



REPORT TO MAYOR AND COUNCIL

PRESENTED: JULY 8, 2019 - PUBLIC HEARING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. 101084
 (TDL GROUP CORP. / 5100 BLOCK OF 272 STREET)

REPORT: 19-110
FILE: 14-05-0099

PROPOSAL:

Development Permit application to facilitate construction of an industrial building of approximately 8,537 m² (91,894 ft²) in size, located in the 5100 block of 272 Street in Gloucester.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101084 for a 8,537 m² (91,894 ft²) industrial building located in the 5100 block of 272 Street subject to ten (10) conditions noting six (6) 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.101084 to TDL Group Corp. for property located in the 5100 block of 272 Street, subject to the following conditions:

- a. Section 702A.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to increase the maximum height from 12 m to 12.52 m in the M-2A Zone as indicated in Schedules “A” through “G”;
- b. Building plans being in substantial compliance with Schedules “A” through “G”;
- c. Landscape plans being in substantial compliance with Schedule “H” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- d. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
- e. All signage being in compliance with Schedules “A” and “C”, the Gloucester Development Permit Guidelines and the Township’s Sign Bylaw;
- f. Comply with all conditions of Restrictive Covenant BB0880062;
- g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule “F”;
- h. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened to the acceptance of the Township;
- i. All chain link fences being black vinyl with black posts and rails; and
- j. 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; and
- f. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

EXECUTIVE SUMMARY:

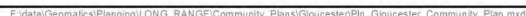
TDL Group Corp. has applied for a Development Permit to construct an industrial building with accessory office space in the Gloucester Industrial Area. The applicant indicates the building will accommodate a Tim Hortons distribution warehouse. Staff note a red coded watercourse traverses the easternmost portion of the development site which has been protected by non-disturbance restrictive covenant registered at the time of rezoning in 2007. The site plan indicates an additional proposed building setback of approximately 128 m (420 ft) from the

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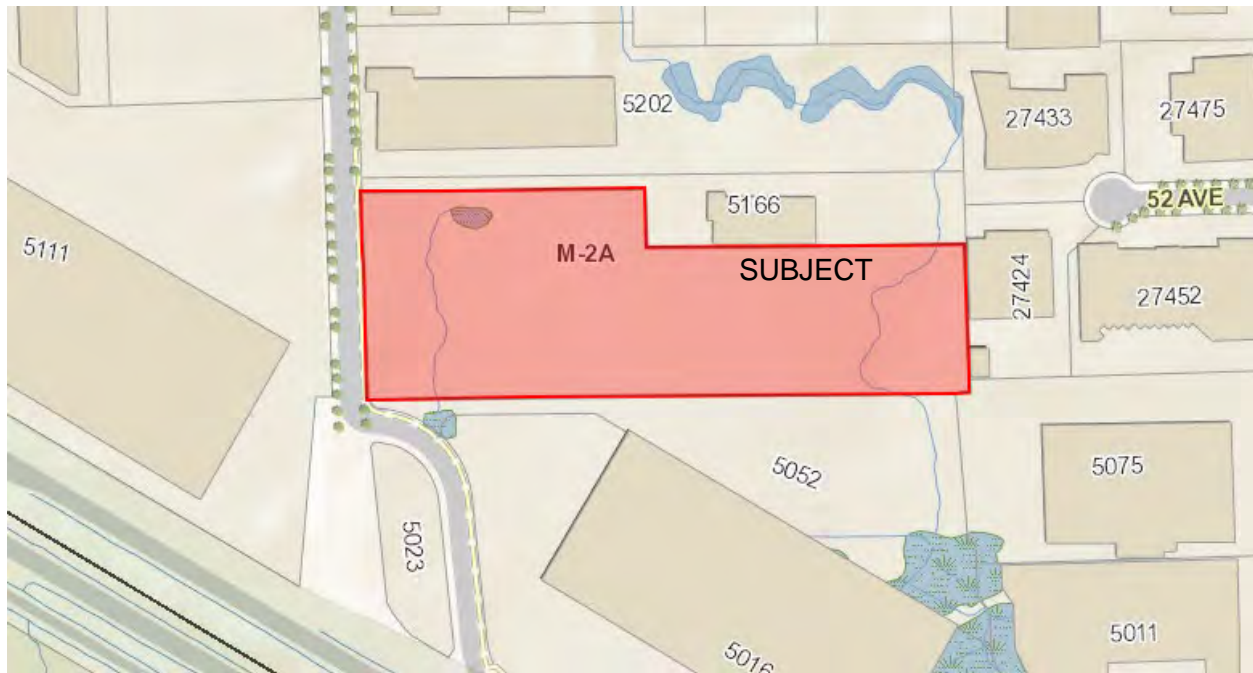
restrictive covenant boundary. The proposed development complies with the Township's land use policies and, in staff's opinion, with the Development Permit guidelines of the Gloucester Industrial Park Community Plan (see Attachment B).

PURPOSE:

This report is to provide information and recommendations concerning proposed Development Permit No.101084 for property located in the 5100 block of 272 Street in the Gloucester industrial area.



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ZONING BYLAW NO. 2500



Rendering – Submitted By Applicant



Streetscape Rendering – SUBMITTED BY THE APPLICANT



REFERENCE:

Applicant:	Gibbs Gage Architects 350 – 140 – 10 Avenue SE Calgary, AB T2G 0R1
Agent:	Michael Jackson CBRE Ltd. 2500 – 121 West Hastings Street Vancouver, BC V6E 0C3
Owners:	TDL Group Corp. Suite 1700 Park Place 666 Burrard Street Vancouver, BC V6C 2X8
Legal Description:	Lot A Section 5 Township 14 New Westminster District Plan EPP81422
Location:	5100 block of 272 Street
Area:	4.61 ha (11.4 ac)
Existing Zoning:	General Industrial M-2A Zone
Gloucester Industrial Park Community Plan:	Service and General Industrial Park/Conservation/Buffer

BACKGROUND/HISTORY:

The subject site is designated Service and General Industrial and Park/Conversation/Buffer in the Gloucester Industrial Park Community Plan. The property was rezoned to General Industrial Zone M-2A in 2007. At that time, the red-coded watercourse on the eastern portion of the subject lands was protected by restrictive covenant, and the removal of a yellow-coded watercourse on the western portion of the property was authorized by the Department of Fisheries and Oceans. These items align with the requirements of the Park/Buffer/Conservation designation in the Gloucester Industrial Park Community Plan.

The subject property is vacant, treed and was formerly comprised of four (4) separate parcels that have been consolidated to accommodate the currently proposed project. 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 8,537 m² (91,894 ft²) industrial building with accessory office space to accommodate Tim Hortons' new distribution centre. The office area is proposed at the northwest portion of the building facing the employee parking lot and 272 Street. The loading and truck parking area is proposed on the northern and eastern portions of the site. Truck access is proposed via a northern driveway on 272 Street while employee and visitor access is proposed via a southern driveway on 272 Street.

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. 101084 is attached as Attachment A to this report.

Adjacent Uses:

Surrounding land uses include:

- North: An industrial property operated by Martech, zoned General Industrial Zone M-2A and designated Service and General Industrial in the Gloucester Industrial Park Community Plan;
- South: An industrial property accommodating a truck parking facility, zoned General Industrial Zone M-2A, designated Service and General Industrial;
- East: An industrial building accommodating a metal fabrication company, zoned General Industrial Zone M-2A and designated Service and General Industrial in the Gloucester Industrial Park Community Plan;
- West: 272 Street, beyond which is a 9.3 ha (23 ac) industrial property accommodating EV Logistics, zoned General Industrial Zone M-2A and designated Service and General Industrial in the Gloucester Industrial Park Community Plan.

Development Permit:

This application proposes construction of an industrial warehouse building (with accessory office space) on the subject site. The proposed building features insulated metal panel (IMP) construction material that will be painted white with grey and red accent colours. The main entrance to the building accesses the office space and is located at the northwest corner of the proposed building. The accessory office portion of the proposed building is identified by a reduction in building height and further pronounced with roofline articulation elements. The warehouse portion of the building is accentuated by exponentially spaced vertical grey stripes (included on all elevations) that break up the horizontal massing. Sixteen (16) loading bays are proposed to be located (screened from view) behind the office portion along the north elevation of the warehouse and twenty-one (21) truck tractor parking spaces are proposed along the northern property line opposite of the loading area. An additional thirty-nine (39) truck trailer parking spaces are proposed at the eastern portion of the site.

The southwest portion of the site accommodates significant trees identified to be retained in the arborist report provided by the applicant (and accompanying landscape plans). The applicant indicates that retention of the significant tree cluster screens the proposed building from view of the adjacent property and roadway (as illustrated on page 5 of this report).

The applicant is seeking a variance to increase the maximum height from 12m (39 ft) to 12.5m (41 ft) (section 702A.6 of the Township Zoning Bylaw) to accommodate the proposed racking system within the warehouse. Given the minimal impact on the surrounding uses, staff do not object to the proposed variance.

The site plan indicates the refuse bin is a trash compaction unit and proposed to be located behind the office portion of the building screened from view. 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 (as indicated in Attachment A - Schedule "F") to the acceptance of the Township.

The proposed building architecture is consistent with the Gloucester Development Permit Guidelines (Attachment B). The parking, siting and lot coverage (18.5%) comply with the provisions of the General Industrial M-2A Zone with exception of the proposed height variance.

Signage:

The applicant proposes fascia signage on the upper portion of the warehouse component of the building's west (street-facing) façade. Details of the proposed signage are included in Attachment A. All proposed and any future signage is required to comply with the Gloucester Development Permit Guidelines (Attachment B) and the Township's Sign Bylaw.

Access and Parking:

The proposal includes two driveways from 272 Street to provide access to the site and to separate truck access from the main staff parking area. The applicant is proposing seventy-two (72) parking spaces on the west portion of the site, exceeding the sixty-five (65) spaces required in the Zoning Bylaw.

Use	Required	Provided
Office	24	30
Industrial	41	42
TOTAL	65	72

Tree Protection:

The Tree Management Plan submitted by the applicant indicates that forty-seven (47) trees categorized as being significant based on the current Township of Langley Subdivision and Development Servicing Bylaw definition exist on the subject site, with nine (9) proposed for retention. According to the applicant's Arborist Report, the majority of existing trees are: "big leaf maple, paper birch, black hawthorne, western red cedar and douglas fir species that are asymmetrical due to growing in a tight stand with fused or broken stems, other health issues and not suitable for retention" given the proposed warehouse distribution building context. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), a total of 244 replacement trees are required. The applicant is proposing all replacement trees be planted on the subject lot. Post development, approximately 253 trees will be in place on the subject site. Final tree retention, protection and replacement plans are subject to final acceptance of the Township and have been included as a condition of the Development Permit.

Landscaping:

The landscape plan (Attachment A – Schedule H) proposes planting of landscape screening along lot lines and parking lot landscape as required by the Zoning Bylaw. The site plan identifies a chain link fence and signage along the eastern edge of the development area in accordance with the environmental restrictive covenant conditions. Grassed areas are proposed on the west and east sides of the building identified as potential future expansion on the landscape plans provided. There is an existing retaining wall along the southern property line and an existing chain link fence along the north and south property lines which are proposed to remain unchanged. A cluster of significant trees identified for retention near the southwest corner of the property provide a substantial screen. Street trees and offsite landscaping are proposed to be provided along the road frontage in accordance with the Subdivision and Development Servicing Bylaw and the Township's Street Trees and Boulevard Planting Policy.

Servicing:

Full urban services exist to the subject site. Access is proposed via two driveways on 272 Street. A site-specific storm water management plan in accordance with the Township's Subdivision and Development Servicing Bylaw including onsite detention, infiltration and biofiltration systems and the registration of a restrictive covenant securing the design and maintenance is required as a condition of 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:

A red coded watercourse which traverses the easternmost portion of the development site was protected by non-disturbance restrictive covenant registered at the time of rezoning in 2007. The site plan indicates an additional proposed building setback of approximately 128 m (420 ft) from the restrictive covenant boundary. The applicant has applied an additional 26 m (85 ft) setback from the nearest point of the covenant boundary to the edge of the trailer parking area as indicated on the site plan. The covenant boundary is required to be signed and fenced and is indicated accordingly on the site plan. The applicant is required to ensure the proposal complies with all conditions of the restrictive covenant.

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 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.

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. 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. 101084 and Schedules "A" through "H"
ATTACHMENT B	Gloucester Industrial Park Community Plan – Development Permit Guidelines

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101084

This Permit is issued this _____ day of _____, 2019 to:

1. Name: TDL Group Corp.

Address: Suite 1700 Park Place
666 Burrard Street
Vancouver, BC V6C 2X8

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 A Section 5 Township 14 New Westminster District
Plan EPP81422

CIVIC ADDRESS: 5100 Block 272 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. Section 702A.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to increase the maximum height from 12 m to 12.52 m in the M-2A Zone as indicated in Schedules “A” through “G”;
 - b. Building plans being in substantial compliance with Schedules “A” through “G”;
 - c. Landscape plans being in substantial compliance with Schedule “H” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of the Township;
 - d. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
 - e. All signage being in compliance with Schedules “A” and “C”, the Gloucester Development Permit Guidelines and the Township’s Sign Bylaw;
 - f. Comply with all conditions of Restrictive Covenant BB0880062;
 - g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule “F”;
 - h. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened to the acceptance of the Township;
 - i. All chain link fences being black vinyl with black posts and rails; and
 - j. 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; and
 - e. On-site landscaping being secured by a letter of credit at the Building Permit stage;
 - f. 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 _____, 2019.

Attachments:

SCHEDULE A	Rendering
SCHEDULE B	Site Plan
SCHEDULE C	West and East Building Elevations
SCHEDULE D	North and South Building Elevations
SCHEDULE E	Colours and Materials
SCHEDULE F	Rooftop Mechanical Screening
SCHEDULE G	Building Sections
SCHEDULE H	Landscape Plan

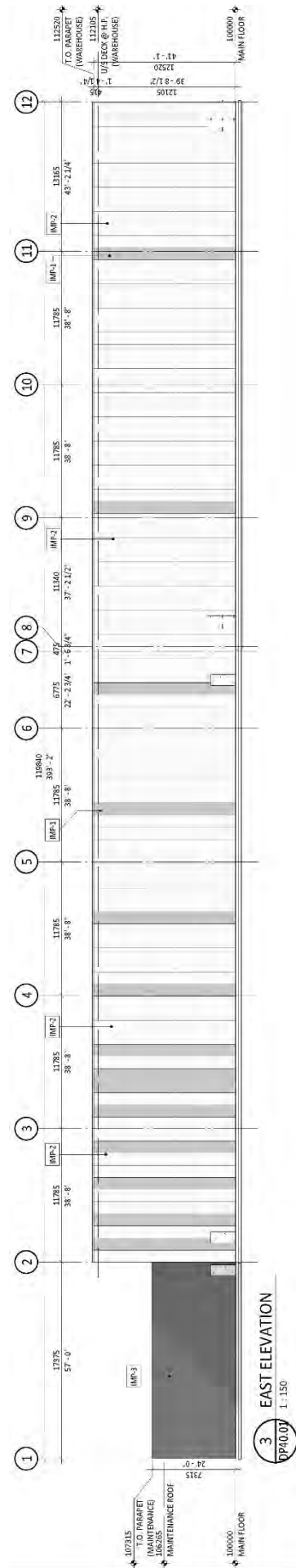
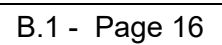


SCHEDULE A RENDERING

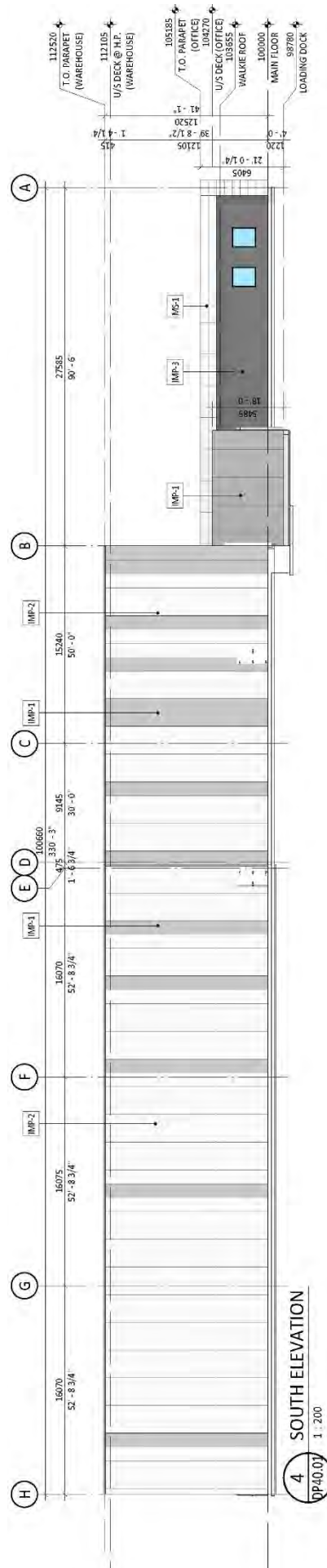


SCHEDULE B SITE PLAN





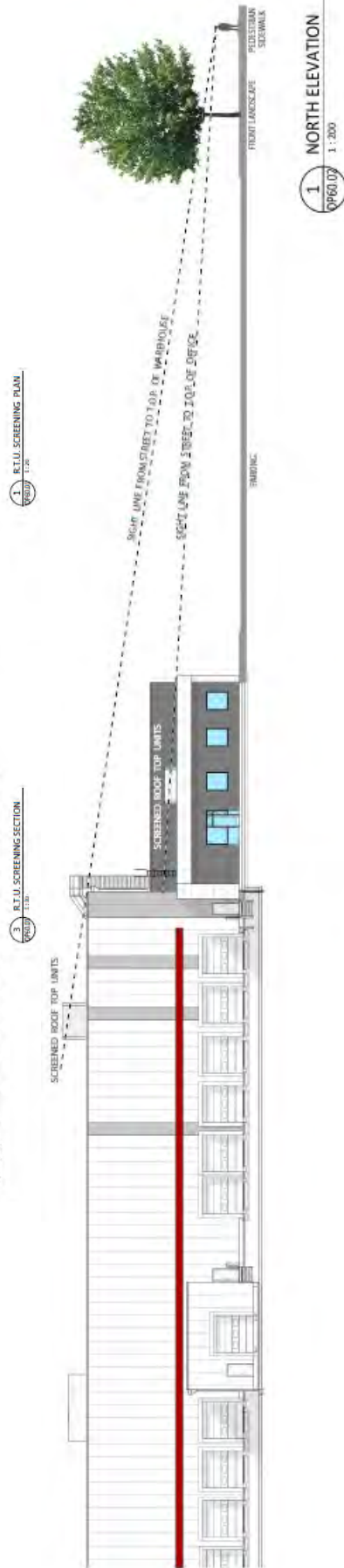
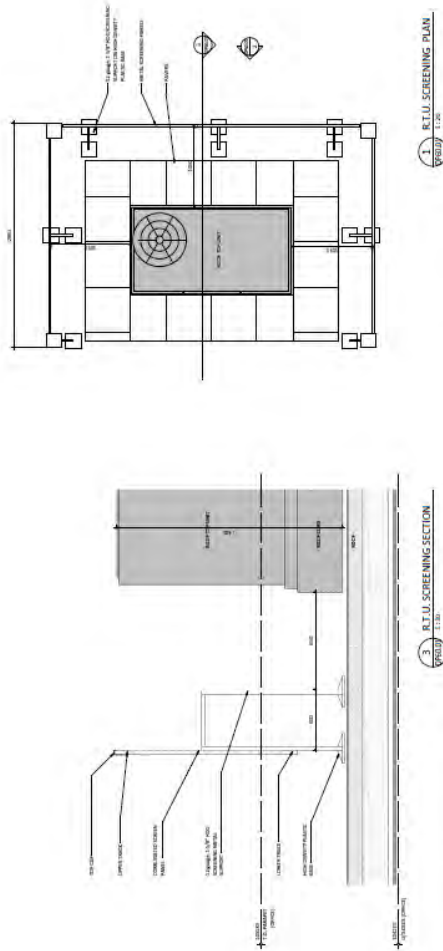
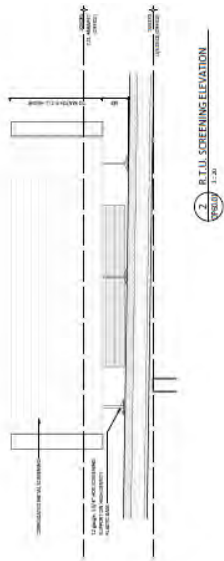
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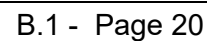


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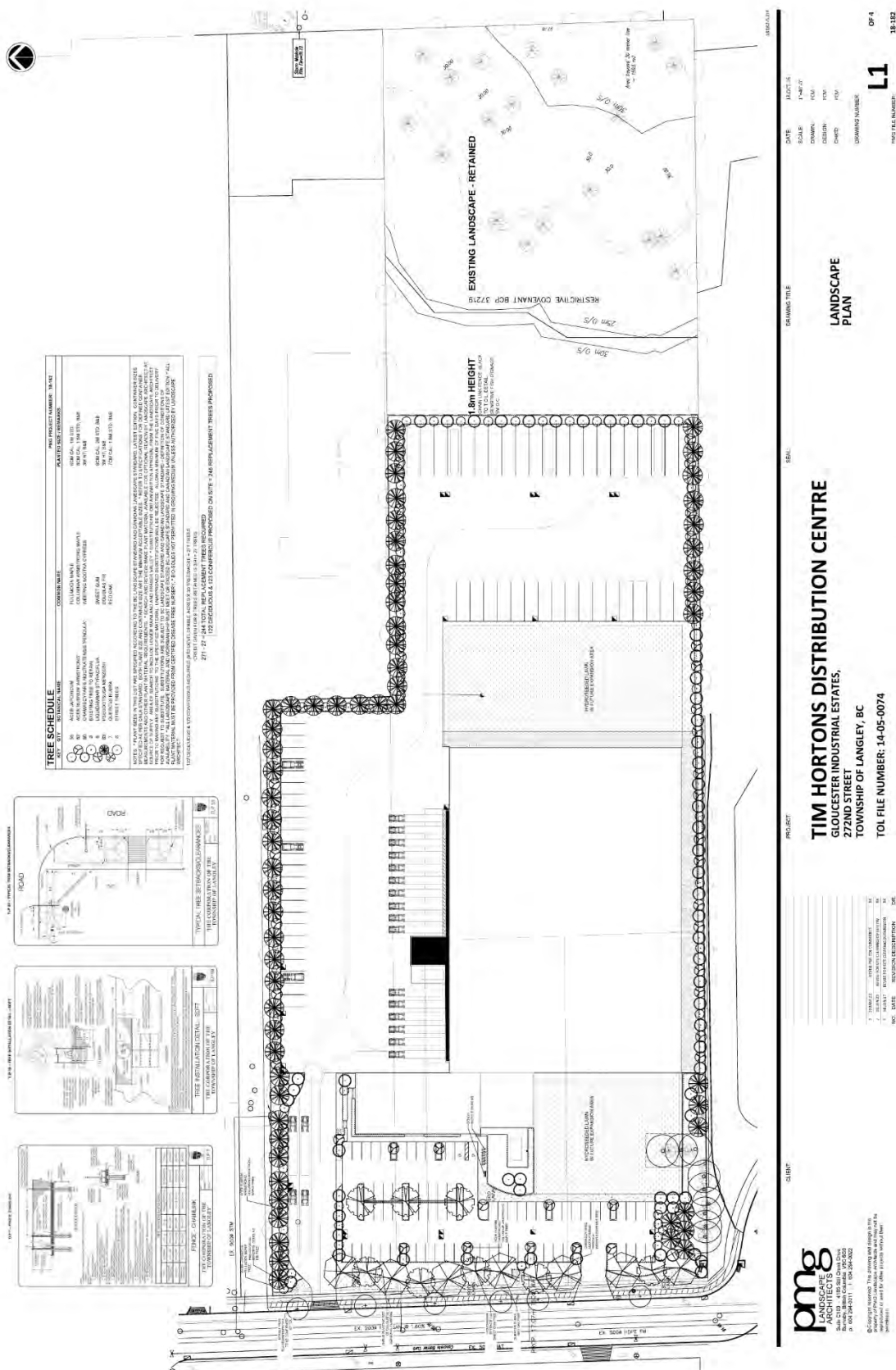


SCHEDULE F ROOFTOP MECHANICAL SCREENING





SCHEDULE H LANDSCAPE 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;
- 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;

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- 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.