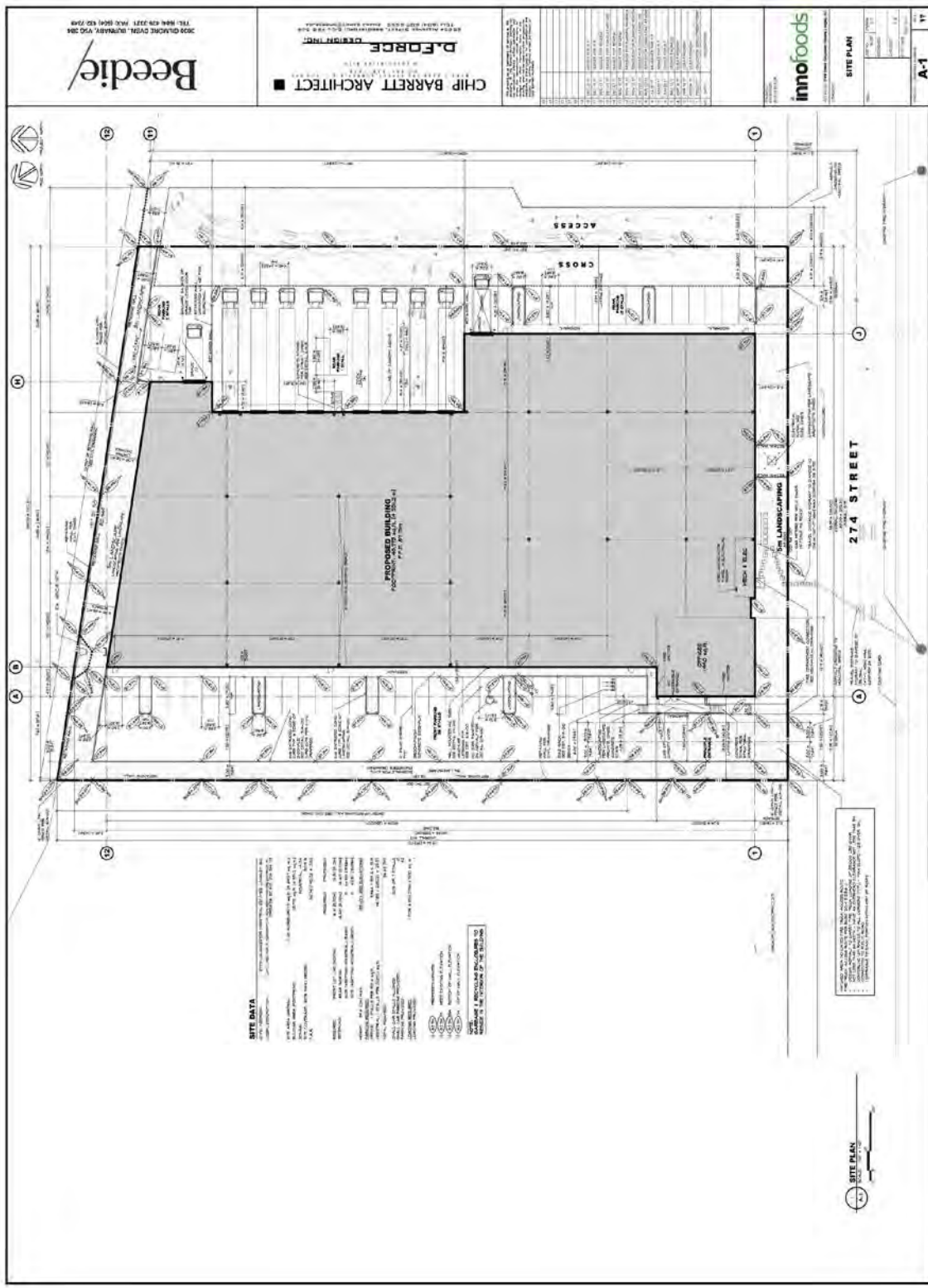
Attachments:

SCHEDULE A	Renderings
SCHEDULE B	Site Plan
SCHEDULE C	Building Elevations
SCHEDULE D	Signage Plan
SCHEDULE E	Landscape Plan

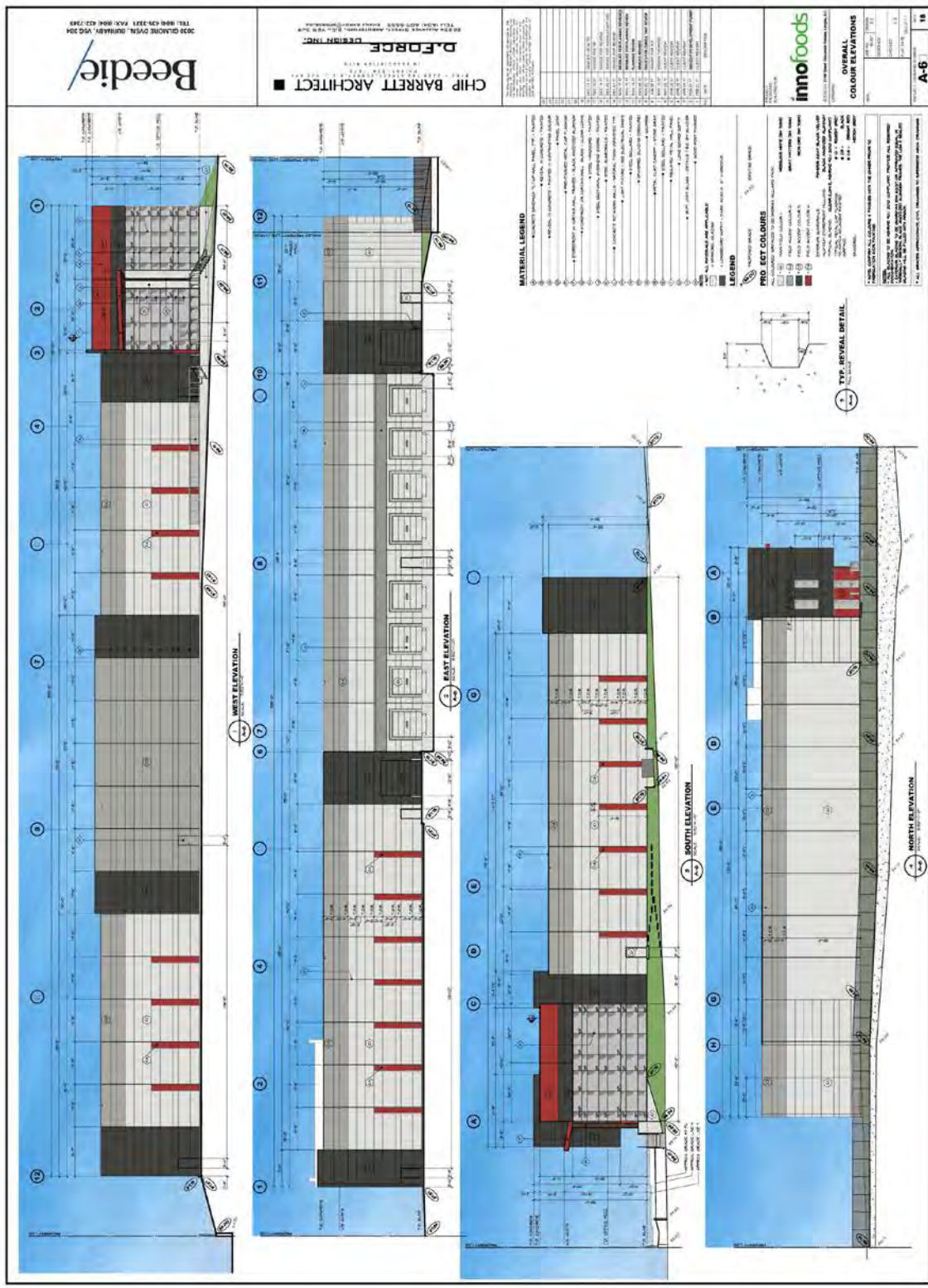
SCHEDULE A RENDERINGS



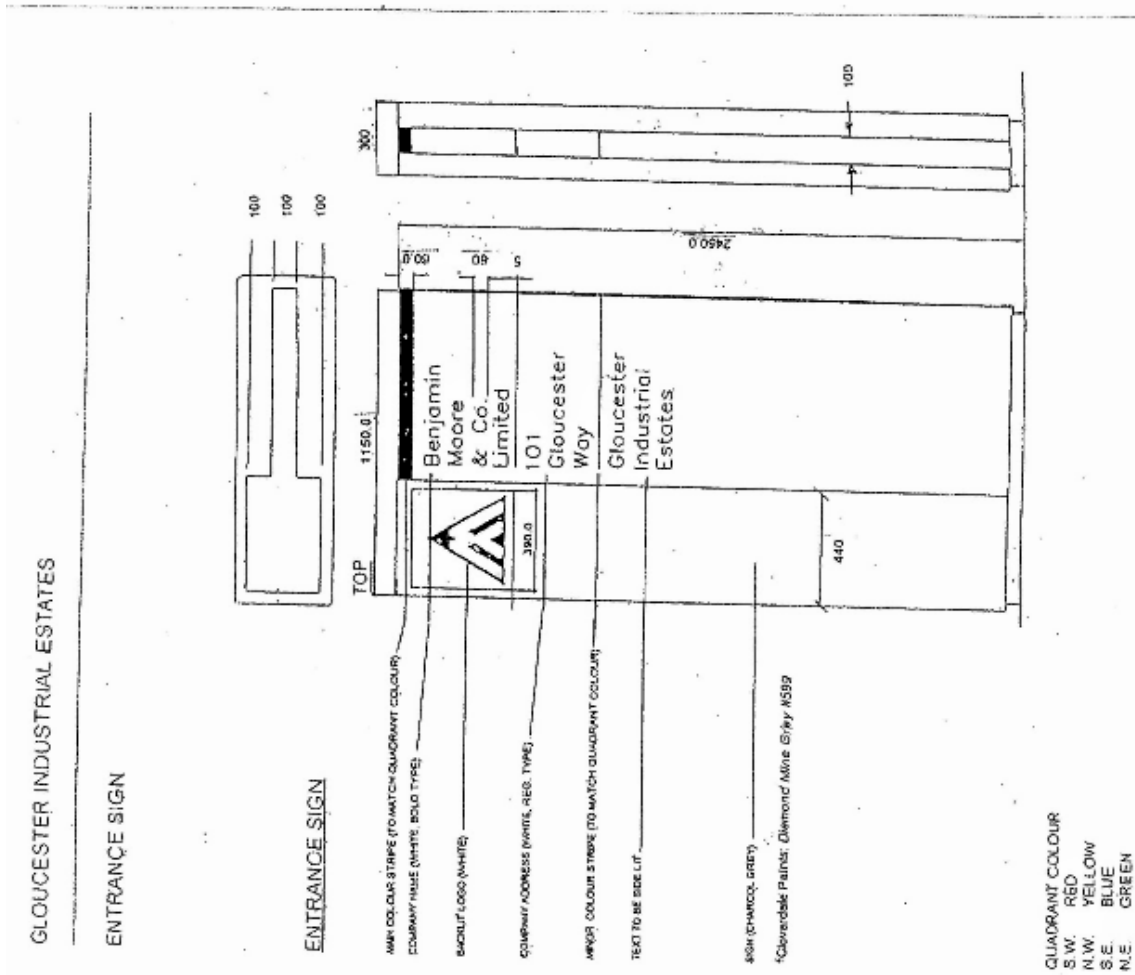
SCHEDULE B SITE PLAN

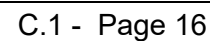


SCHEDULE C BUILDING ELEVATIONS



SCHEDULE D SIGNAGE PLAN





3.0 DEVELOPMENT STRATEGY

There is no need for the Township Of Langley to consider expansion of services to the subject area to permit industrial development. Development of services to the areas and consideration of zoning of properties in the area to industrial and commercial uses will only be considered on the basis of a comprehensive development for the subject lands. The Township Of Langley will not be developing capital expenditure programs for the subject area and considers the area unsuitable for industrial and commercial uses until municipal water and sewage systems are developed and a program to upgrade the drainage system, roadways and park requirements is proposed and adopted. Development of services will only proceed on the property owners request and agreement to pay the cost of developing services.

4.0 DEVELOPMENT PERMIT GUIDELINES

#2812
25/06/9 In a Development Permit Area, before a building permit may be obtained, a Development Permit must first be issued by Council. Council may set forth conditions under which development may take place that may be in addition to normal zoning requirements and the developer's Statutory Building Scheme registered as a charge against the lands pursuant to Section 216(1) of the Land Title Act.

Form and Character

- Building design, materials and exterior finish and landscaping shall support the creation of an attractive, high quality estate industrial environment and shall conform to the provisions of Gloucester's Statutory Building Scheme;
- Low profile building designs are encouraged, particularly adjacent to residential and rural areas as well as the No. 1 Highway;
- Commercial buildings are encouraged to incorporate "pitched" roofs or other similar roof treatment into the building design;
- The use of smooth surfaced, light coloured building materials, finished, painted "tilt-up" concrete panels, acrylic stucco, brick, baked enamel finished metal siding, or metal panels is encouraged;
- The use of untreated or unfinished concrete, metal or aluminum as a final building finish will not be permitted;
- Building design, layout, siting, landscaping, screening and buffering shall reflect the need to reduce noise impacts from the No. 1 Highway and between industrial development and adjacent uses;
- Buildings on corner sites or on lots backing onto roads shall be designed to recognize the building's visibility from more than one street with continuity of design, materials, exterior finish, signage and landscaping;
- Roof top mechanical equipment shall be hidden behind screens designed as an integral part of a building, or parapets may be extended to conceal such equipment;

- Underground utilities shall be provided;
- Building plans submitted in support of a Development Permit shall:
 - Be of sufficient detail to convey the intent of the design in terms of the building's appearance, exterior finish, materials and colour treatments;
 - Be prepared by an architect registered in B.C.;
 - Include a coloured rendering or perspective drawing and typical building elevations;
 - Include a coloured site plan indicating the siting of all buildings and structures, property lines, dimensions, easements, rights of way, roads, areas, phasing and significant physical features;
 - Include a detailed statement of land and building uses, lot sizes, coverage, building height, staging and the location and dimensions of landscape and buffer areas.

Landscape Areas and Buffers

Landscape plans submitted in support of a Development Permit shall:

- Be of sufficient detail to convey the intent of the landscape design;
- Complement the objective of creating an attractive, high quality industrial environment;
- Comply with the Landscape Design Guidelines attached as Appendix "A" to the developer's Statutory Building Scheme;
- Be prepared by a landscape architect registered in B.C.;
- Include a detailed plant list, quantity and sizing of plant material;
- Include fencing design, material and specifications;
- Include a cost estimate of the value of the landscape works including fencing and installation (of both the landscape works and fencing);
- Include boulevard treatment and street tree plantings in accordance with the Township's Boulevard Treatment and Street Tree Policy;
- At the building permit stage, be secured by a letter of credit;
- In buffer and building setback areas on-site natural vegetation shall be encouraged to be retained wherever practical;

#3850
19/07/99

- No site development works involving the removal of natural vegetation in the buffer or setback areas shall take place until after the Development Permit has been issued;
- Natural vegetation or berming adjacent to the No. 1 Highway shall not be removed unless specifically authorized by the Development Permit;
- The width of the undisturbed natural vegetation area adjacent to the No. 1 Highway shall be a minimum of 15m except where lands are designated for Service Commercial purposes the width of the required landscaping adjacent to the No. 1 Highway shall be a minimum of 7.5m;
- Adjacent to the No. 1 Highway, where no natural vegetation exists or where natural vegetation is specifically authorized to be removed by the Development Permit, it shall be replaced by a combination of landscape works and berming;
- Berms, where required, shall be a minimum of 1.8m height and be landscaped with evergreen shrubs/hedges and other plantings forming a continuous opaque screen;
- Adjacent to the street (other than the No. 1 Highway) a minimum 5m wide landscape area is required;
- Adjacent to residential or rural areas, a minimum 10m wide landscape area/buffer is required, plus a 1.8m high (minimum) fence designed to reduce the visual and noise impacts of the industrial use on adjacent lands;
- Parking areas are to be landscaped and shall not occupy more than 25% of the front yard of a building;
- Outside storage areas are to be screened; and
- Refuse collection areas shall be enclosed within a building or screened by a combination of walls, fencing and landscaping.

Signs

Sign plans submitted in support of the Development Permit application shall:

- Be in accordance with the developer's Statutory Building Scheme and the Township's Sign Control Bylaw;
- Be prepared by a professional graphic designer showing the location, type, size, colour and height of all signs, logos, graphics, symbols and colours to be located on all buildings and on free-standing signs;
- Complement the building's design scheme;
- Involve only one free-standing sign containing only the corporate names and street numbers on its face;

- No illuminated sign creating a glare or reflection on any building or street shall be permitted;
- Signs shall only identify those businesses located within the building itself.

Conservation Areas

Creek and gully areas should be retained in private ownership and developed to ensure definition and protection of sensitive areas. These creek and gully areas are undevelopable and should be protected to serve as drainage courses, fish and wildlife habitats and to ensure development does not occur in areas of unstable soil conditions. Creek and gully areas should not be cleared and development should be set back from the top of the bank. Site specific study is required to determine the setback.

Technical Report No. 807 entitled "Guidelines for Land Development and Protection of the Aquatic Environment" prepared by the Department of Fisheries and Oceans Canada, July 1978, is to be used as a guideline for determining setbacks for development adjacent to fish bearing streams. The Township may require the property owner to have prepared a report certified by a professional geotechnical or Civil Engineer to assist in determining what conditions of development are required to protect development from hazardous conditions.