

Township of  
Langley



Est. 1873

## REPORT TO MAYOR AND COUNCIL

<b>PRESENTED:</b>	SEPTEMBER 19, 2016 - REGULAR EVENING MEETING	<b>REPORT:</b>	16-91
<b>FROM:</b>	COMMUNITY DEVELOPMENT DIVISION	<b>FILE:</b>	14-07-0041
<b>SUBJECT:</b>	DEVELOPMENT PERMIT APPLICATION NO. 100834 (HIGH NOON INVESTMENT CORP. / KLONDIKE COLD STORAGE / 5775 – 272 STREET)		

### PROPOSAL:

Development Permit application to facilitate the construction of an 8,553 m<sup>2</sup> (92,063 ft<sup>2</sup>) addition to an industrial building (Klondike Cold Storage) located at 5775 – 272 Street in Gloucester.

### RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 100834 subject to ten (10) conditions, plus six (6) conditions to be applied at the Building Permit stage.

### 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.



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#### **RECOMMENDATION:**

**That** Council authorize issuance of Development Permit No. 100834 to High Noon Investment Corporation for the property located at 5775 – 272 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. All signage being in compliance with the Schedules “A” through “D”, the Gloucester Development Permit Guidelines and the Township’s Sign Bylaw;
- d. Provision of 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. 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 in an enclosure and screened to the acceptance of the Township;
- g. All outdoor storage areas being covered by a dust free surface;
- h. Registration of a restrictive covenant restricting the use of the subject site to a cold storage warehouse with accessory office space to ensure the provision of an adequate number of parking spaces;
- i. Section 702A.6 of the Township Zoning Bylaw 1987 No. 2500 being varied from a maximum building height of 12 metres to a maximum building height of 19 metres as shown in Schedules “A” through “D”;
- j. Section 107.3 of the Township Zoning Bylaw 1987 No. 2500 being varied from a minimum 99 parking spaces to a minimum of 43 parking spaces as shown in Schedule “B”;

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 stormwater 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. 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;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- f. Payment of supplemental Development Permit application fees and Building Permit administration fees.

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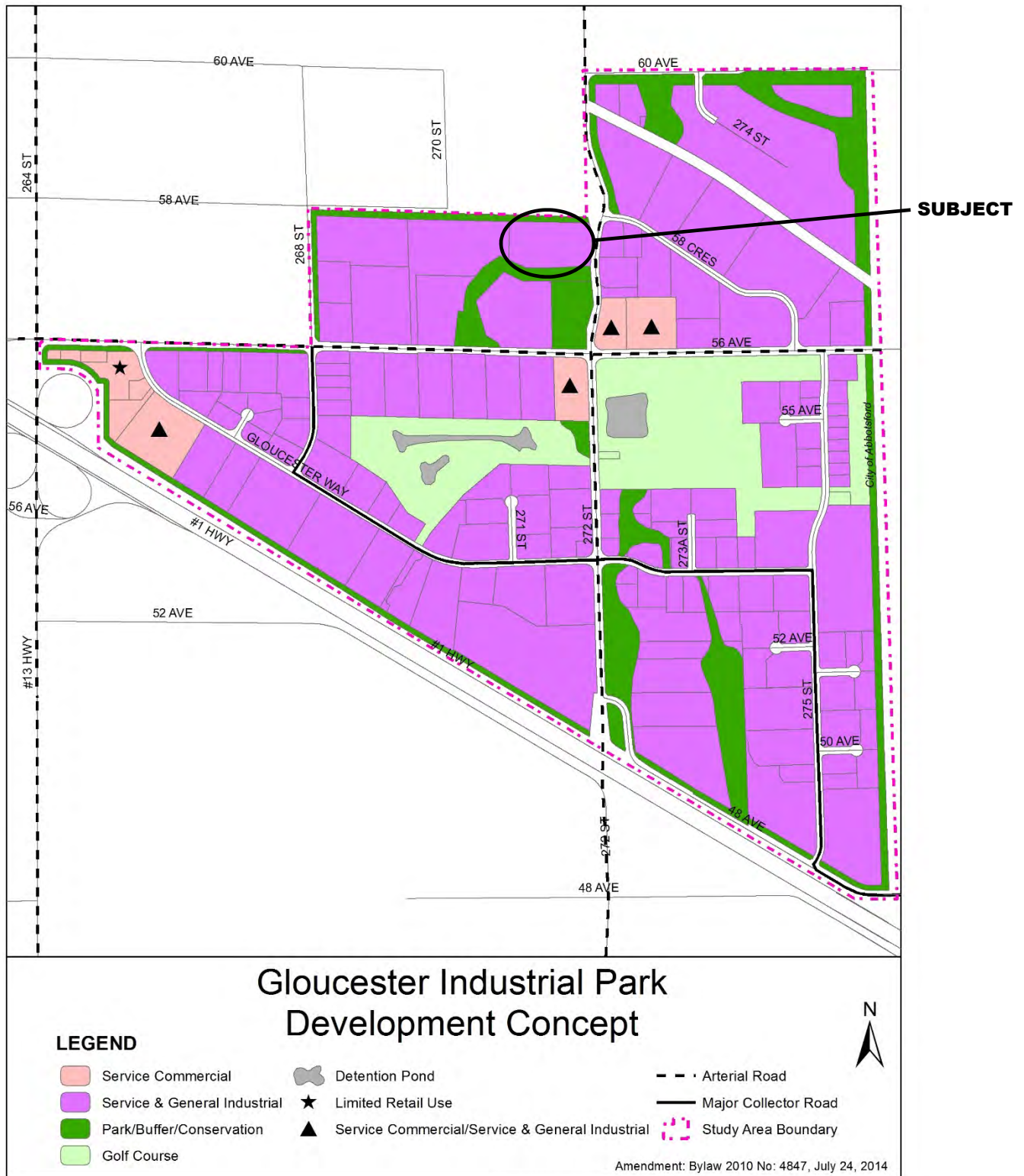
**EXECUTIVE SUMMARY:**

High Noon Investment Corporation has applied for a Development Permit to construct an 8,553 m<sup>2</sup> (92,063 ft<sup>2</sup>) addition to an industrial building (Klondike Cold Storage) located at 5775 - 272 Street in the Gloucester Industrial Area. Staff are supportive of the development proposal as it conforms to the Development Permit Guidelines of the Gloucester Industrial Park Community Plan. Issuance of Development Permit No. 100834 is recommended subject to ten (10) conditions, plus six (6) conditions to be applied at the Building Permit stage.

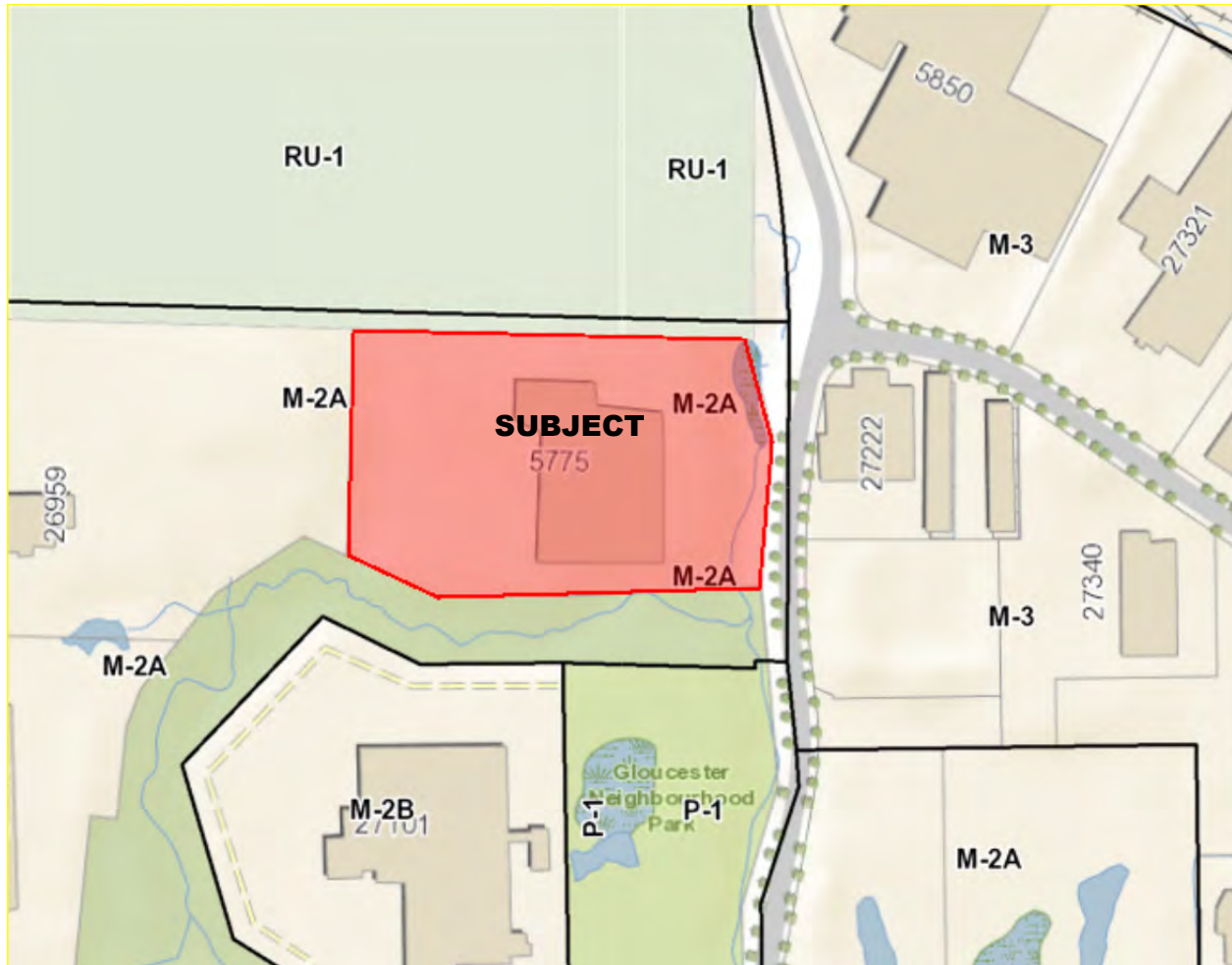
**PURPOSE:**

The purpose of this report is to provide information and recommendations concerning proposed Development Permit No. 100834 for property located at 5775 – 272 Street in the Gloucester Industrial Area.

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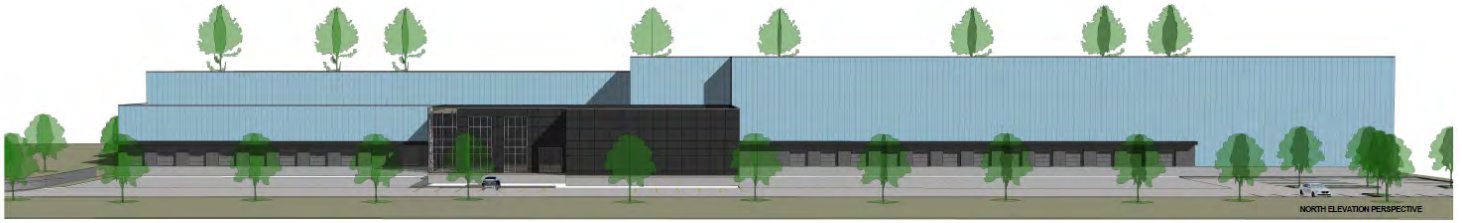
DEVELOPMENT PERMIT APPLICATION NO. 100834  
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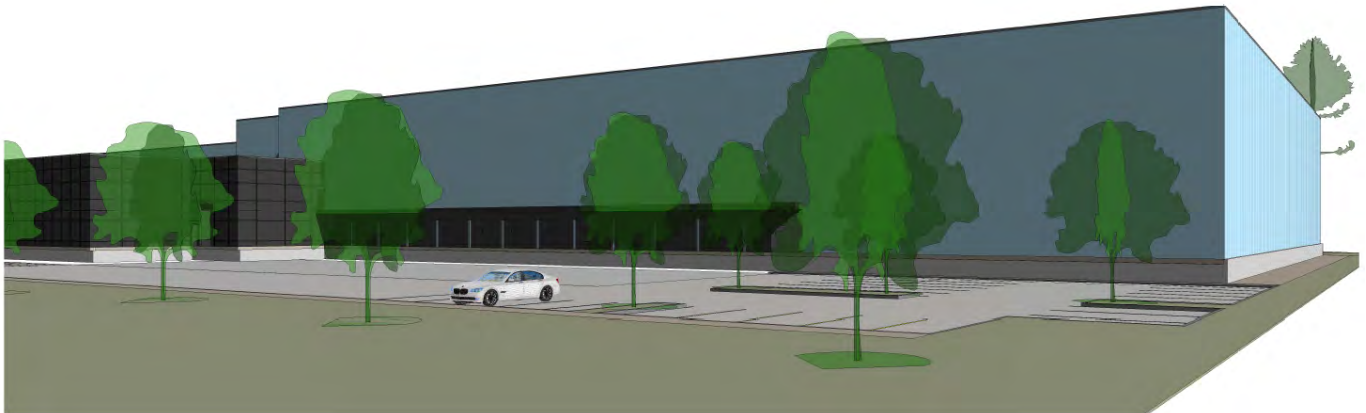
**ZONING BYLAW NO. 2500**



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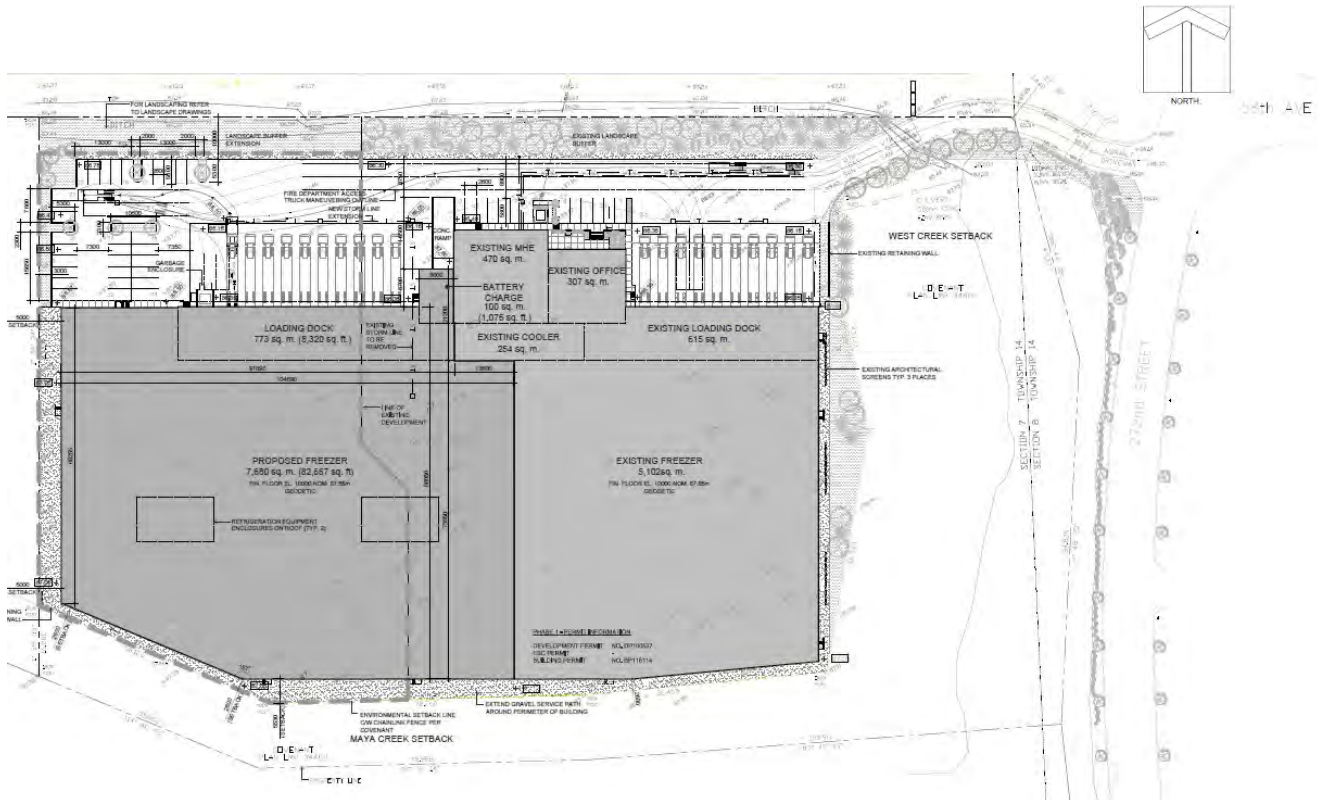


**RENDERING (VIEW OF NORTH ELEVATION) - SUBMITTED BY APPLICANT**



**RENDERING (VIEW OF PHASE 2 NORTHWEST CORNER) - SUBMITTED BY APPLICANT**

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**SITE CONTEXT PLAN – SUBMITTED BY APPLICANT**

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#### REFERENCE:

<b>Agent:</b>	Glacier Pro Construction Management Co. 200 – 1311 Kootenay Street Vancouver, BC V5K 4Y3
<b>Applicant / Owner:</b>	High Noon Investment Corporation 13542 – 73A Avenue Surrey, BC V3W 1C9
<b>Legal Description:</b>	Lot 2 Sections 7 and 8 Township 14 New Westminster District Plan LMP34483
<b>Location:</b>	5775 – 272 Street
<b>Area:</b>	3.4 ha (8.5 acres)
<b>Gloucester Industrial Park Community Plan:</b>	Service and General Industrial
<b>Existing Zoning:</b>	General Industrial Zone M-2A

#### BACKGROUND/HISTORY:

The subject site is designated for Service and General Industrial purposes in the Gloucester Industrial Park Community Plan and zoned General Industrial Zone M-2A. On May 26, 2008 Council issued Development Permit No. 100537 for Phase 1 of development on the subject site. Phase 1 comprised of a 6,948 m<sup>2</sup> (74,790 ft<sup>2</sup>) industrial building including accessory office space for Klondike Cold Storage, a cold storage warehousing business. Phase 1 was constructed and is currently operational.

On May 11, 2009 Council issued Development Permit No. 100573 for Phase 2 of the development on the western portion of the subject site. Phase 2 proposed to expand the floor area of the Klondike Cold Storage industrial building by 8,482 m<sup>2</sup> (91,313 ft<sup>2</sup>). The addition was to bring the total floor area of the industrial building with accessory office space to 15,430 m<sup>2</sup> (166,103 ft<sup>2</sup>). Development Permit No. 100573 included the following variances:

- a) *Section 702A.6 of the Township Zoning Bylaw 1987 No. 2500 being varied from a maximum building height of 12 metres to a maximum building height of 13.5 metres as shown in Schedules "C" and "D"; and*
- b) *Section 107.3 of the Township Zoning Bylaw 1987 No. 2500 being varied from a minimum 99 parking spaces to a minimum of 43 parking spaces as shown in Schedule "B".*

As development forming part of Development Permit No. 100573 was not commenced within two years of the issuance of the Permit, the Permit expired on May 11, 2011. As a result, the applicant has applied for new Development Permit.



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As the subject site 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. Issuance of a Development Permit is required prior to issuance of a Building Permit.

#### **DISCUSSION / ANALYSIS:**

High Noon Investments Corp. has applied for a Development Permit to implement Phase 2 of the development on the western portion of the subject site located at 5775 – 272 Street.

In accordance with Council's policy, a site plan, building elevations and a landscape plan have been submitted detailing the proposed development's form, character and siting. Proposed DP100834 is attached as Attachment A to this report. Development Permit guidelines relevant to the site are contained in the Gloucester Industrial Park Community Plan (see Attachment B).

#### **Adjacent Uses:**

North: A partial road dedication for 58 Avenue (unconstructed), beyond which are rural residential lands (zoned Rural Zone RU-1) in the Agricultural Land Reserve;  
 South: An environmental non-disturbance area surrounding Maya Creek, beyond which is Freybe Sausage (zoned General Industrial Zone M-2B) and an undeveloped municipal park lot (zoned Civic Institutional Zone P-1);  
 East: An environmental non-disturbance area surrounding West Creek, beyond which is 272 Street and a multi-tenant industrial building (zoned Heavy Industrial Zone M-3); and  
 West: Oceanspray Cranberries (zoned General Industrial Zone M-2A).

#### **Development Permit:**

The proposed development is located on the western portion of the site and will form an addition to the existing industrial building. The expansion consists of 773 m<sup>2</sup> (8,644 ft<sup>2</sup>) of loading area, a 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) battery charge room and 7,680 m<sup>2</sup> (82,670 ft<sup>2</sup>) of freezer area. Upon completion of the addition, the total floor area of the industrial building with accessory office space will be 15,301m<sup>2</sup> (164,698 ft<sup>2</sup>). Ten (10) additional loading bays are being proposed on the north side of the building. The proposed addition will be used by Klondike Cold Storage for the same flash-freezing and storage uses as the existing industrial building. The applicant anticipates that eight (8) employees will be hired in addition to the existing 20 employees bringing the total number of people employed at the site to 28.

As indicated in the coloured rendering and building elevations (Schedules "A" through "D"), the addition continues the colour and material patterns of the Phase 1 portion of the building. The addition features insulated metal panels finished light blue with a continuous band of metal flashing and metal fascia around the top of the building. There will be no change to the existing gray exterior of the office portion of the building.

Ten (10) additional recessed overhead loading doors are proposed on the north elevation of the addition, giving the entire industrial building 20 recessed overhead loading doors. The new loading area will be fully screened from 272 Street by the Phase 1 portion of the building, in accordance with the Gloucester Development Permit Guidelines.

The Phase 1 (DP No. 100537) portion of the building was granted a 1.5 metre (5 foot) height variance to accommodate Klondike Cold Storage's product storage height requirements and clearances for fire protection sprinklers and other mechanical equipment. The applicant has requested a variance in order to accommodate two (2) rooftop refrigeration equipment enclosures. The maximum height of the building will be 19 metres (62.3 feet) above the exterior finished grade. The General Industrial M-2A section of the Zoning Bylaw allows a maximum height of 12 metres (39.4 feet). Where there are no rooftop refrigeration equipment enclosures, the rest of the proposed addition will be 15 metres (49.2 ft) above the exterior finished grade.

Staff are supportive of the proposed variance as the building is sited away from surrounding uses, is significantly screened by existing vegetation in the environmental covenant area and proposed onsite landscaping. The rooftop refrigeration equipment enclosures are 183.3 m<sup>2</sup> (1,973 ft<sup>2</sup>) each. The roof area of the proposed addition on which the refrigeration equipment enclosures will be located is 8,453 m<sup>2</sup> (90,987 ft<sup>2</sup>). The rooftop refrigeration units will account for 4.3% of the total roof area of the addition.

The Gloucester Design Committee reviewed the proposal and had no objections.

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

The applicant has also requested a parking variance to provide 43 parking spaces for the entire site (99 parking spaces are required by the Township's Zoning Bylaw). The applicant has requested the variance since the cold storage warehouse and accessory office space will employ only twenty-eight (28) persons. The applicant has submitted a report (Attachment C) and a letter from the owner (Attachment D) which explains in greater detail the request for the parking variance. The applicant has also submitted a site plan showing how the required 99 parking spaces could be provided should the use of the building change in the future (Attachment C – Drawing A2.1). This will be secured by the registration of a restrictive covenant limiting the use of the subject site to a cold storage warehouse with accessory office space. This restrictive covenant ensures that, should the use of the site change, the required number of parking spaces can be provided by removing ten (10) of the 20 overhead loading doors. Staff are supportive of the variance as it allows for maximum utilization of the land without compromising the ability for a change of use in the future.

The existing crossing of West Creek will accommodate the one (1) driveway providing access to the subject site from 272 Street.

#### **Signage:**

No new signage is proposed in conjunction with this Development Permit. Any future signage shall be in compliance with the Gloucester Development Permit Guidelines and the Township's Sign Bylaw.

#### **Servicing:**

Full urban services exist to the subject site. As a condition of Building Permit, a site-specific on-site servicing plan and storm water management plan, in accordance with the Township's Subdivision and Development Servicing Bylaw to the acceptance of the Township is required. 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.

**Tree Protection:**

Tree protection details for the Phase 1 area were addressed with the previous Phase 1 Development Permit No. 100537. A Tree Summary Schedule submitted by a Landscape Architect for Phase 2 indicates that four (4) significant trees exist in the Phase 2 development area, all of which are proposed to be retained. In accordance with the Tree Protection Bylaw, 62 replacement trees are required to be planted, all of which are proposed on the development site. As a result, a total of 66 trees, excluding trees within the environmental nondisturbance areas, will be in place on the Phase 2 portion of the site after development. Final tree retention, protection and replacement plans are subject to the acceptance of the Township prior to issuance of a Building Permit.

**Landscaping:**

Frontage landscaping (adjacent to 272 Street) and the landscape beds adjacent to the office were addressed with the previous Development Permit for Phase 1. The ten (10) metre wide landscape buffer along the northern property line, required under Phase 1, will be extended along the Phase 2 portion of the site. The buffer is proposed to be bermed, planted with various trees and shrubs to provide screening and buffering in accordance with the Gloucester Industrial Park Community Plan. The landscape plan also proposes the planting of various trees and shrubs within the parking area in accordance with the parking lot landscaping requirements of the Zoning Bylaw.

**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, Streamside Protection Bylaw, 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 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.

**Exterior Lighting:**

As the subject site is located within one hundred and twenty (120) metres of the land designated for rural residential purposes, compliance with the Township's Exterior Lighting 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.

**Public Information Meeting:**

Given the application's consistency with the Gloucester Industrial Park Community Plan and similarities with previous approvals, 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.

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**POLICY CONSIDERATIONS:**

The proposed development complies with the site's Servicing and General Industrial designation in the Gloucester Industrial Park Community Plan, and the existing General Industrial Zone M-2A requirements (with the exception of height and parking variances which have been incorporated in the draft Development Permit). The proposal, in staff's opinion, is in compliance with the Development Permit Guidelines of the Gloucester Industrial Park Community Plan (Attachment B).

Staff have notified adjacent property owners that this Development Permit application is being considered at the September 19, 2016 meeting, and they may attend and speak to the matter should they deem it necessary.

Respectfully submitted,

Joel Nagtegaal  
DEVELOPMENT PLANNER  
for  
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 100834: SCHEDULE A – Renderings SCHEDULE B – Site Plan SCHEDULE C – North and South Building Elevations SCHEDULE D – West and East Building Elevations SCHEDULE E – Landscape Plan – Phase 2
ATTACHMENT B	Gloucester Industrial Park Community Plan – Development Permit Guidelines
ATTACHMENT C	Parking Variance Request Report (August 24, 2016)
ATTACHMENT D	Letter from Owner (August 24, 2016)

## THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100834

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2016 to:

1. NAME: High Noon Investment Corporation

ADDRESS: 13542 – 73A Avenue  
Surrey, BC V3W 1C9

2. This Development 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 2 Sections 7 and 8 Township 14 New Westminster District  
Plan LMP34483

CIVIC ADDRESS: 5775 – 272 Street  
Langley, BC V

3. This Development 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. All signage being in compliance with the Schedules “A” through “D”, the Gloucester Development Permit Guidelines and the Township’s Sign Bylaw;
- d. Provision of 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. 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 in an enclosure and screened to the acceptance of the Township;
- g. All outdoor storage areas being covered by a dust free surface;
- h. Registration of a restrictive covenant restricting the use of the subject site to a cold storage warehouse with accessory office space to ensure the provision of an adequate number of parking spaces;
- i. Section 702A.6 of the Township Zoning Bylaw 1987 No. 2500 being varied from a maximum building height of 12 metres to a maximum building height of 19 metres as shown in Schedules “A” through “D”;
- j. Section 107.3 of the Township Zoning Bylaw 1987 No. 2500 being varied from a minimum 99 parking spaces to a minimum of 43 parking spaces as shown in Schedule “B”

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:



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- a. Submission of a site specific on-site servicing and stormwater 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. 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;
  - e. On-site landscaping being secured by a letter of credit at the Building Permit stage;
  - f. Payment of supplemental Development Permit application fees 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 Variance 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 \_\_\_\_\_, 2016.

SCHEDULE A – Renderings

SCHEDULE B – Site Plan

SCHEDULE C – North and South Building Elevations

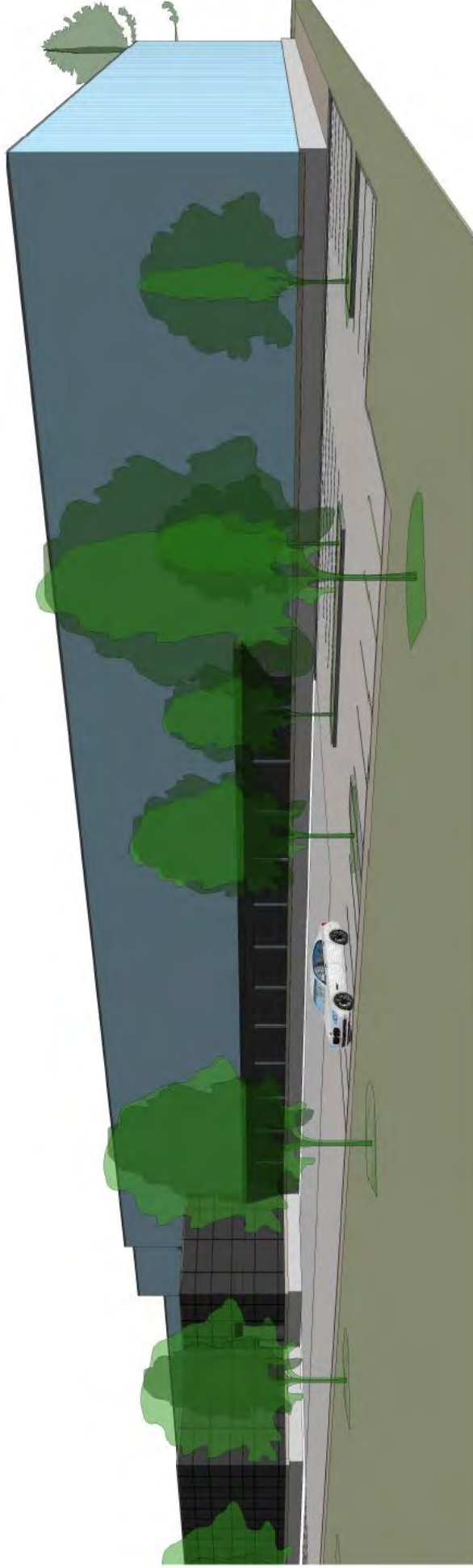
SCHEDULE D – West and East Building Elevations

SCHEDULE E – Landscape Plan – Phase 2

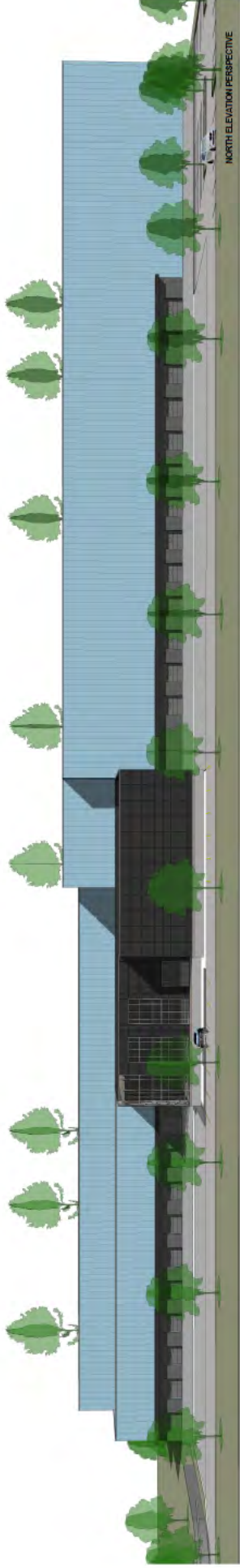
## SCHEDULE A RENDERINGS

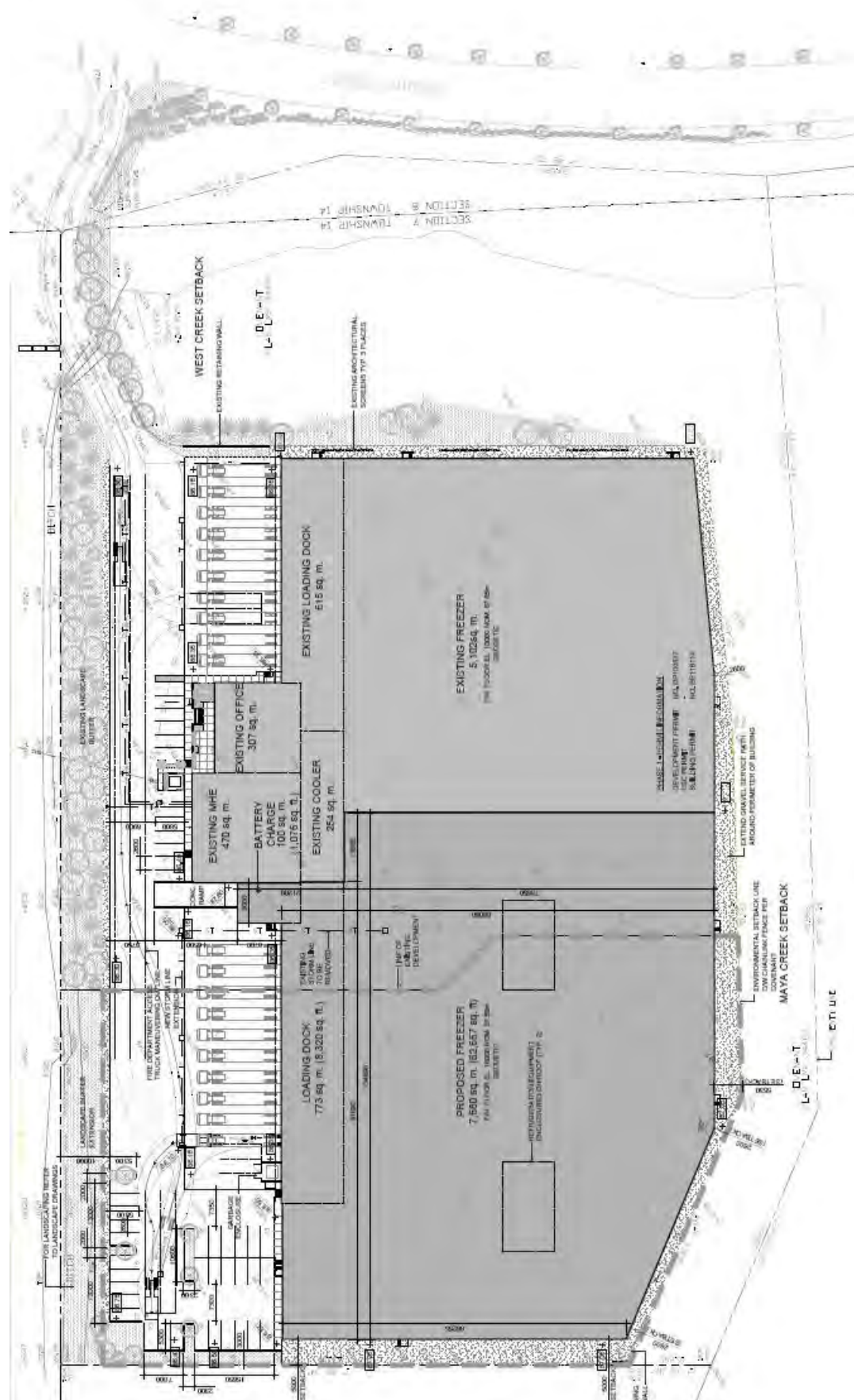
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PHASE 2 VIEW FROM NORTHWEST

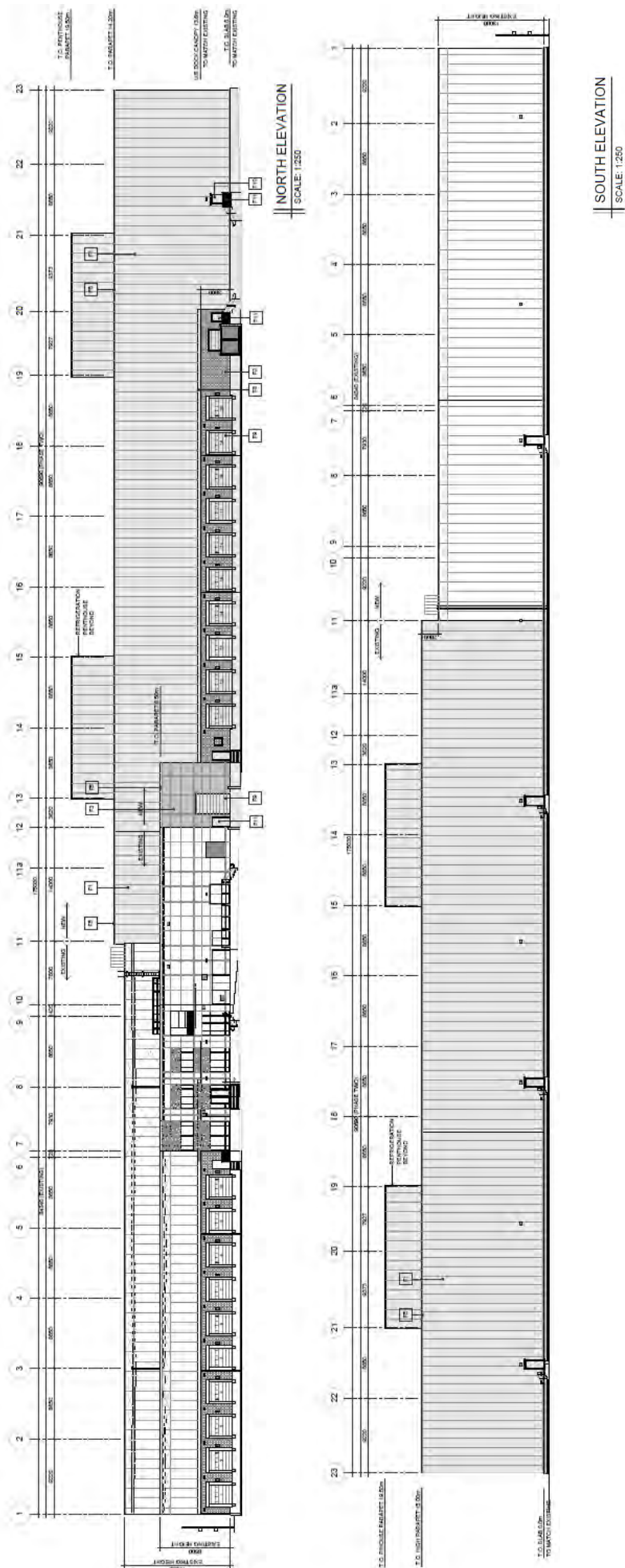


OVERALL NORTH ELEVATION

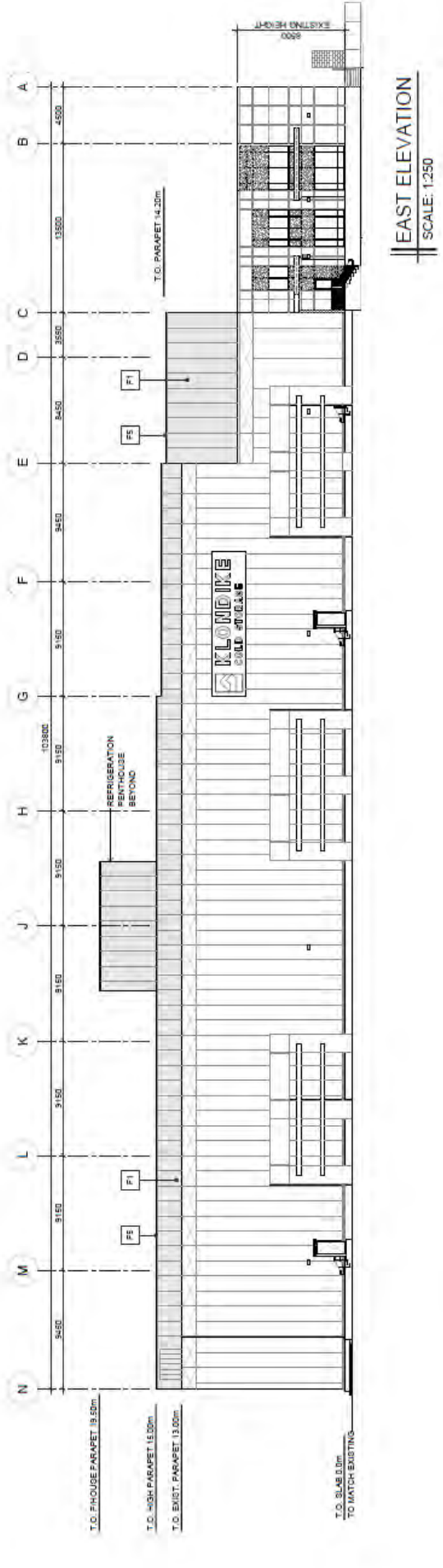
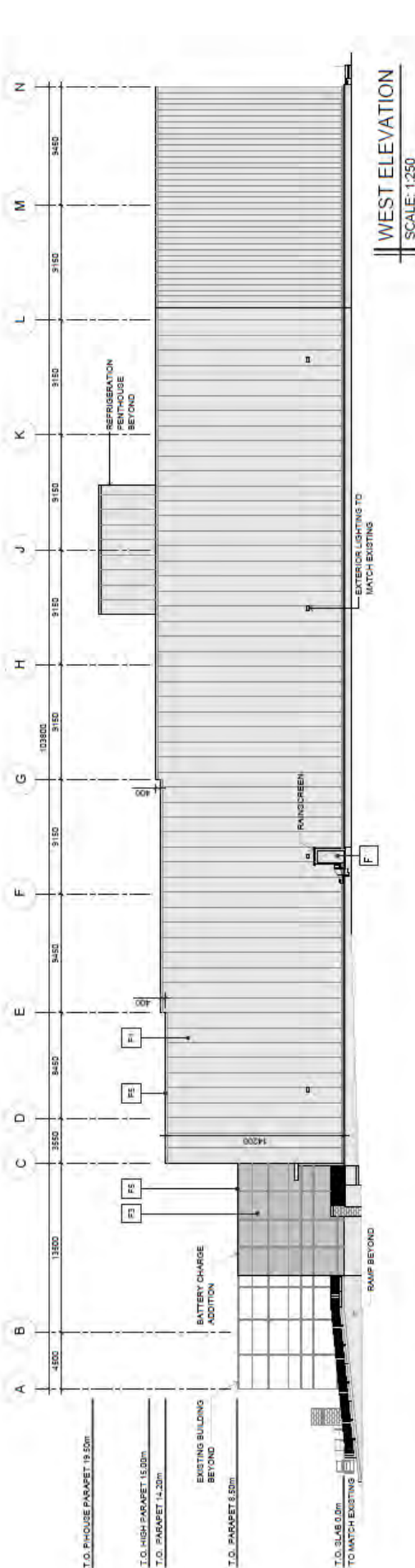




# SCHEDULE B SITE PLAN

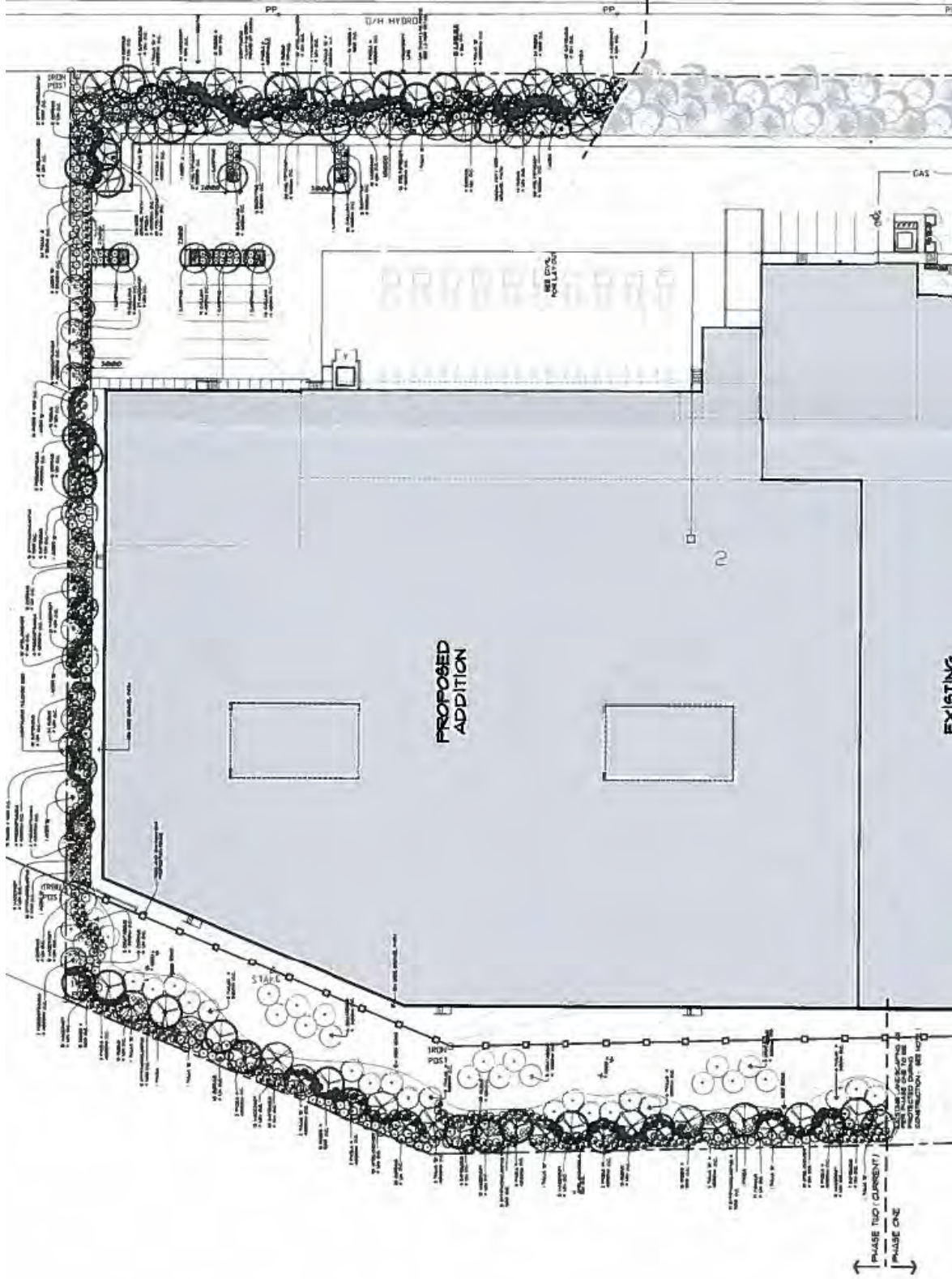
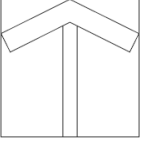






# SCHEDULE D WEST AND EAST BUILDING ELEVATIONS





## SCHEDULE E LANDSCAPE PLAN – PHASE 2

### 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;

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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.



## Parking Variance Request Report

For:

# Klondike Cold Storage

5775 – 272<sup>nd</sup> Street, Langley, BC

Prepared By:

KLtech Engineering Ltd.

***KLtech***  
ENGINEERING LTD.  
*Specializing in Food Industry Buildings*



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  - 6.11 Site plan – indicating parking/loading to meet bylaws if use would change**
  - 6.12 Letter to Township of Langley staff – 24 August 2016**

## 1.0 Introduction

- 1.1 Klondike Cold Storage is proposing to add 8,483 square meters of warehouse and loading dock to the existing 6,940 square meter Cold Storage facility at 5775 – 272<sup>nd</sup> Street, Langley, BC in the Gloucester Industrial park.
- 1.2 Following the Township of Langley Zoning Bylaw 2500 Section 107 – Parking and Loading Requirements the proposed facility would require 99 parking stalls.
- 1.3 Klondike Cold Storage is proposing a parking variance to 43 parking stalls based on actual employees required to operate this facility – see letter to Township of Langley development staff dated 24 August 2016.
- 1.4 Letter to Township of Langley Staff outlines completed Cold Storage Facility would employ 28 staff per shift maximum
- 1.5 Based on providing 43 parking stalls Klondike Cold Storage employees would use 65% of provided parking leaving the remaining 35% for visitors

## 2.0 Cold Storage Facility Operations

- 2.1 Cold storage facilities employee numbers are low based on the operations of these facilities
- 2.2 Facility is for long term cold storage, there is no packaging, processing or other high employee demand processes
- 2.3 Current and future facility staffing are as follows;

	current	future
warehouse/loading	11	16
maintenance engineer	1	1
shipping office	2	3
receptionist	1	1
admin office & accounting	4	6
facility manager	1	1
total no. of staff	20	28

## 3.0 Similar Cold Storage Facilities Parking Requirements

### 2.1 Cloverdale Cold Storage – 188<sup>th</sup> Street, Surrey, BC

- 10,421 square meter cold storage facility
- 11 parking stalls provided by design (see appendix 6.1 site plan)
- 8 actual vehicles parked (see appendix 6.2, 6.3 photos)

- Received parking variance from City of Surrey

## 2.2 Atlas Cold Storage – 19572 - 94<sup>th</sup> Ave, Surrey, BC

- 6,970 square meter cold storage facility
- 17 parking stalls provided by design (see appendix 6.4 site plan)
- 9 actual vehicles parked (see appendix 6.5, 6.6 photos)

## 2.3 Versacold Valley Center – 31785 Marshall Road, Abbotsford, BC

- 16,707 square meter cold storage facility
- 120 parking stalls provided by design (see appendix 6.7 site plan)
- 10 actual vehicles parked (see appendix 6.8, 6.9, 6.10 photos)
- Received parking variance from City of Abbotsford planning department

## **4.0 Restrictive Covenant Related to Building Use/Parking**

4.1 A site plan has been provided showing there is adequate space available to provide additional parking in compliance with Township of Langley parking & loading bylaws should the building occupancy change in the future. (see appendix 6.11 drawing)

4.2 We are in agreement with Township of Langley planning staff to register a restrictive covenant related to the use of the building and should it change in the future from a cold storage facility additional parking will be provided in compliance with Township of Langley parking bylaws

## **5.0 Conclusion**

- 1.1 Similar cold storage facilities located in the same geographical location show reduced parking requirements to operate these facilities
- 1.2 Based on data from similar facilities it does not appear there is a direct correlation of employee count to building square footage. Total number of employees is a function of the type of operations within the facility.
- 1.3 The actual vehicle count at similar cold storage facilities supports the letter from High Noon Investments specifying the 28 employees for this proposed facility

## 6.1 – Cloverdale Cold Storage Facility – Site Plan





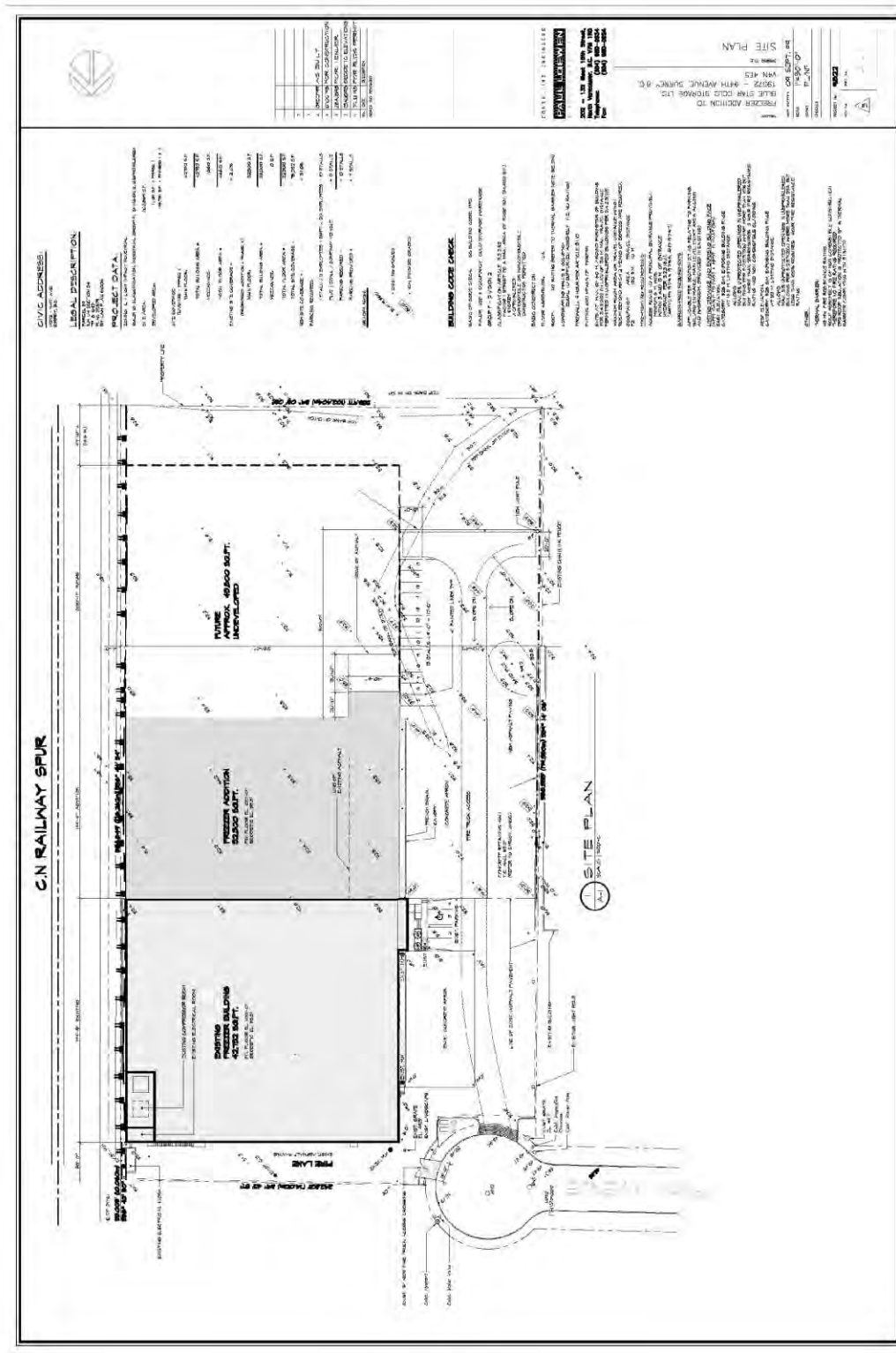
## 6.2 Cloverdale Cold Storage Facility – Photo #1



## 6.3 Cloverdale Cold Storage Facility – Photo #2



## 6.4 Atlas Cold Storage Facility – Site Plan



### 6.5 Atlas Cold Storage Facility – Photo #1

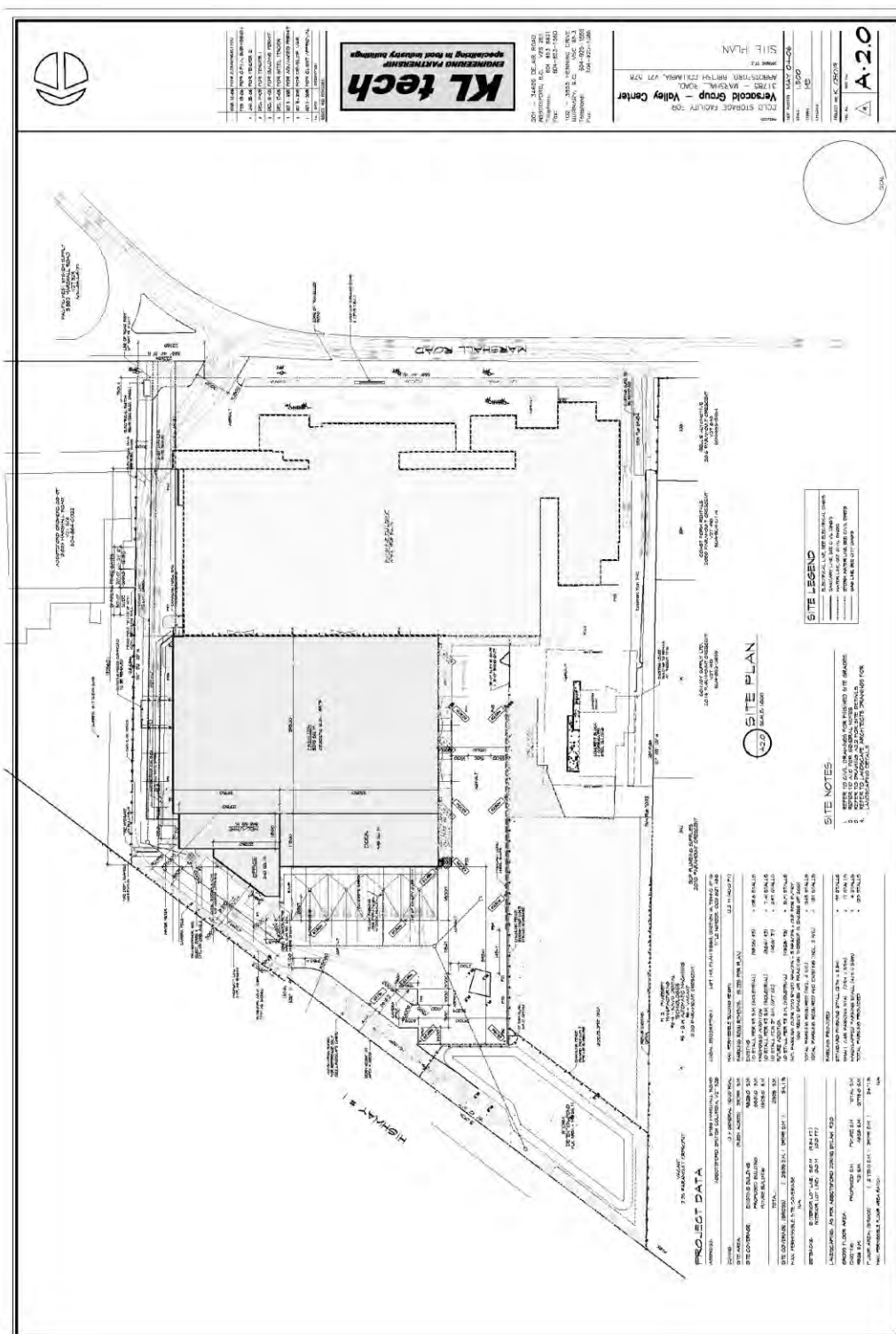


### 6.6 Atlas Cold Storage Facility – Photo #2





## 6.7 Versacold Valley Center Facility – Site Plan



### 6.8 Versacold Valley Center Facility – Photo #1



### 6.9 Versacold Valley Center Facility – Photo #2



KL Tech Engineering Ltd.

24 August 2016

Project Reference KL16012

Report for Klondike Cold Storage Parking Variance

### 6.10 Versacold Valley Center Facility – Photo #3











24 August 2016 revised

Township of Langley  
20338 – 65 Avenue  
Langley, BC, V2Y 3J1

Attention: Zorica Andjelic, Planner

**Re: Phase 2 Expansion**  
**Klondike Cold Storage Facility – 5775 – 272nd Street Langley, BC**

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This letter provides a brief description of our development proposal for the subject site and along with the required drawings and documentation is being submitted for a development permit application. The proposed addition is for added expansion to the cold storage warehousing business which flash-freezes and stores packaged poultry and poultry products for redistribution.

The existing facility is a 6,948 sq. m. cold storage facility. The current proposed development is to add an additional 8,483 sq. m. of cold storage warehouse.

The building height for the proposed addition is 15.0 m which is 2.0 meters higher than the existing building and will provide a potential 15% to 20% increased storage capacity through utilization of improvements and advances in materials handling equipment. There are two proposed rooftop refrigeration equipment enclosures centered on the freezer which are each 17.8m x 10.3m x 4.0 m high (58.2'x33.8'x13.1' high). This is an upgrade from the existing facility and provides for ease & safety of monitoring and servicing refrigeration equipment and increases efficiency. The total area of the equipment enclosures is less than 5% of the roof area of the addition and less than 2.5% of the total building roof area. The equipment enclosures blend with building façade and due to the large roof area, are not visible except from a distance as illustrated in the coloured perspectives submitted with this application and the sight lines diagram attached. Attached are photographs of similar existing facilities with rooftop equipment enclosures

The Township of Langley zoning bylaw requires 99 parking stalls for the proposed 15,431 sq. m. The completed warehouse will have 12 office employees and 16 warehouse employees for a total of 28 employees on the main shift and 10 employees on a 2<sup>nd</sup> shift. Based on the number of employees required to operate the proposed facility, less than 30 parking stalls will be required at any given time. We are requesting a relaxation to the number of parking stalls required from 99 to 43 stalls. If in the event the usage of the facility should change in the

**HIGH NOON INVESTMENT CORPORATION**

13538 - 73 Avenue, Surrey, BC V3W 2R6  
Tel: (604) 596-9505; Fax: (778) 578-6420

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future the proposed additional (10) loading bays can be converted to parking stalls to meet the required parking of 99 stalls.

To our knowledge the proposed application meets all the other Township of Langley bylaws and regulations and we respectfully request your acceptance and approval of this development application.

Please contact us if you have any questions or require further information. Thank you for your assistance.

Sincerely,  
**High Noon Investment Corporation**

Doug Mitchell  
Chief Operating Officer (COO)

TYPICAL REFRIGERATION EQUIPMENT ENCLOSURE



TYPICALLY EQUIPMENT ENCLOSURES ARE NOT VISIBLE FROM THE STREET



