

Est. 1873

## REPORT TO MAYOR AND COUNCIL

<b>PRESENTED:</b>	OCTOBER 1, 2018 – REGULAR EVENING MEETING	<b>REPORT:</b>	18-142
<b>FROM:</b>	COMMUNITY DEVELOPMENT DIVISION	<b>FILE:</b>	10-25-0044
<b>SUBJECT:</b>	DEVELOPMENT PERMIT APPLICATION NO. 100886 (1106231 BC LTD. / MARA + NATHA ARCHITECTURE LTD. / 3212 – 260 STREET)		

### RECOMMENDATION:

**That** Council authorize issuance of Development Permit No. 100886 (as amended) to 1106231 BC Ltd., in accordance with Attachment A to this report for property located at 3212 – 260 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “H”;
- b. Landscape plans being in substantial compliance with Schedule “J”;
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) to the acceptance of the Township;
- d. Section 702.5 a) Siting of Buildings and Structures of the Township of Langley Zoning Bylaw No. 2500 varied from 10.0 m (32.8 ft) for the front lot line to 5.0 m (16.4 ft);
- e. All signage being in compliance with Schedule “I” and in compliance with the Township’s Sign Bylaw;
- f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- g. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;

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. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and/or extensions, and landscaping in accordance with the Township’s Subdivision and Development Servicing Bylaw to the acceptance to the Township;
- b. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- c. An erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. Registration of restrictive covenants pursuant to Section 219 of the Land Title Act for storm water detention facilities and individual on-site infiltration systems;
- e. Onsite landscaping being secured by a letter of credit at the building permit stage;
- f. Secure registration of a 1.0 m all-purpose Statutory Right of Way along the 260 Street frontage;

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- g. 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;
- h. Payment of supplemental Development Permit application fees; and
- i. Payment of applicable Development Cost Charges and Building Permit administration fees.

**EXECUTIVE SUMMARY:**

On March 5, 2018, Council referred Development Permit No. 100886 (submitted by Mara + Natha Architecture Ltd. on behalf of 1106231 BC Ltd.) for a 1,949 m<sup>2</sup> (20,977 ft<sup>2</sup>) industrial building in Aldergrove to staff to consider public input with regard to noise and access.

The proponent has subsequently undertaken a noise analysis, met with the affected neighbour, explored opportunities to change building siting (which was determined impractical), and made revisions to the site plan to incorporate fencing to reduce noise from the industrial area to the east of the property. The amended Development Permit is attached for Council's consideration.

**PURPOSE:**

The purpose of this report is to provide Council with information and recommendations in response to Council's resolution of March 5, 2018 concerning Development Permit Application No. 100886.

DEVELOPMENT PERMIT APPLICATION NO. 100886  
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## **BACKGROUND/HISTORY**

On March 5, 2018, Council considered Development Permit No. 100886 submitted by Mara + Natha on behalf of 1106231 BC Ltd. to facilitate construction of a 1,949 m<sup>2</sup> (20,977 ft<sup>2</sup>) industrial building. Council did not issue the Development Permit, and instead resolved as follows:

*That Development Permit Application No. 100886 be referred to staff to consider public input with regards to noise and access.*

Staff note that the subject site is located east of properties located in the Agricultural Land Reserve (ALR) designated for agricultural uses.

## **DISCUSSION/ANALYSIS:**

The applicant has subsequently proposed revisions (outlined below) to the development to address Council's resolution based upon meetings with Township staff, items raised at the Development Permit hearing by the neighbour to the west and a noise analysis. The applicant has also provided a letter (Attachment C) outlining how the application has been revised to address concerns raised at the March 5, 2018 meeting.

### Revising Site Layout to address Noise Issues

Staff have explored the opportunity to revise the proposed site layout to locate the building on the south portion of the site and parking and access areas to the north and this was determined to be impractical. The Township's Master Transportation Plan identifies plans for the widening of Fraser Highway, anticipated by Township staff to occur in the next 5 to 10 year period. As part of this road improvement, the intersection at 260 Street and Fraser Highway will be revised and a northbound left turn lane will be added on 260 Street to permit traffic to turn west onto Fraser Highway. This turning bay is expected to extend past the subject site's proposed driveway. Staff are not supportive of the relocating the proposed site driveway to the north, as it will adversely affect future traffic movements.

The width of the proposed driveway from the subject site onto 260 Street has been adjusted from the originally proposed 12.0 m (39.4 ft) to 11.0 m (36.1 ft) to aid in mitigating the visual impact on the residential site to the west.

### Noise Mitigation

The proponent retained a qualified professional (BKL) to conduct the necessary analysis (Attachment D) to provide an assessment related to noise in compliance with acceptable best management practices, standards and applicable Township bylaws.

The analysis was based upon measurements at the current (Surrey) location of Rosh Metals Ltd. to determine the representative noise levels associated with the planned development and the baseline noise measurements were also taken on the site of the nearest residence (to the west of the property) to determine if the proposed development's noise levels are compliant with the Township's Noise Control Bylaw No. 5172. The analysis notes that:

*Baseline noise measurements were used as reference to compare the predicted future noise levels to, in order to assess the noise impact. The baseline noise levels include all the current noise sources that were present during measurements, including traffic noise and noise from industrial and commercial activities nearby (e.g. the East Building)...*

*As a conservative assumption for noise levels resulting from the proposed development, it was assumed that all activities would be conducted at the same time, all the time (continuously). Typically, activities are not conducted continuously (e.g. grinding is only conducted irregular and briefly. Hammering is expected to be conducted sporadically) Therefore, this assumption results in an overprediction of expected noise levels. Doors and windows were assumed to be kept closed. Predicted noise levels were compared to the TOL noise limits to assess compliance. The baseline measurements were used to provide context to the predicted noise levels. Results are included in Table 1.*

*Table 1: Noise Impact*

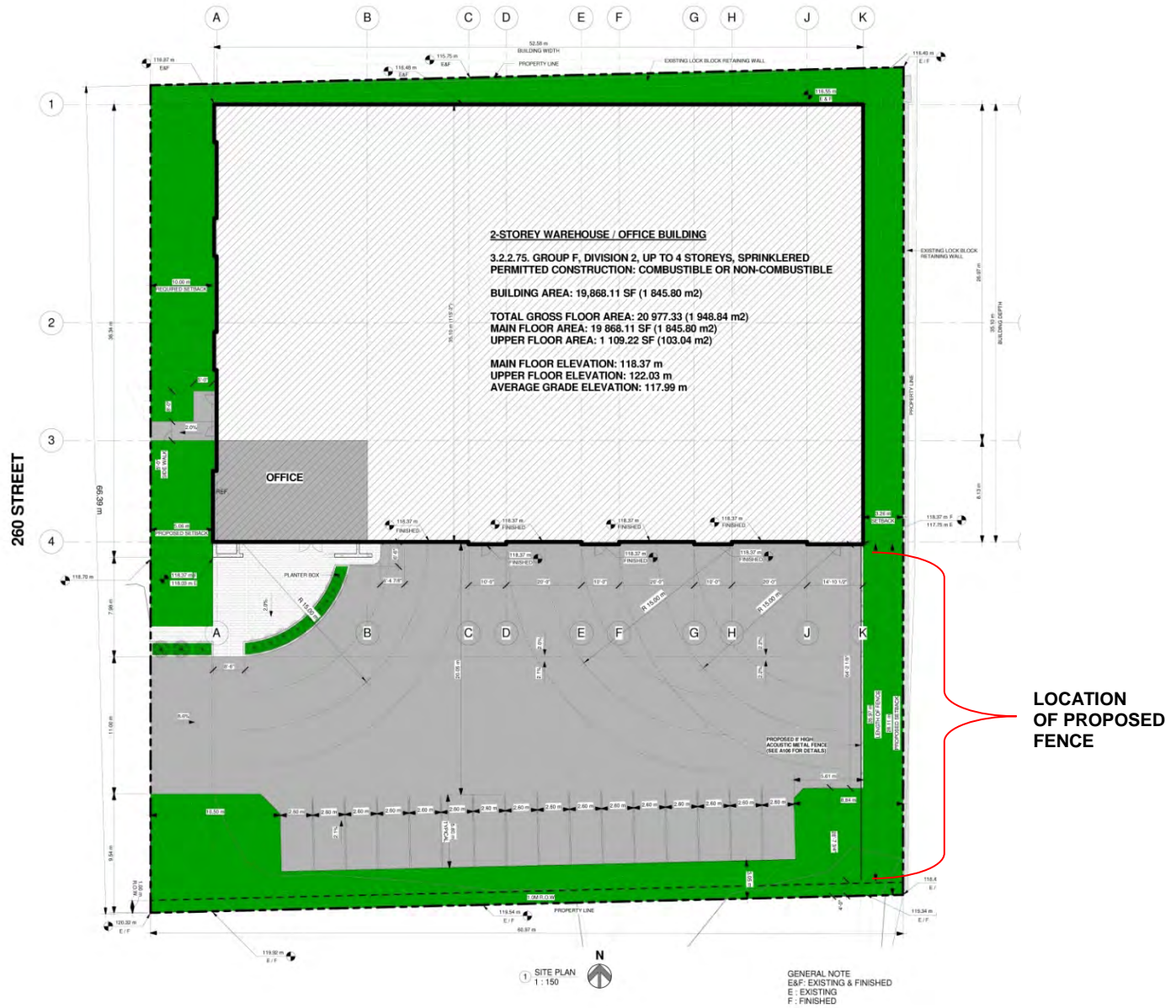
<i>Location</i>	<i>Predicted Noise Level (dBA)</i>	<i>Noise Limit (dBA)</i>	<i>Baseline Noise Level (dBA)</i>	<i>Compliant?</i>
<i>Nearest Point of Reception</i>	<i>50</i>	<i>55</i>	<i>51</i>	<i>Yes</i>

*Results indicate that full compliance with the requirements of the bylaw can be expected. Predicted noise levels from Rosh metal are comparable to current ambient noise levels.*

#### **Development Permit:**

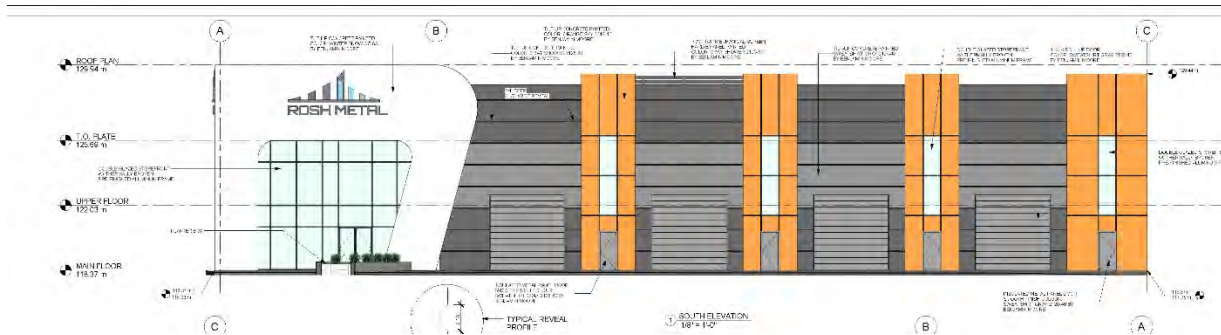
The applicant is proposing a 1,949 m<sup>2</sup> (20,977 ft<sup>2</sup>) industrial building and has proposed minor changes from the proposal previously considered by Council on March 5, 2018. A minor change is proposed to the width of several overhead garage doors on the South Elevation (adjusted to allow for delivery trucks to unload within the building with overhead doors closed). The building will also feature a varied roofline throughout with a double glazed storefront with thermally broken pre-finished aluminum frame to address the street frontage on the south and west elevations.

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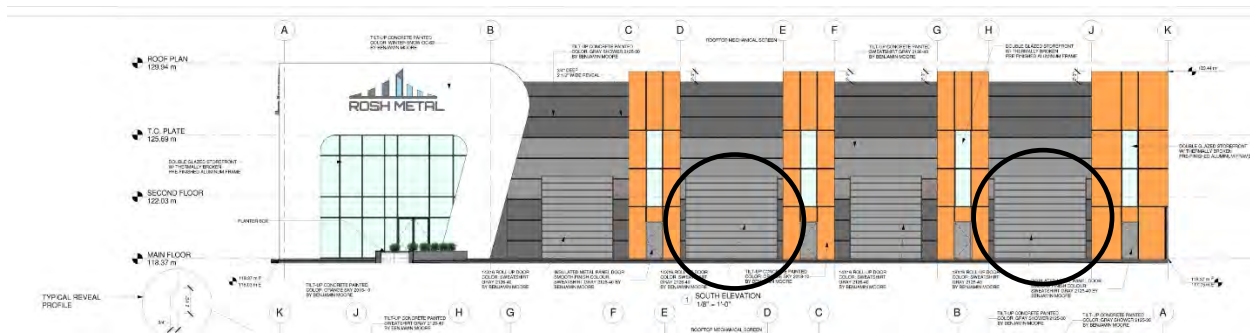


**SITE PLAN**

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**PREVIOUS SOUTH ELEVATION**



**PROPOSED SOUTH ELEVATION**

The overall proposal complies with the site's General Industrial M-2 zoning with respect to lot coverage (46%) and building height (11.95 m/39.2 ft) for the proposed building.

#### **POLICY CONSIDERATIONS:**

The applicant has made revisions to the development proposal (addition of fencing along east property line, adjusting garage door widths and decreasing driveway width) to address Council's March 5, 2018 Resolution.

The revised proposal complies with the site's Industrial designation in the Aldergrove Community Plan. The proposal also complies with the site's General Industrial M-2 zoning (with the exception of a proposed front yard siting variance). The proposal, in staff's opinion is in compliance with the Development Permit Guidelines of the Aldergrove Community Plan.

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Staff recommend that Council receive this report for information and that Development Permit be issued as attached.

Respectfully submitted,

Ruby Sandher  
DEVELOPMENT PLANNER  
for  
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 100886 (Revised)
ATTACHMENT B	March 5, 2018 Report to Mayor and Council
ATTACHMENT C	Letter from Applicant dated June 14, 2018
ATTACHMENT D	Noise Impact Analysis dated August 13, 2018

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100886

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2018 to:

1. NAME: 1106231 BC Ltd.

ADDRESS: 7591 Lancing Court  
Richmond, BC V3C 3B1

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: Parcel "B" (Reference Plan 15430) Lot 2 Section 25 Township  
10 New Westminster District Plan 8456

CIVIC ADDRESS: 3212 – 260 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 "H";
- b. Landscape plans being in substantial compliance with Schedule "J"
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) to the acceptance of the Township;
- d. Section 702.5 a) Siting and Buildings and Structures of the Township of Langley Zoning Bylaw No. 2500 varied from 10.0 m (32.8 ft) for the front lot line to 5.0 m (16.4 ft).
- e. All signage being in compliance with Schedule "I" and in compliance with the Township's Sign Bylaw;
- f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- g. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;

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. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and/or extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw to the acceptance to the Township;
- b. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township
- c. An erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. Registration of restrictive covenants pursuant to Section 219 of the Land Title Act for storm water detention facilities and individual on-site infiltration systems;



Development Permit No. 100831

(1106231 BC LTD./ MARA + NATHA ARCHITECTURE LTD. / 3212 – 260 STREET)

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- e. Onsite landscaping being secured by a letter of credit at the building permit stage;
  - f. Secure registration of a 1.0 m all-purpose Statutory Right of Way along the 260 Street frontage;
  - g. 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;
  - h. Payment of supplemental Development Permit application fees; and
  - i. Payment of applicable Development Cost Charges and Building Permit administration 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.

SCHEDULE A	Rendering
SCHEDULE B	Rendering
SCHEDULE C	Site Plan
SCHEDULE D	South Elevation
SCHEDULE E	North Elevation
SCHEDULE F	West Elevation
SCHEDULE G	East Elevation
SCHEDULE H	Colour and Materials Board
SCHEDULE I	Signage Plan
SCHEDULE J	Landscape Plan



## SCHEDULE A RENDERING

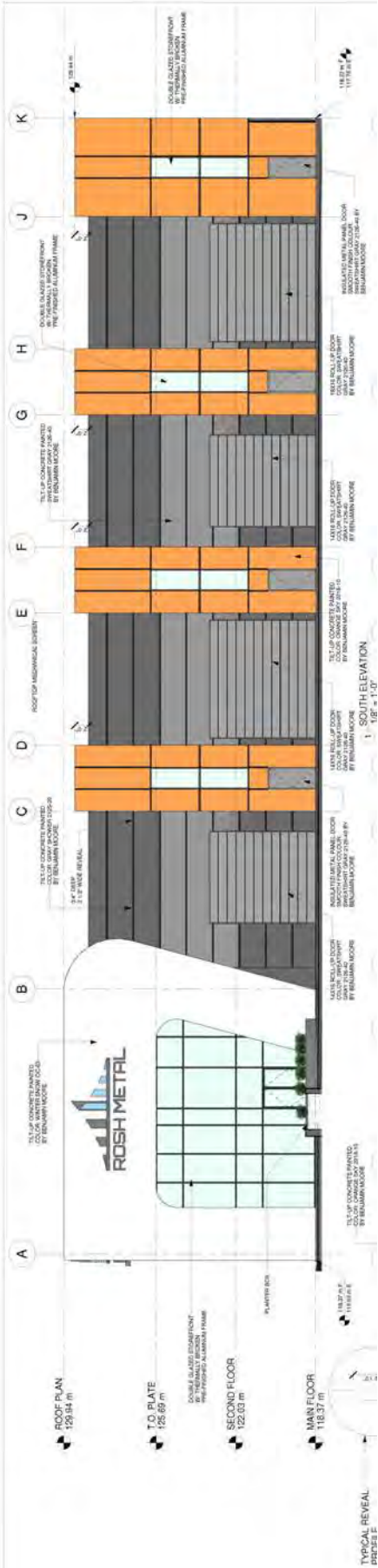


## SCHEDULE B RENDERINGS

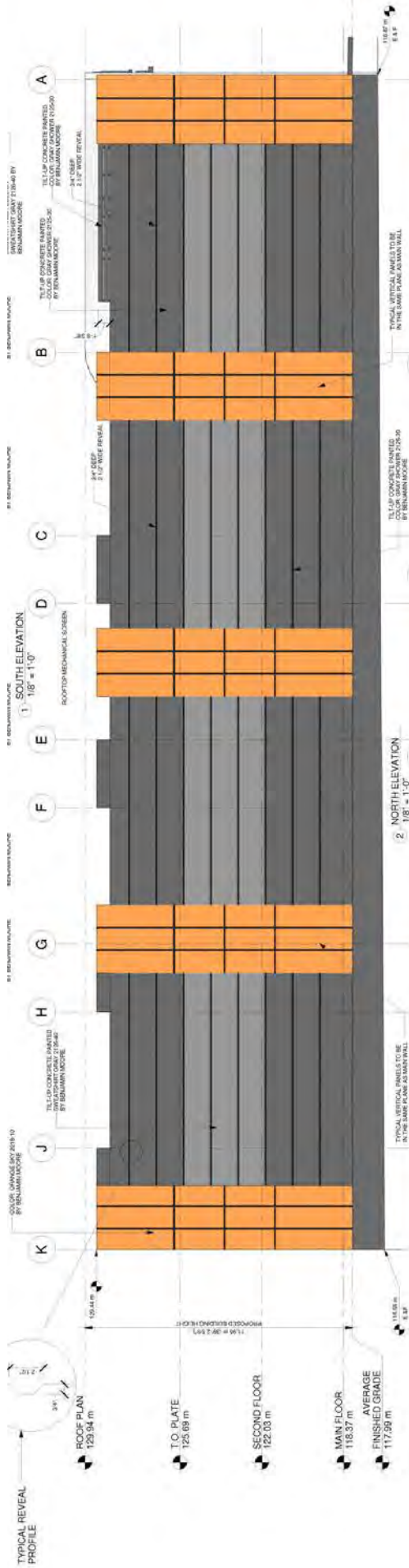




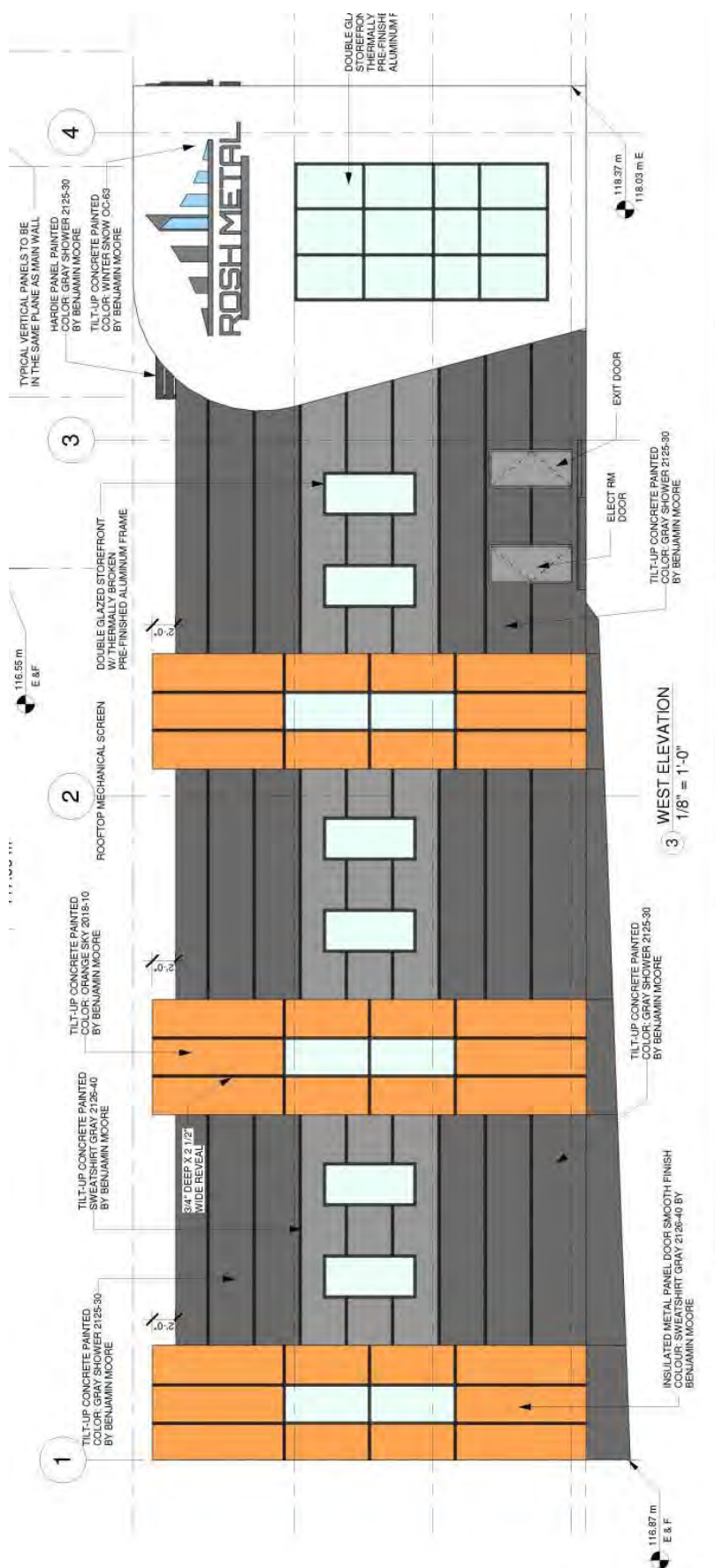
SCHEDULE D  
SOUTH ELEVATION



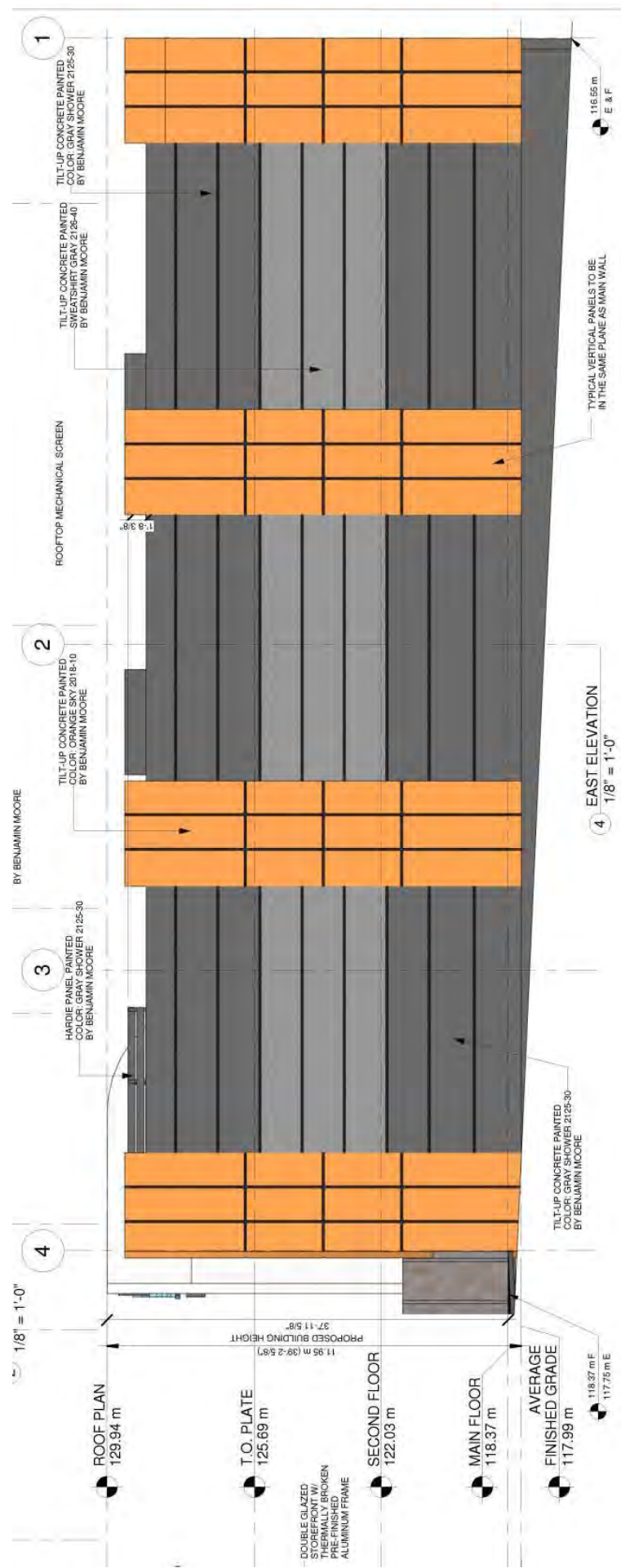
# SCHEDULE E NORTH ELEVATION










# SCHEDULE F WEST ELEVATION

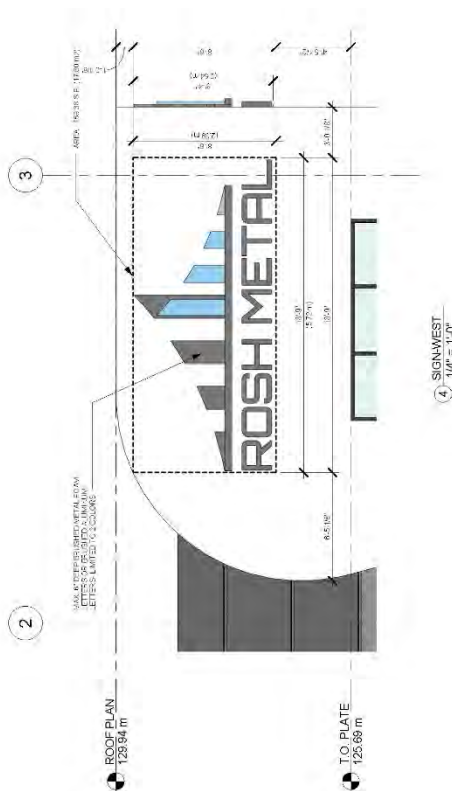
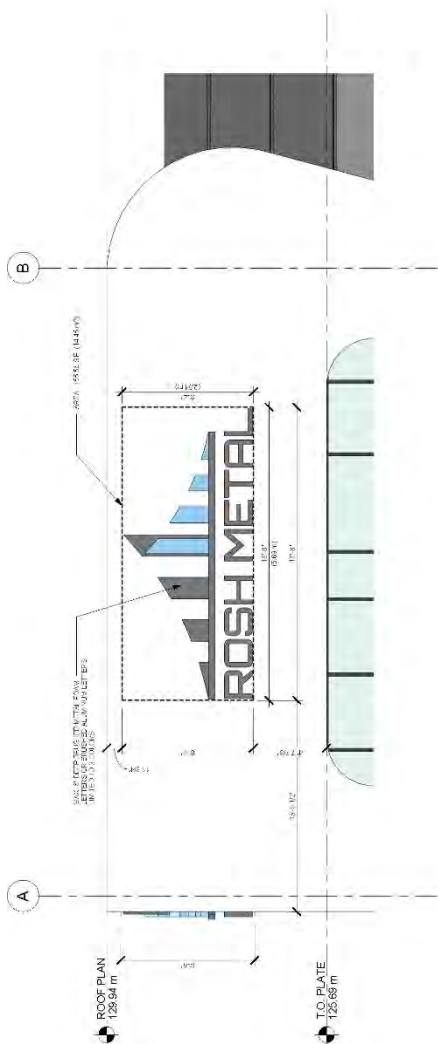


# SCHEDULE G EAST ELEVATION

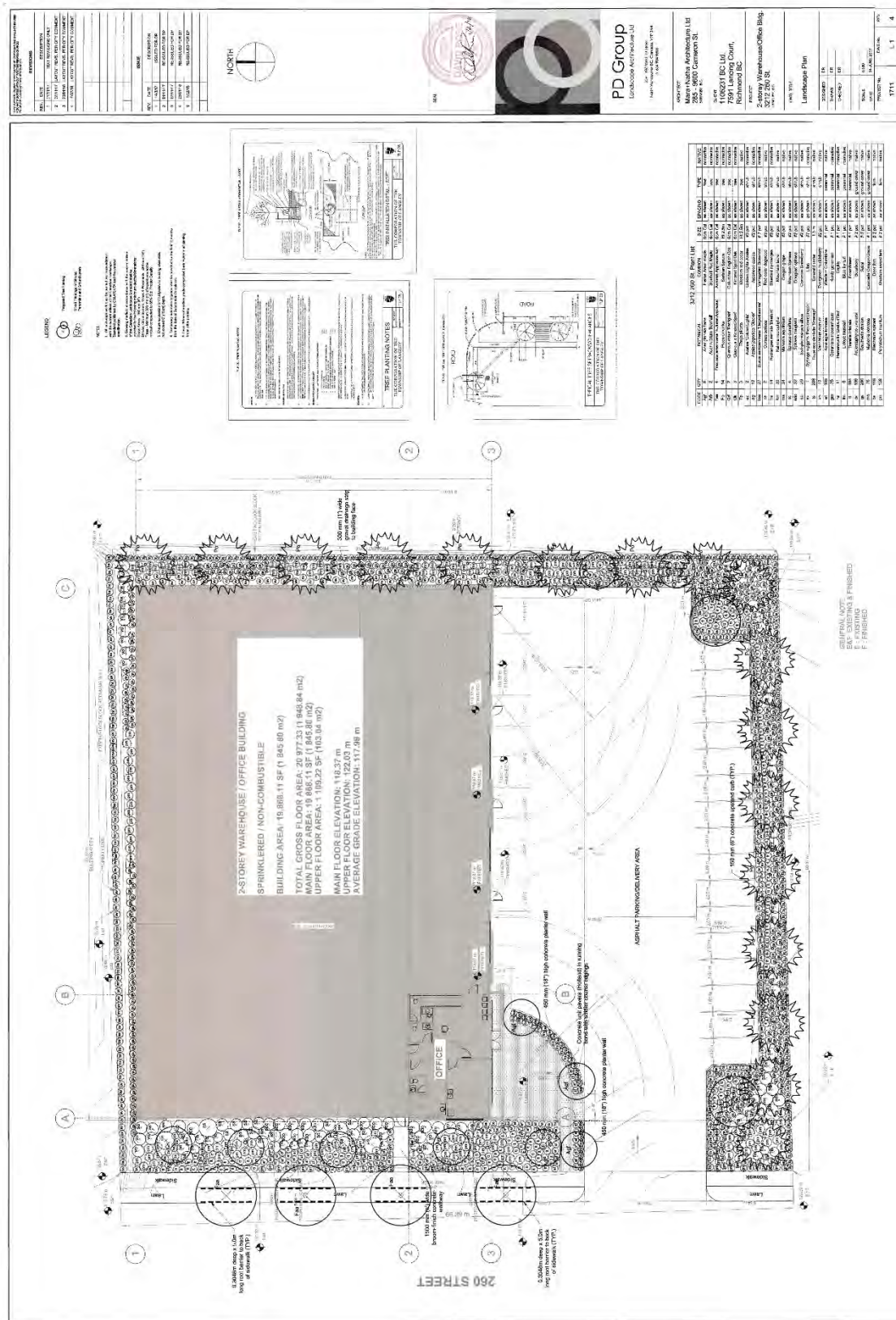


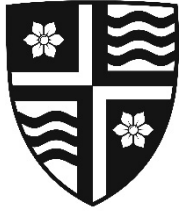
LOCATION OF MATERIAL/COLOUR	COLOUR SAMPLE
<ul style="list-style-type: none"> <li>Tilt Up Concrete Floating Frame Painted "Winter Snow" OC-63 by Benjamin Moore</li> </ul>	
<ul style="list-style-type: none"> <li>Tilt Up Concrete Relief Panel Painted "Orange Sky" 2018-10 by Benjamin Moore</li> </ul>	
<ul style="list-style-type: none"> <li>Tilt Up Concrete Dark Infill Wall Painted "Gray Shower" 2125-30 by Benjamin Moore</li> </ul>	
<ul style="list-style-type: none"> <li>Tilt Up Concrete Medium Infill Wall Painted</li> <li>Exterior 14' x 14' Roll Up Doors</li> <li>Exterior Swing Doors</li> <li>"Sweatshirt Gray" 2126-40 by Benjamin Moore</li> </ul>	

## SCHEDULE H COLOUR AND MATERIALS BOARD



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## REPORT TO MAYOR AND COUNCIL

<b>PRESENTED:</b>	MARCH 5, 2018 - REGULAR EVENING MEETING	<b>REPORT:</b>	18-24
<b>FROM:</b>	COMMUNITY DEVELOPMENT DIVISION	<b>FILE:</b>	10-25-0044
<b>SUBJECT:</b>	DEVELOPMENT PERMIT APPLICATION NO. 100886 (1106231 BC LTD. / MARA + NATHA ARCHITECTURE LTD. / 3212 – 260 STREET)		

### PROPOSAL:

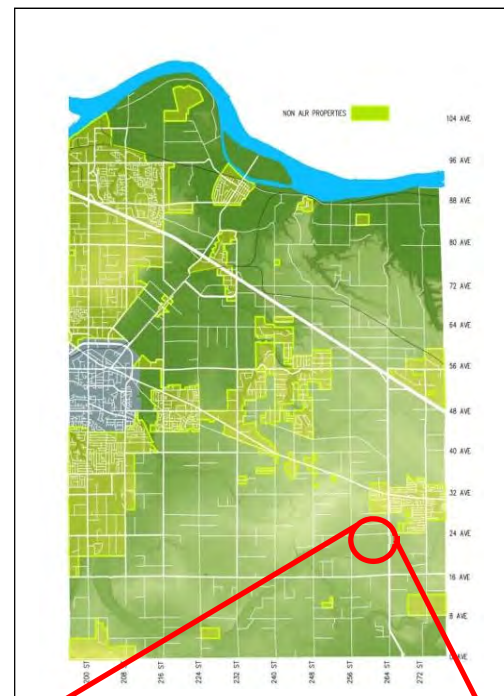
Development Permit application for a 1,949 m<sup>2</sup> (20,977 ft<sup>2</sup>) industrial building located at 3212 - 260 Street.

### RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 100886 subject to seven (7) conditions, plus eight (8) conditions to be completed prior to issuance of a building permit.

### RATIONALE:

The proposal complies with the Aldergrove Community Plan, and the Township's land use policies.





### RECOMMENDATIONS:

**That** Council authorize issuance of Development Permit No. 100886 to 1106231 BC Ltd. for property located at 3212 – 260 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “H”;
- b. Landscape plans being in substantial compliance with Schedule “J”
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) to the acceptance of the Township;
- d. Section 702.5 a) Siting of Buildings and Structures of the Township of Langley Zoning Bylaw No. 2500 varied from 10.0 m (32.8 ft) for the front lot line to 5.0 m (16.4 ft).
- e. All signage being in compliance with Schedule “I” and in compliance with the Township’s Sign Bylaw;
- f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- g. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;

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:

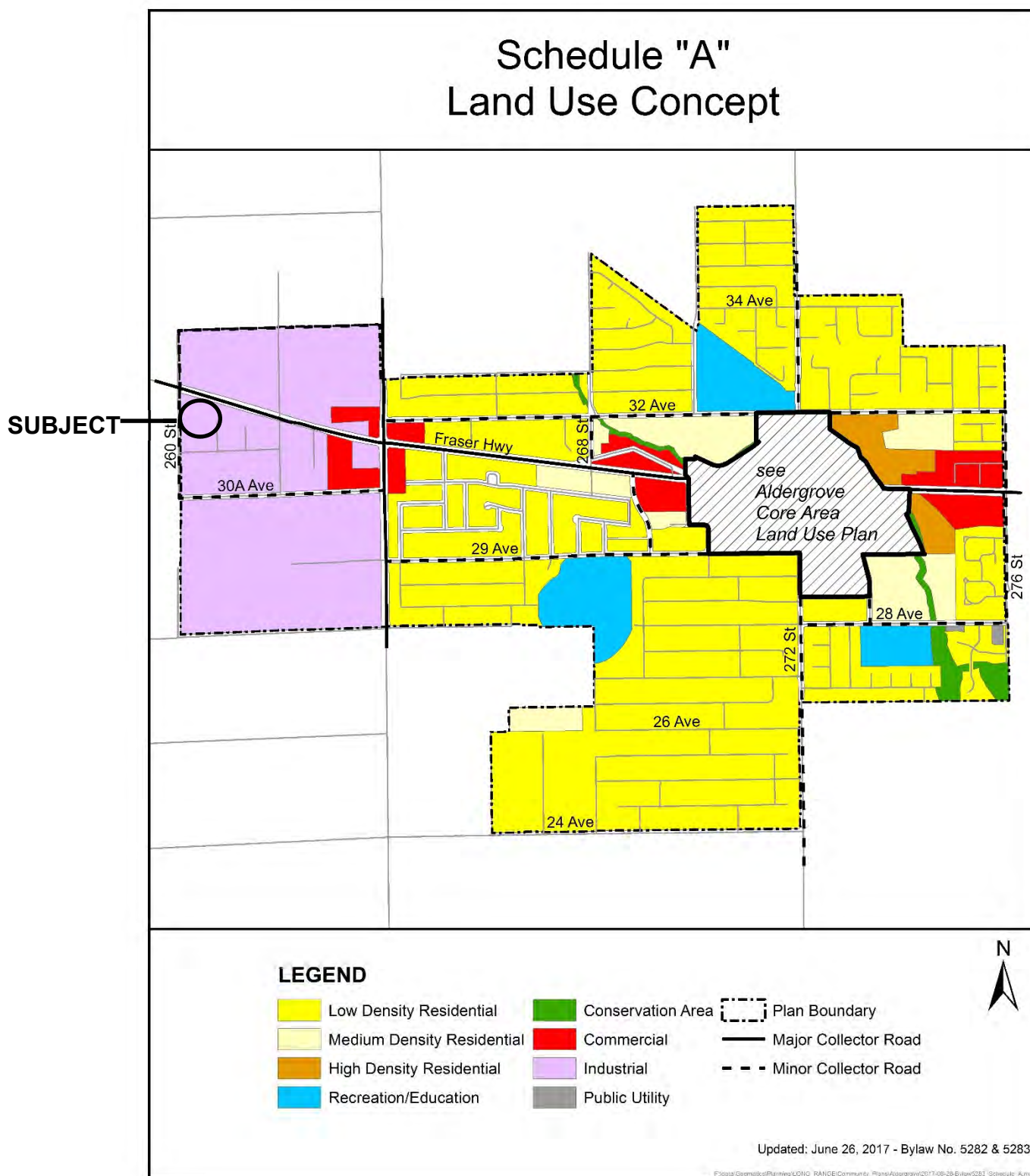
- a. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and/or extensions, and landscaping in accordance with the Township’s Subdivision and Development Servicing Bylaw to the acceptance to the Township;
- b. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- c. Registration of restrictive covenants pursuant to Section 219 of the Land Title Act for storm water detention facilities and individual on-site infiltration systems;
- d. Onsite landscaping being secured by a letter of credit at the building permit stage;
- e. Secure registration of a 1.0 m all-purpose Statutory Right of Way along the 260 Street frontage;
- 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;
- g. Payment of supplemental Development Permit application fees; and
- h. Payment of applicable Development Cost Charges and Building Permit administration fees.

### EXECUTIVE SUMMARY:

Mara + Natha Architecture Ltd. has applied on behalf of 1106231 BC Ltd. for a Development Permit to construct a 1,949 m<sup>2</sup> (20,977 ft<sup>2</sup>) industrial building located in the Aldergrove area. The development complies with the Development Permit Guidelines of the Aldergrove Community Plan (Attachment B).

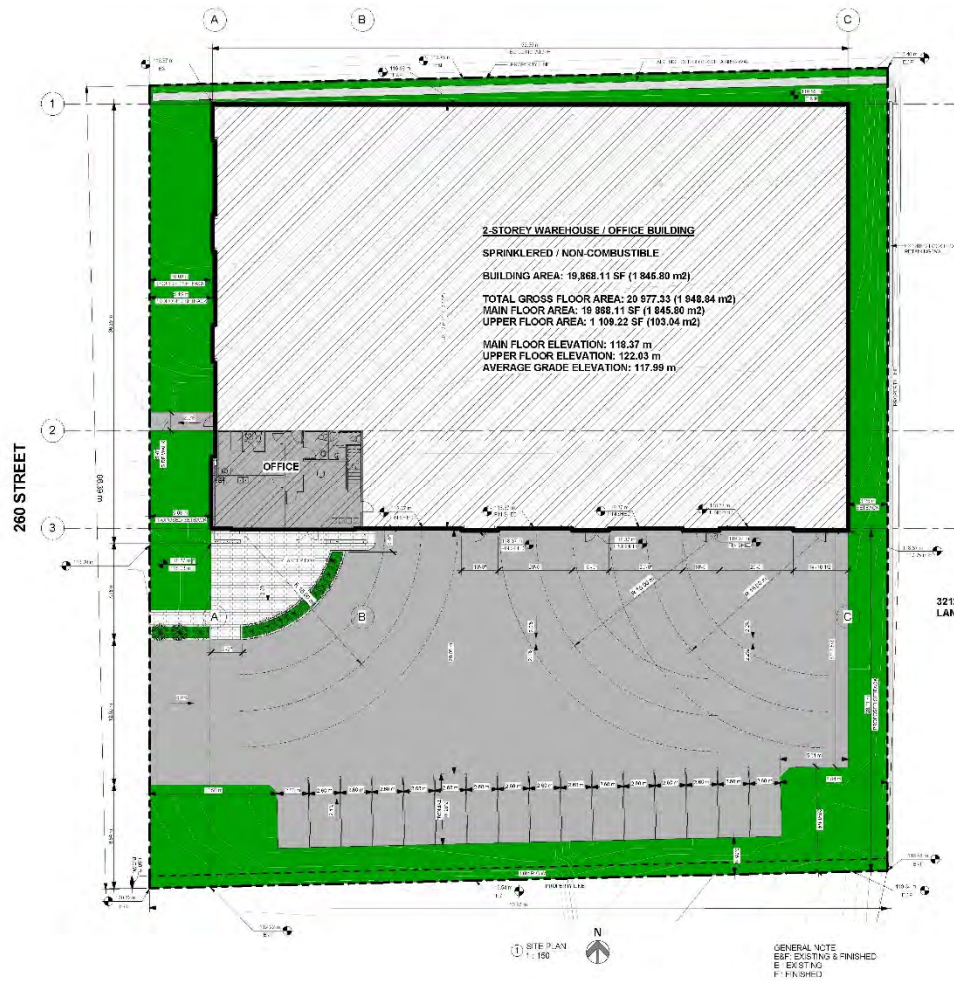
### PURPOSE:

This report is to provide information and recommendations concerning proposed Development Permit No. 100886 for property located at 3212 – 260 Street.





### ZONING BYLAW NO. 2500



**SITE PLAN**





**RENDERING – SUBMITTED BY APPLICANT**

**REFERENCE:**

<b>Owner:</b>	1106231 BC Ltd. 7591 Lancing Court Richmond, BC V7C 3B1
<b>Agent:</b>	Robert H. Lee Mara + Natha Architecture Ltd. 285 – 9600 Cameron Street Burnaby, BC V3J 7N3
<b>Legal Description:</b>	Parcel “B” (Reference Plan 15430) Lot 2 Section 25 Township 10 New Westminster District Plan 8456
<b>Location:</b>	3212 – 260 Street
<b>Area:</b>	0.4 ha (1.0 ac)
<b>Existing Zoning:</b>	General Industrial M-2
<b>Aldergrove Community Plan:</b>	Industrial

**BACKGROUND/HISTORY:**

The subject site is designated Industrial in the Aldergrove Community Plan and is zoned General Industrial Zone M-2. The subject site is currently vacant.

As the property is designated as a mandatory Development Permit area in the Aldergrove Community Plan, Council is provided the opportunity to review the form, character and siting of the proposed development. Issuance of the Development Permit is required prior to the issuance of a Building Permit.

**DISCUSSION/ANALYSIS:**

A Development Permit for a 1,949 m<sup>2</sup> (20,977 ft<sup>2</sup>) industrial building is proposed. The applicant indicates the proposed building is to be occupied by Rosh Metal Inc., a steel fabrication company. The main floor will be occupied by a fabrication area with an accessory office area (located on 2 floors) on the southwest portion of the building. The new building is proposed to be constructed on the northern portion of the property and will contain multiple interior facing loading bays.

In accordance with Council's policy, a rendering, site plan and building elevations have been submitted detailing the proposed development's form character and siting. Proposed Development Permit No. 100886 is attached as Attachment A to this report.

Surrounding land uses include:

North:	A property (fronting on Fraser Hwy) zoned General Industrial zone M-2 containing an industrial building designated as Industrial in the Aldergrove Community Plan;
South:	A property governed by Land Use Contract 92 with underlying General Industrial Zone M-2 zoning containing an industrial building, designated as Industrial in the Aldergrove Community Plan;

- East: A property (fronting onto 260B Street) governed by Land Use Contract 92 with underlying General Industrial Zone M-2 containing an industrial building, designated as Industrial in the Aldergrove Community Plan
- West: 260 Street beyond which is a property zoned Rural Zone RU-3, located in the ALR designated as Agricultural/Countryside in the Rural Community Plan.

### **Development Permit:**

The applicant is proposing a 1,949 m<sup>2</sup> (20,977 ft<sup>2</sup>) industrial building. The building will be constructed from tilt up concrete panels painted dark and light grey with orange accents. The building will also feature a varied roofline throughout with a double glazed storefront with thermally broken pre-finished aluminum frame to address the street frontage on the south and west elevations.

The applicant has provided the following design rationale:

*Our development is street facing (260 Street) with curvaceous “floating” concrete frame clad with floor to ceiling glazing to accentuate the building entrance at the southwest corner and to create visual interest. To achieve rhythmic articulation and relief along the street-facing elevation, deep orange coloured concrete panels are intermittently located in plane that is in front of the main wall. The walls between the relief panels are finished with horizontal reveals to contrast with the verticality of the relief panels. The west elevation that faces 260<sup>th</sup> Street does not have any overhead service doors for loading but rather along the south elevation that faces the side yard. This complies with the design guide that discourages loading bays to face the front yard. With respect to the colour scheme, the floating panel is the lightest (light grey), with the walls in between the deep orange relief panels consisting of medium and dark grey tones that tie into the light grey but contrasting with the orange panels. To further comply with the guidelines, we have provided a similar articulation and colour patterns along the two side elevations as they are visible from the street and adjacent properties.*

As a condition of the Development Permit, refuse bins are to be located in an enclosure and screened to the acceptance of the Township. A similar condition has been included in the Development Permit requiring the screening of rooftop mechanical equipment.

The overall proposal complies with the site’s General Industrial M-2 zoning with respect to lot coverage (46%) and building height (11.95 m/39.2 ft) for the proposed building.

A front lot line setback variance to the site’s M-2 zoning is required to accommodate the proposed new industrial building.

### **Proposed Front Yard Setback**

The applicant proposes to vary the required front lot line setback along the west property line from 10 m (32.8 ft) to 5 m (16.4 ft) to allow for a better street presence along 260 Street. The Aldergrove Community Plan Development Permit Guidelines state that “new development should be street fronting with building elevations that provide visual interest. While parking areas may be located in the front of the building, parking and loading shall be mainly in the rear”. The applicant has provided the following rationale (Attachment C) in support of the requested variance:

*We are proposing a front yard setback variance of 4.92m from the 10.0m required to 5.08m proposed. In order to comply with the Development Permit Area “C” guideline in the Aldergrove Community Plan, our design was rotated so that the loading bays faced the side yard where the parking is located, rather than the front. In the process of complying with the design guideline, the total floor area became significantly reduced. Thus, the owner (who is a small business owner) needed to gain back some of the lost floor area by bringing the building to the front. But our rationale from the front yard setback variance is supported by two key factors: firstly, the short end of the building is located at the front so far less noise related to industrial use is anticipated to be heard from the ALR site across the 260<sup>th</sup> Street (as the long sides of the building face the side yards). Secondly, the office use (on both floors, stacked) is also located at the short end of the building, facing 260<sup>th</sup> Street, which is quieter use of the space than industrial...*

Staff does not object to the proposed variance given the variance creates better street presence for the development and is in compliance with the Aldergrove Community Plan Development Permit Area guidelines.

#### **Aldergrove Community Enhancement Committee:**

The Aldergrove Community Enhancement Committee (A.C.E) has reviewed the proposal (Attachment D) and has indicated support for the project.

#### **Signage:**

Fascia signage is proposed at two locations on the exterior of the building and will include corporate signage. The proposed signage is illustrated in Schedule “I” of the Development Permit, and complies with the Township’s Sign Bylaw.

#### **Access and Parking:**

The applicant is proposing a driveway from 260 Street, which will provide for vehicular access to the site. A total of 15 parking spots are required by the Township’s Zoning Bylaw, the site plan provides 16 spaces.

#### **Tree Protection/Replacement**

No significant trees were identified on the subject site. In compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), the applicant is required to plant 30 replacement trees and those are provided on the landscape plans. Final tree protection and replacement plans are required to the acceptance of the Township as a condition of the Development Permit.

#### **Landscaping:**

The proposed industrial building and will not result in the removal of any significant trees. Landscaping include 30 new on-site trees, as well as 4 new street trees. There will be shrubs and ground covering plantings along all lot lines. Details of the landscape plan are subject to final approval to the acceptance of the Township prior to issuance of a building permit.

### **Public Information Meeting**

Given the application's consistency with the Aldergrove Community Plan and its compatibility with the Industrial designation, the requirement for the applicant to hold a public information meeting pursuant to Section 3.1 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.

### **Servicing:**

A Servicing Agreement will be required prior to issuance of a building permit and to secure a proposed 1.0m Statutory Right of Way along the full frontage of 260 Street. A restrictive covenant for on-site infiltration, pursuant to Section 219 of the Land Title Act is also required.

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.

### **Exterior Lighting:**

As the subject site is located within 150 m (492 ft) of land zoned for residential purposes, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township is required prior to the issuance of a building permit.

### **Environmental Considerations:**

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitat 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's Official Community Plan, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater 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.

### **POLICY CONSIDERATIONS:**

The proposed development complies with the site's Industrial designation in the Aldergrove Community Plan. The proposal also complies with the site's General Industrial M-2 zoning (with the exception of a proposed front yard siting variance). The proposal, in staff's opinion is in compliance with the Development Permit Guidelines of the Aldergrove Community Plan.

Staff have notified adjacent property owners that this Development Permit is being considered at this meeting, and they may attend and speak to the matter should they deem necessary.

DEVELOPMENT PERMIT APPLICATION NO. 100886  
(1106231 BC LTD./ MARA + NATHA ARCHITECTURE LTD. / 3212 – 260 STREET)  
Page 11 . . .

Council's consideration of the Development Permit must be based on the form, character and siting of the proposal. Staff recommend that the Development Permit be issued as attached.

Respectfully submitted,

Ruby Sandher  
DEVELOPMENT PLANNER  
for  
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 100886 and Schedules "A" through "J":
ATTACHMENT B	Aldergrove Community Plan – Development Permit Guidelines
ATTACHMENT C	Letter of Intent
ATTACHMENT D	Aldergrove Community Enhancement Comments

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100886

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2018 to:

1. NAME: 1106231 BC Ltd.

ADDRESS: 7591 Lancing Court  
Richmond, BC V3C 3B1

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: Parcel "B" (Reference Plan 15430) Lot 2 Section 25 Township  
10 New Westminster District Plan 8456

CIVIC ADDRESS: 3212 – 260 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 "H";
- b. Landscape plans being in substantial compliance with Schedule "J"
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) to the acceptance of the Township;
- d. Section 702.5 a) Siting and Buildings and Structures of the Township of Langley Zoning Bylaw No. 2500 varied from 10.0 m (32.8 ft) for the front lot line to 5.0 m (16.4 ft).
- e. All signage being in compliance with Schedule "I" and in compliance with the Township's Sign Bylaw;
- f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- g. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;

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. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and/or extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw to the acceptance to the Township;
- b. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- c. Registration of restrictive covenants pursuant to Section 219 of the Land Title Act for storm water detention facilities and individual on-site infiltration systems;
- d. Onsite landscaping being secured by a letter of credit at the building permit stage;

- e. Secure registration of a 1.0 m all-purpose Statutory Right of Way along the 260 Street frontage;
  - 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;
  - g. Payment of supplemental Development Permit application fees; and
  - h. Payment of applicable Development Cost Charges and Building Permit administration 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.

SCHEDULE A	Rendering
SCHEDULE B	Renderings
SCHEDULE C	Site Plan
SCHEDULE D	South Elevation
SCHEDULE E	North Elevation
SCHEDULE F	West Elevation
SCHEDULE G	East Elevation
SCHEDULE H	Colour and Materials Board
SCHEDULE I	Signage Plan
SCHEDULE J	Landscape Plan





## SCHEDULE A RENDERING

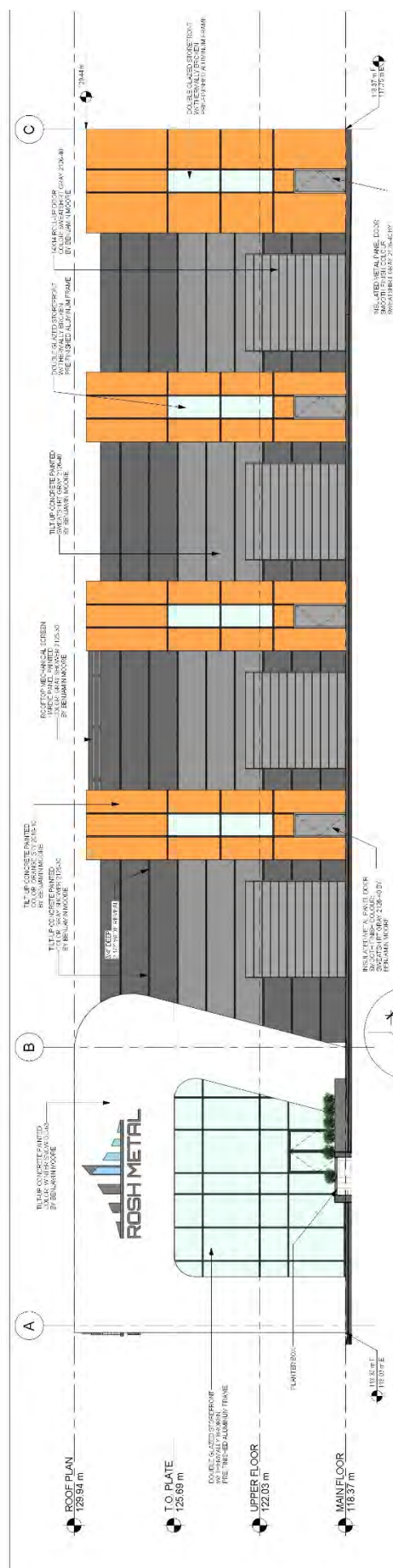


## SCHEDULE B RENDERINGS





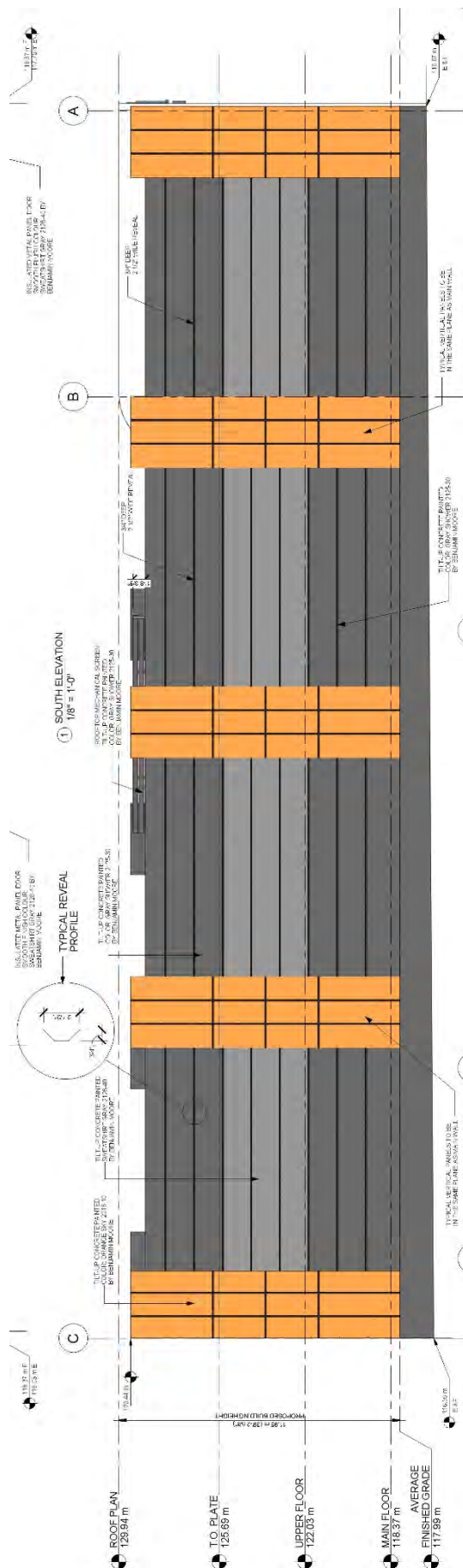
# SCHEDULE C SITE PLAN



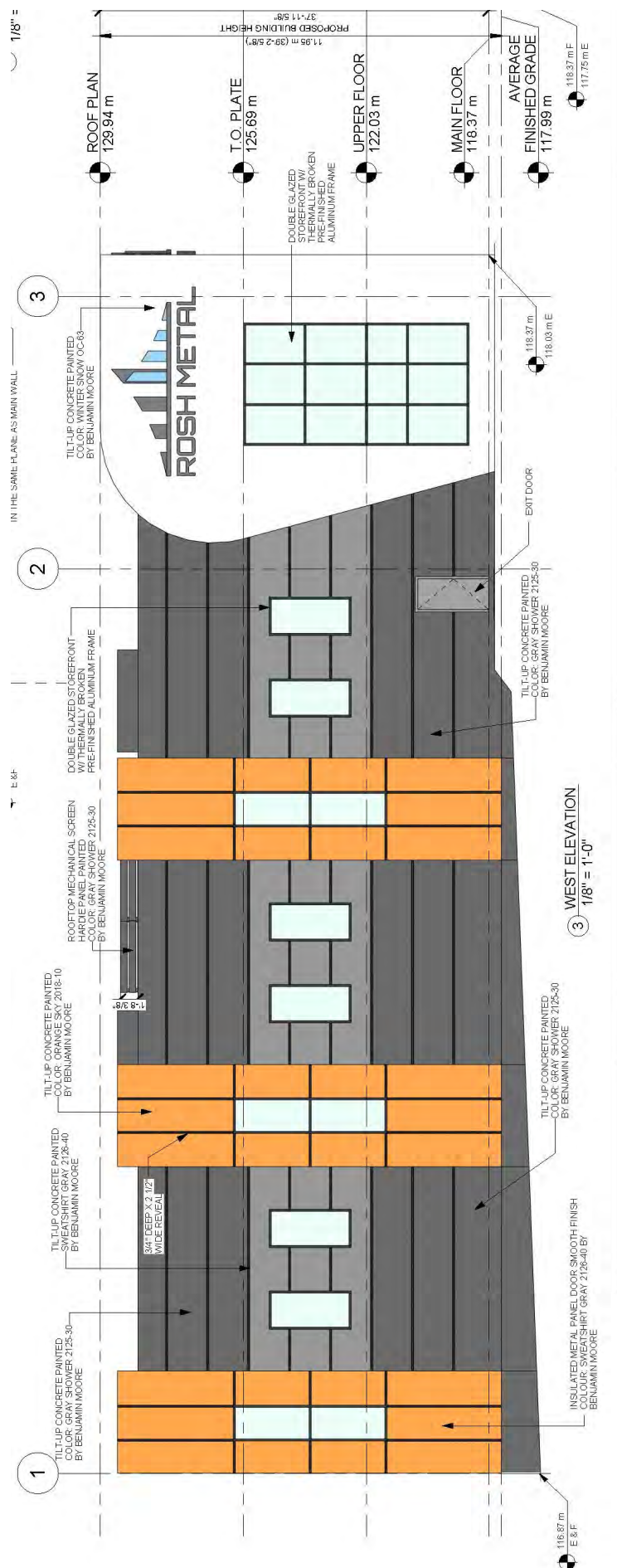
# SCHEDULE D SOUTH ELEVATION



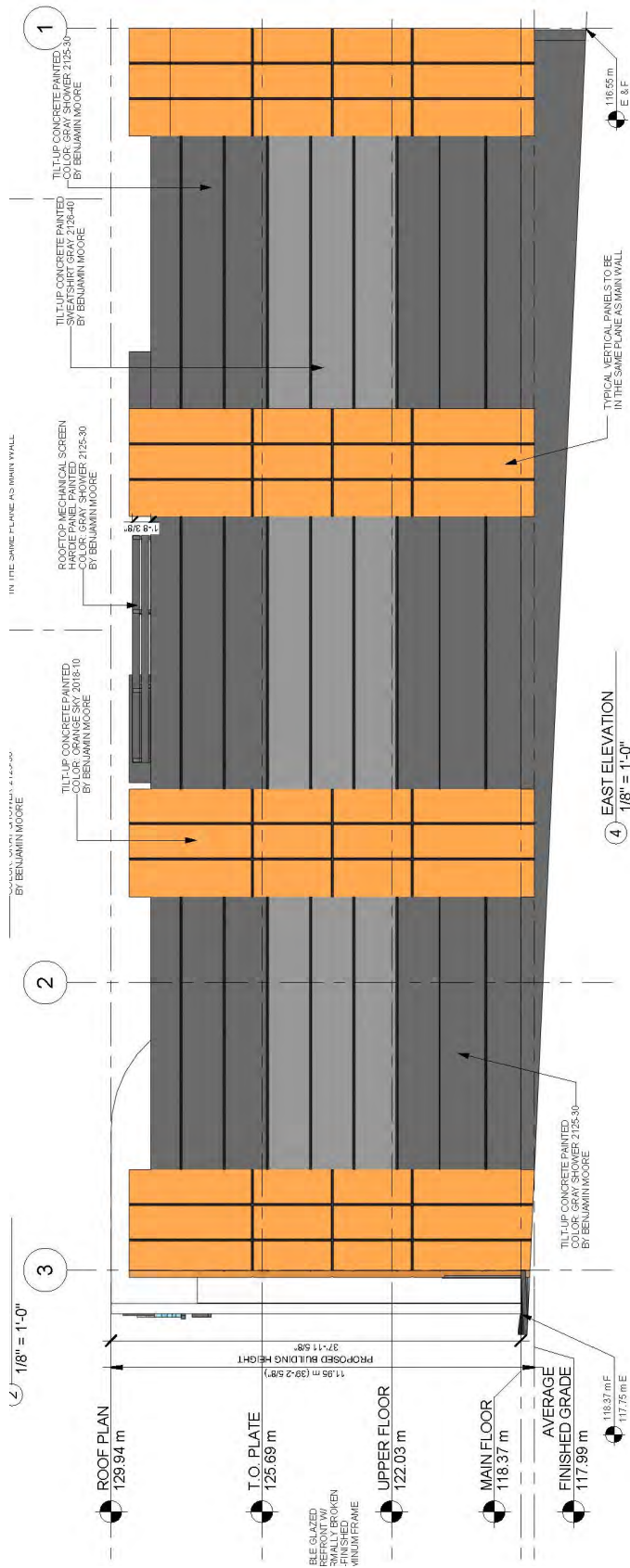
## E.3 - Page 37



## E.3 - Page 38





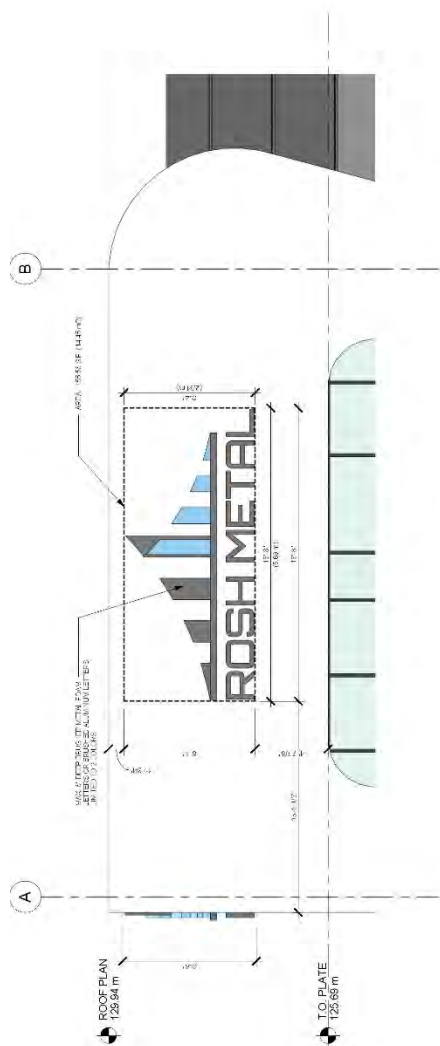


# SCHEDULE G EAST ELEVATION

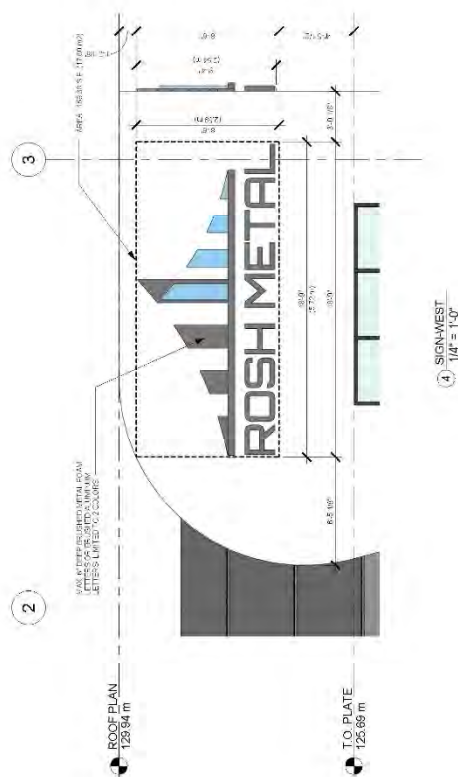
LOCATION OF MATERIAL/COLOUR	COLOUR SAMPLE
<ul style="list-style-type: none"> <li>Tilt Up Concrete Floating Frame Painted "Winter Snow" OC-63 by Benjamin Moore</li> </ul>	
<ul style="list-style-type: none"> <li>Tilt Up Concrete Relief Panel Painted "Orange Sky" 2018-10 by Benjamin Moore</li> </ul>	
<ul style="list-style-type: none"> <li>Tilt Up Concrete Dark Infill Wall Painted "Gray Shower" 2125-30 by Benjamin Moore</li> </ul>	
<ul style="list-style-type: none"> <li>Tilt Up Concrete Medium Infill Wall Painted</li> <li>Exterior 14' x 14' Roll Up Doors</li> <li>Exterior Swing Doors</li> <li>"Sweatshirt Gray" 2126-40 by Benjamin Moore</li> </ul>	

## SCHEDULE H COLOUR AND MATERIALS BOARD





3 SIGN SOUTH  
1/4" = 1'-0"



4 SIGN WEST  
1/4" = 1'-0"

# SCHEDULE I SIGNAGE PLAN

## E.3 - Page 42



3462  
95.01.23

(c) Development Permit Area "C" - Industrial

4824  
10.09.13

The areas shown as Development Permit Area "C" in Schedule "B" Aldergrove Development Permit Areas are designated development permit areas under Section 919.1 (1) (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of development.

The objective of this development permit area is to encourage the development of an attractive industrial area. The development permit area guidelines for this area are:

- (i) New development should be designed to integrate with and be compatible with existing development with respect to siting, exterior finish and design of buildings and landscaping.
- (ii) New development should be street fronting with building elevations that provide visual interest. While parking areas may be located in front of the building, parking and loading shall mainly be in the rear.
- (iii) New buildings that are visible from adjacent roads or properties shall be finished and treated similarly to the front elevation.
- (iv) Rooflines of buildings shall be designed to screen rooftop equipment.
- (v) Lots shall be landscaped to enhance the appearance of the development and to screen parking, loading and storage areas and garbage containers from adjacent roads and residential development. A landscaping plan shall be submitted as part of a development permit application. The landscaping plan shall show the location of the vegetation or trees to be retained, planted or removed and the type and size of materials to be used.
- (vi) Signage shall be compatible with the building design and landscaping.

Robert H. Lee, Architect AIBC, AAA, SAA

## LETTER OF INTENT (WRITTEN DESIGN RATIONALE)

Revised January 25, 2018

PROJECT: 3212 260<sup>TH</sup> STREET, TOWNSHIP OF LANGLEY

The above-noted project is a proposed industrial building for a local company called Rosh Metal Ltd. that specializes in steel fabrication. To clarify, steel fabrication refers to cutting, bending, welding and assembling processes only, not heavy production of steel structure or members. The other related services that Rosh Metal provides are design, draw and manage all types of metal fabrication needs, from design and fabrication to delivery.

The proposed development consists of a 2-storey concrete tilt up construction on a 4 050 m<sup>2</sup> lot, having 1 845.80 m<sup>2</sup> main floor fabrication area with 103.04 m<sup>2</sup> second floor office area. The total gross floor area is 1 948.84 m<sup>2</sup>. The proposed density is 0.48 and the site coverage is 45.6%.

Our development complies with the designated use in the OCP for industrial occupancy and with the design guidelines in the Aldergrove Community Plan.

As our project is located in the Development Permit Area "C" in Schedule "B" Aldergrove Development Permit Areas which are designated development permit areas under Section 919.1(1) (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of development.

Firstly, our development is street facing (260<sup>th</sup> Street), with the curvaceous "floating" concrete frame clad with floor to ceiling glazing to accentuate the building entrance at the southwest corner and to create visual interest. To achieve rhythmic articulation and relief along the street-facing elevation, deep orange coloured concrete panels are intermittently located in a plane that is in front of the main wall. The walls between the relief panels are finished with horizontal reveals to contrast with the verticality of the relief panels. The west elevation that faces the 260<sup>th</sup> Street does not have any overhead service doors for loading but rather along the south elevation that faces the side yard. This complies with the design guide that discourages loading bays to face the front yard. With respect to colour scheme, the floating panel is the lightest (light grey), with the walls in between the deep orange relief panels consisting of medium and dark grey tones that tie into the light grey but contrasting with the orange panels. To further comply with the guidelines, we have provided a similar articulation and colour patterns along the two side elevations as they are visible from the street and adjacent properties.

Our development has been enhanced along the front yard by providing a depth of 5 metres of landscaped buffer adjacent to the parking spaces and an average width of 2 meters of landscaped buffers along both side yards along the driveways. The required parking, based on 1 space per 186 m<sup>2</sup> of industrial use (1 811.54 m<sup>2</sup>) and 1 space per 28 m<sup>2</sup> of office use (137.31 m<sup>2</sup>) is 15 spaces required and we have proposed 16 spaces. Landscape plans have been submitted with the architectural design.

The number of employees that will use this proposed building for the first few years is five and anticipate a maximum of ten employees over the long-term growth of the company.

-END-

## VARIANCE RATIONALE

Date: November 9, 2017 (Revised January 25, 2018)

Township of Langley  
Development Planning  
20338 – 65 Avenue, Langley, B.C.  
V2Y 3J1

Direct Line: 604.533.6057

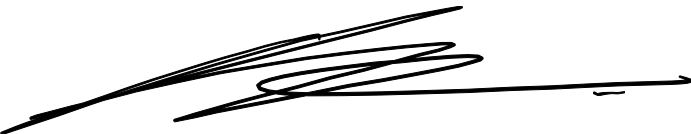
Attention: Ruby Sandher, MCIP, RPP | Planner

Dear Ruby,

**Re: Proposed Front Yard Setback for New Industrial Development at 3212 260 Street, Township of Langley**

We are proposing a front yard setback variance of 4.92 m from the 10.0 m required to 5.08 m proposed. In order to comply with the Development Permit Area "C" guideline in the Aldergrove Community Plan, our design was rotated so that loading bays face the side yard where the parking is located, rather than the front. In the process of complying with this design guide, the building frontage and the total floor area became significantly reduced. Thus, the owner (who is a small local business owner) needed to gain back some of the lost floor area by bringing the building to the front. But our rationale for the front yard setback variance is supported by two key factors: firstly, the short end of the building is located at the front so less of the noise related to industrial use is anticipated to be heard from the ALR site across the 260<sup>th</sup> Street (as the long sides of the building face the side yards). Secondly, the office use (on both floors, stacked) is also located at the short end of the building, facing 260<sup>th</sup> Street, which is a quieter use of the space than the industrial. Therefore, we trust that the variance will be favourably reviewed.

Respectfully submitted.



Robert H. Lee, Architect AIBC  
Principal/Director

**From:** Doug Bloomfield  
**To:** [Ruby Sandher](#)  
**Subject:** Project 10-25-0044/Folder DP100886 3212 - 260th St.  
**Date:** Wednesday, November 01, 2017 7:41:13 AM

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Hi Ruby

The members of ACE reviewed your information package dated October 20, 2017, regarding the above-captioned development. Everyone expressed great enthusiasm about the development. The site is due for redevelopment, and the proposed usage is very similar to what is there now. The project, and associated jobs, is a great addition to Aldergrove. There are no concerns about form and character, just minor concerns about increased traffic flow at the signalized intersection at Fraser Hwy. We are certain Township staff has that well in hand.

Best Regards  
Aldergrove Community Enhancement  
Doug Bloomfield, Chair

**LETTER OF INTENT (WRITTEN DESIGN RATIONALE)**

Revised: June 14, 2018

PROJECT: 3212 260<sup>TH</sup> STREET, TOWNSHIP OF LANGLEY

Following the Council meeting on February 19, 2018, the following concerns were brought up by the neighbor who lives across the street from our development per below:

1. To mitigate the noise from trucks entering and leaving the site, review the possibility of flipping the entire design so that the access driveway is located on the north end of the property.
2. Add a wing wall at the building entrance to mitigate noise.
3. Add fencing along the front of the development along 260<sup>th</sup> Street to mitigate noise.

On March 28, 2018 the Architect and the Owner visited the neighbour's home to discuss the above concerns that were raised (the neighbor and his wife were present). The major source of noise that the neighbours were concerned with was the industrial building directly east of our site, namely 3181 260B Street. Based on this source of noise, they had an amicable discussion and came up with the following solutions that the neighbours were happy with:

1. We informed the neighbours that the Township of Langley's Transportation Department declined the flipping option for traffic and other related concerns. The neighbours were accepting of this decision when we informed them that the mass of the proposed building would mitigate the noise from the adjacent building at 3181 260B Street (confirmed by acoustic consultant, see page 3 of the acoustic report dated June 8, 2018).
2. Adding a wing wall at the building entrance would detract it from its design and not effective in noise mitigation. The neighbours agreed to not having this wing wall.
3. We informed the neighbours that the Planning Department had declined the fencing along the front of the development. We instead suggested a solid 10 foot high metal fence along the easterly property line (see architectural site plan for location) to provide a continuous sound barrier from the noisy property east of the our proposed building. The neighbours accepted this solution.
4. We also reduced the entrance driveway width from the original design to discourage use of larger trucks.

-END-



August 13, 2018

File: 3789-18A

1106231 B.C. Ltd.  
7591 Lancing Court  
Richmond, BC  
V7C 3B1

Attention: Val Arustamov

Dear Val:

**Re: 3212 – 260 Street, Langley – Noise Bylaw Compliance Assessment**

We have completed a noise bylaw assessment of your new proposed building as part of the conditions for a development building permit for Rosh Metals Ltd. The Township of Langley (TOL) Noise Control Bylaw 5172 (the Bylaw) classifies all properties with a lawful dwelling unit as a Residential Property. For Residential Properties, the Bylaw states:

*4.3 No person shall make, cause, or permit to be made or caused, a Sound that exceeds:*

- (1) 55 dBA when received at a Point of Reception on a Residential Property during the Daytime; or*
- (2) 45 dBA when received at a Point of Reception on a Residential Property during the Nighttime.*

*7.1 Notwithstanding any other provision of this Bylaw, this Bylaw does not apply to noise made or caused by:*

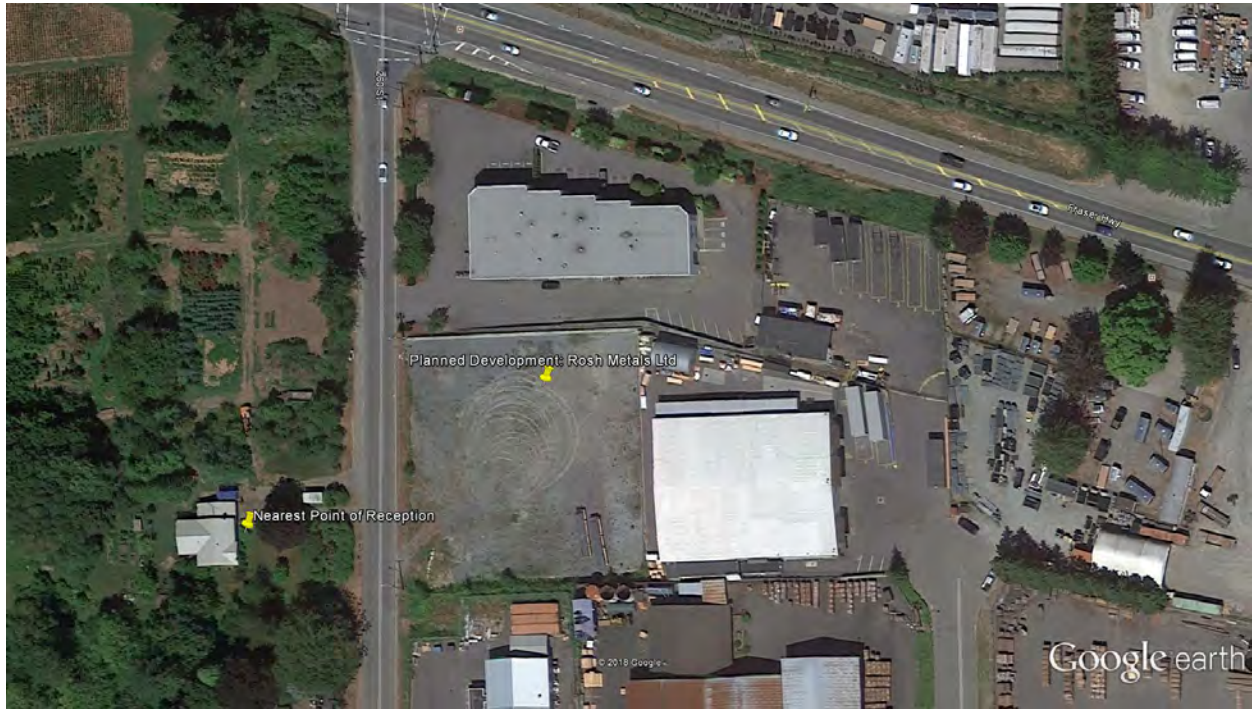
*(1..3).....*

*(4) the lawful operation of a licensed business in accordance with a noise mitigation plan, or noise mitigation recommendations, prepared by a professional engineer specializing in acoustics and approved by Council in conjunction with the adoption of a bylaw or the issuance of a permit.*

The planned development is the future home of Rosh Metals Ltd (Rosh). Rosh is a structural steel workshop where steel beams and tubing are cut to length, welded, and painted. The finished product is then transported to a construction site to be assembled. Both raw materials (beams, tubular steel) and finished product are transported by heavy trucks. Heavy trucks are planned to be unloaded inside the new workshop with closed doors, using overhead cranes. We understand that Rosh typically works during daytime hours only and with closed doors.



The point of reception considered in this assessment is the nearest residence, 45 metres to the west of the planned development, on 260 Street. 260 Street is one of two connecting roads for traffic bound for the industrial area in which Rosh will be housed and Fraser Highway. Fraser Highway is approximately 75 metres to the north. The area the planned development is located in is zoned as Industrial.<sup>i</sup> The planned development and nearest point of reception are indicated in Figure 1.



**Figure 1: Study Area**

We performed the following sound level measurements on July 17, 2018:

- Measurements at the current location of Rosh to assess representative noise levels associated with their operations. These measurements were used in a noise model to predict future noise levels associated with the planned development at the nearest point of reception.
- Baseline noise measurements on the site of the residence on 260 Street, immediately to the west of the planned developments. These measurements were used as reference to compare the predicted future noise levels to, in order to assess the noise impact. . The baseline noise levels include all the current noise sources that were present during the measurements, including traffic noise and noise from industrial and commercial activities nearby (e.g. the East building). It should be noted that Rosh metal is not included in the baseline noise measurements, since this is a future development that is not currently present.

All relevant activities were conducted during the noise measurements at the current Rosh location: grinding metal, welding, hammering on metal, plasma cutting, drilling, using a punch press, a forklift, and sawing with a bandsaw. All measurements were conducted indoors, with a duration long enough for the average sound level  $L_{eq}$  to stabilize. Extending the measurement period is therefore not expected to have resulted in a different value.

Ambient noise levels were measured between 10 am and approximately 2 pm at a height of 1.5 metres above local ground level at the neighbour's house opposite the Project location on 260 Street, Township of Langley. The microphone location was just south of the house to prevent unwanted reflections from the façade. The measured average ambient sound level  $L_{eq}$  was 51 dBA. Traffic was considered normal, as were commercial activities as confirmed by a visual inspection from public roads (e.g. 260b Street).

Measured ambient noise levels include traffic noise from local traffic (including heavy trucks), noise from activities in the industrial area (e.g. forklifts driving, some hammering on metal) and the urban hum that is typical in urban settings (e.g. distance traffic).

Future ambient noise levels are expected to depend mainly on traffic volume on nearby roads and noise emission levels from traffic, the intensity and nature of industrial and commercial activities nearby and other, yet unknown developments. As such, future ambient noise levels cannot be predicted.

Based on the measurements at Rosh Metals current location and architectural drawings for the planned development, a 3-D noise model was developed according to ISO 9613-2 (1996), *"Acoustics - Attenuation of sound during propagation outdoors - Part 2: General method of calculation."* The software used was Cadna/A version 2018.

As a conservative assumption for noise levels resulting from the proposed development, it was assumed that all activities would be conducted at the same time, all the time (continuously). Typically, activities are not conducted continuously (e.g. grinding is only conducted irregular and briefly. Hammering is expected to be conducted sporadically) Therefore, this assumption results in an overprediction of expected noise levels. Doors and windows were assumed to be kept closed. Predicted noise levels were compared to the TOL noise limits to assess compliance. The baseline measurements were used to provide context to the predicted noise levels. Results are included in Table 1.

**Table 1: Noise Impact Assessment**

Location	Predicted Noise Level (dBA)	Noise Limit (dBA)	Baseline Noise Level (dBA)	Compliant?
Nearest Point of Reception	50	55	51	Yes

Results indicate that full compliance with the requirements of the bylaw can be expected. Predicted noise levels from Rosh metal are comparable to current ambient noise levels.

Sincerely,

**BKL Consultants Ltd.**

per:



Henk de Haan, Eur. Ing. INCE Bd. Cert.  
Principal Acoustical Consultant  
[dehaan@bkl.ca](mailto:dehaan@bkl.ca)



Eduardo Stehling, M.A.Sc.  
Acoustical Consultant  
[stehling@bkl.ca](mailto:stehling@bkl.ca)

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<sup>i</sup> Zoning Bylaw No: 2500, Consolidated Map, Version July 2016