

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 19, 2016 - REGULAR EVENING MEETING	REPORT:	16-89
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	14-05-0093
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 100828 (DEMERS INVESTMENTS LTD. / 27200 BLOCK OF 48 AVENUE)		

PROPOSAL:

Development Permit application to facilitate development of a 1,956m² (21,057 ft²) industrial building located in the 27200 Block of 48 Avenue.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 100828 for an industrial building located in the 27200 block of 48 Avenue subject to nine (9) conditions noting five (5) conditions to be completed prior to issuance of a Building Permit.

RATIONALE:

The proposal complies with the Gloucester Industrial Park Community Plan Development Permit Guidelines and with the site's M-2A zoning (with the exception of siting and landscaping variances incorporated in Development Permit No. 100828).



RECOMMENDATION:

That Council authorize issuance of Development Permit No. 100828 to Demers Investments Ltd. for property located in the 27200 block of 48 Avenue subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “E”;
- 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 Gloucester Development Permit Guidelines and the Township’s Sign Bylaw;
- d. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- e. Section 702 A.5 Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 1987 No. 2500 being varied to reduce the minimum side lot line setback abutting a flanking street (to the west) from 5.0 metres to 0.6 metres and the minimum front lot line setback (to the north /northeast) from 10.0 metres to 5.0 metres as indicated on Schedule “B”;
- f. Section 111.3 of the Township of Langley Zoning Bylaw No. 1987 No. 2500 (landscaping area along a side lot line abutting a flanking street) being varied from a minimum 5.0 metres to 0 metres along the western lot line as shown on Schedule “E”; and varying the landscaping area requirement adjacent to 48 Avenue from 5.0 metres to the area as shown on Schedule “E”;
- g. All outdoor refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- h. All chain link fences being black vinyl with black posts and rails; and
- i. All outdoor storage areas being covered by a dust free surface.;

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

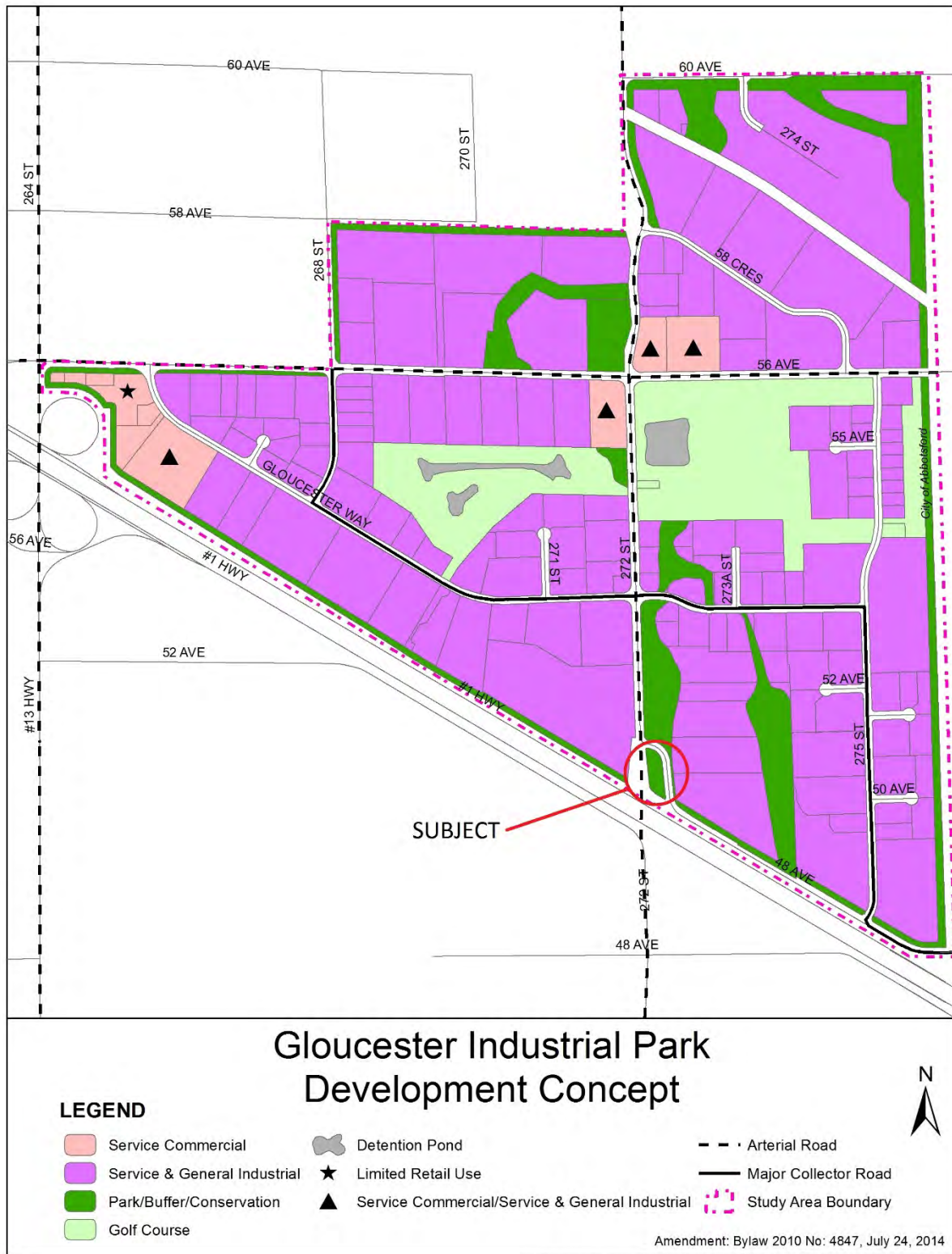
- a. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- b. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- c. 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.
- d. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- e. Payment of applicable Building Permit administration fees and supplemental Development Permit application fees.

EXECUTIVE SUMMARY:

Lance Demers has applied on behalf of Demers Investments Ltd. for a Development Permit for a 1,956m² (21,057 ft²) industrial building with accessory office space in the Gloucester Industrial Area. 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. 100828 for property located in the 27200 block of 48 Avenue in the Gloucester Industrial Area.





ZONING BYLAW NO. 2500



1 RENDERING 1
A1.0 SCALE: 1/8" = 1'-0"

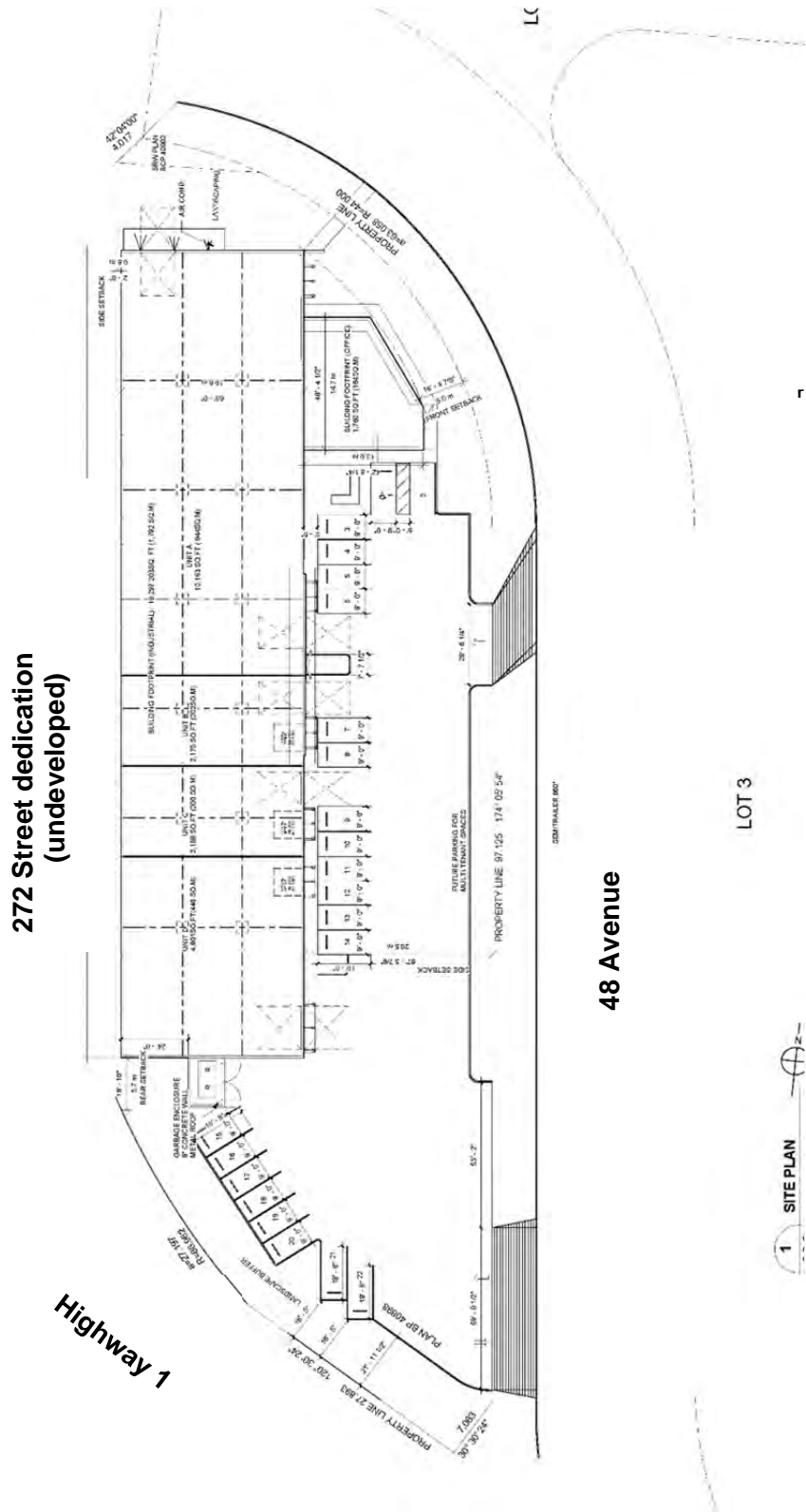


2 RENDERING 2
A1.0 SCALE: 3/8" = 1'-0"



3 RENDERING 3
A1.0 SCALE: 1/8" = 1'-0"

Renderings – SUBMITTED BY THE APPLICANT



Site Plan – SUBMITTED BY THE APPLICANT

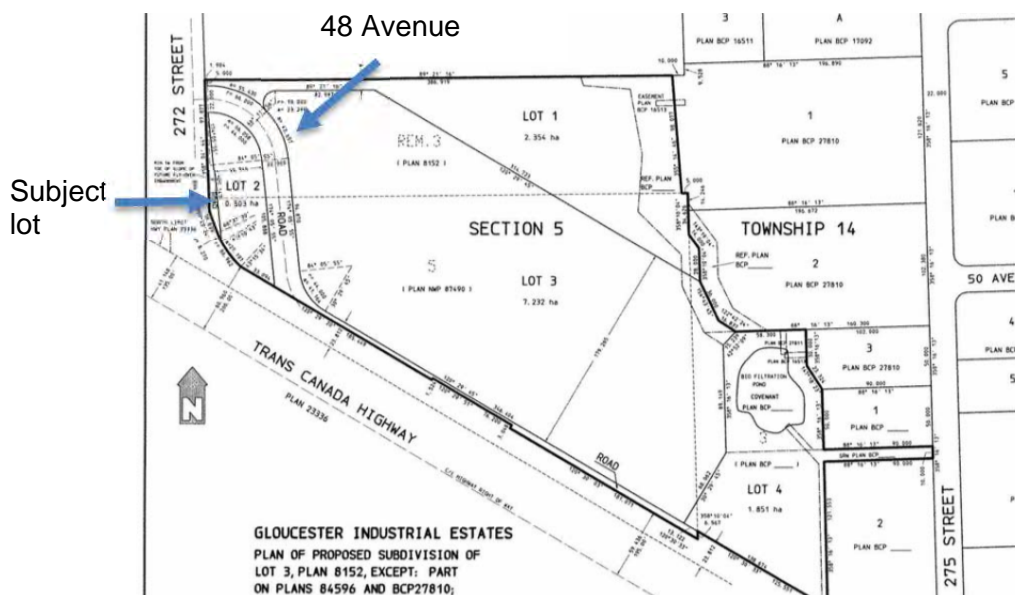
REFERENCE:

Owner:	Demers Investments Ltd. 2126 Paramount Crescent Abbotsford, BC V2T 6A5
Applicant:	Lance Demers 2126 Paramount Crescent Abbotsford, BC V2T 6A5
Legal Description:	Lot 2 Section 5 Township 14 New Westminster District Plan BCP40897
Location:	27200 block of 48 Avenue
Area:	0.48 ha (1.2 ac)
Existing Zoning:	General Industrial M-2A
Gloucester Industrial Park Community Plan:	Park / Buffer Conservation

BACKGROUND/HISTORY:

The subject site was rezoned to General Industrial Zone M-2A as part of a 2007 application (RZ100246) that rezoned 10.4 ha (25.6 ac) of land in the Gloucester area. The rezoning application was intended to accommodate a four (4) lot industrial subdivision shown on the preliminary subdivision plan included in this report. As part of the rezoning and subsequent subdivision approvals, and in anticipation of a future overpass crossing of Highway 1 at 272 Street (indicated at that time in the Township's Subdivision and Development Control Bylaw and in the draft Master Transportation Plan), a 48 Avenue diversion road was created and the southern portion of 272 Street (between the new 48 Avenue alignment and Highway 1) was closed.

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.



SUBDIVISION PLAN INCLUDED IN COUNCIL REPORT (RZ100246)

DISCUSSION/ANALYSIS:

The development proposal consists of a 1,956m² (21,057 ft²) industrial building with accessory office space. The applicant indicates that the future tenant will be Lantec Fabricating Ltd., a company specialising in fabricating steel parts that intends to relocate its existing business operation in Abbotsford to the proposed facility.

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. 100828 is attached as Attachment A to this report.

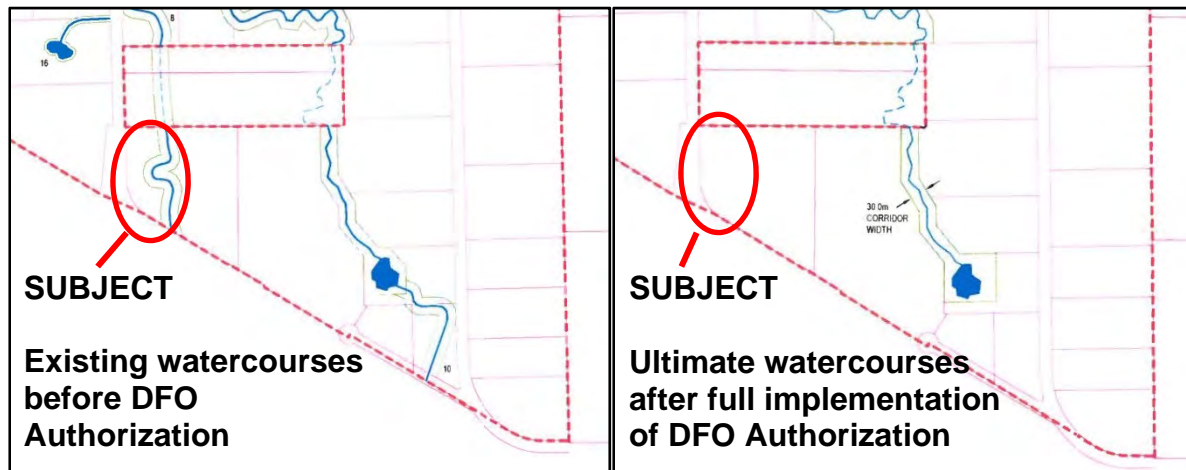
Adjacent Uses:

Surrounding land uses include the following:

- North: 48 Avenue beyond which is industrial land zoned General Industrial Zone M-2A designated "Service & General Industrial" and "Park Buffer / Conservation" in the Gloucester Community Plan
- South: Highway 1 beyond which is land in the Agricultural Land Reserve zoned Rural Zone RU-3
- East: 48 Avenue, beyond which is a property zoned General Industrial Zone M-2A occupied by EV Logistics designated "Service & General Industrial" and "Park Buffer / Conservation" in the Gloucester Community Plan
- West: Road dedication (to accommodate the future 272 Street overpass over Highway 1), beyond which is a property zoned General Industrial Zone M-2A occupied by EV Logistics designated "Service & General Industrial" and "Park Buffer / Conservation" in the Gloucester Community Plan.

Gloucester Community Plan Designation:

The subject property and several other properties in the area are designated 'Park Buffer / Conservation' in the Gloucester Community Plan. Streamside related matters were addressed with Fisheries and Oceans Canada (DFO) as part of a comprehensive plan for the Gloucester area. With respect to the subject site, under the DFO authorization, certain lands where watercourses once existed became developable land with the ability to accommodate industrial zoning such as the subject lands rezoned to M-2A in 2007 (see maps below).



Development Permit applications for lands currently designated Park / Buffer Conservation have been processed based on the existing zoning and DFO authorization referenced in the Gloucester Industrial Park Community Plan. Staff intends to forward map amendments to Council (as part of a future update to the Gloucester Community Plan) to align the "Park Buffer / Conservation" designation of the lands with implementation of the DFO authorization and subsequent rezonings.

Development Permit:

The subject property is an irregularly shaped lot bounded by 48 Avenue (to the north and east), the 272 Street road dedication (to the west) and Highway 1 (to the south). This application proposes an industrial building that will accommodate a steel fabrication business. Exterior finishing of the building consists of tilt up concrete walls painted light grey with contrasting dark grey and white accents. The east building elevation facing 48 Avenue is visually enhanced by a vertical architectural feature consisting of cultured stone and dark grey painted wood grain band, vertical aluminum panels and windows. The office area is incorporated as an architectural element on the northeast building corner and includes a slanted roof, black tinted spandrel glass, and cultured stone.

Four (4) loading bay doors (proposed on the east building elevation) will be screened from 48 Avenue by landscaping. One (1) loading door with no vehicle access is proposed at the north building elevation (used to internally access an air compressor located at the north building elevation) and is also screened from the street by landscaping.

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 proposal complies with the site's zoning with respect to lot coverage and height.

The Gloucester Design Committee has reviewed the proposal and has no objections. The proposal, in staff's opinion, is in compliance with the Development Permit Guidelines of the Gloucester Industrial Park Community Plan (Attachment B).

Proposed Siting Variances:

The subject property has several attributes (i.e. lot size, configuration, exposure on all sides to roads, access/traffic safety and buffering considerations) which make development of the site challenging under the existing M-2A zoning provisions. Staff note that the current proposal is the result of an extensive site design process in which the applicant prepared several site layouts to address these challenges. The applicant has provided details (Attachment C) outlining the unique characteristics of the site and providing a rationale for requesting several setback variances as follows:

- Reducing the minimum front lot line building setback from 10.0 metres (32.8 ft) to 5.0 metres (16.4 ft) along the curved lot line facing north and north east.
- Reducing the minimum side lot line building setback abutting the flanking street (272 Street) from 5.0 metres (16.4 ft) to 0.6 metres (2 ft) along the west.

Due to the curved lot frontage, the northeast portion of the building projects into the required 10 metre (32.8 ft) front lot line setback. As the site rounds the corner towards 272 Street, the building setback transitions from 5.0 metres (16.4 ft) to 10 metres (32.8 ft). Staff are supportive of this proposed building setback variance as it permits a functional and attractively designed building to be sited closer to the street and contributes to the overall streetscape.

The proposed setback reduction from 5.0 metres (16.4 ft) to 0.6 metres (2 ft) adjacent to the 272 Street undeveloped road dedication along the western property line is required in order to achieve efficient truck movements on the site. Staff are supportive of the proposed variance, and note that the west building elevation is designed to provide an attractive visual appearance from the 272 Street road dedication.

Signage:

No signage has been proposed as part of this proposal. All proposed and any future signage shall be in compliance the Gloucester Development Permit Guidelines (Attachment B) and the Township's Sign Bylaw.

Access and Parking:

As shown on the site plan referenced in this report, two (2) driveways from 48 Avenue will provide for vehicular access to the proposed building. The proposed location of these access points is based on a report prepared by proponent's engineer (ISL Engineering) to demonstrate that the proposed access points and turning movements meet Township of Langley engineering requirements. The proposed north access will be limited to right in turning movements. The proposed southerly access has been located as far to the south as possible to maximize sight lines and safety.

A total of 22 parking spaces are proposed as part of the development. The Township's Zoning Bylaw requires 21 parking spaces to be provided on site.

Landscaping and Buffering Requirements:

The proposal includes landscaping consisting of a mixture of deciduous and evergreen trees and shrubs along the northern and eastern portion of the site and within the buffer area next to Highway 1. The proposal either meets or exceeds the Zoning Bylaw landscaping requirements along the north and north eastern portions of the site. Landscape variances are proposed along the side lot line adjacent to a flanking street to the west and the southern portion of the side lot line adjacent to 48 Avenue as follows:

Section 111.3 of the Township of Langley Zoning Bylaw No. 1987 No. 2500 (landscaping area along a side lot line abutting a flanking street) being varied from a minimum 5.0 metres (16.4 ft) to 0 metres along the western lot line as shown on Schedule "E"; and varying the landscaping area requirement adjacent to 48 Avenue from 5.0 metres (16.4 ft) to the area as shown on Schedule "E".

Taking into consideration existing site conditions, and the requirement to shift the building to the west in order to accommodate safe truck movements on the site, staff support the requested variance which has been incorporated into Development Permit No. 100828.

At the time of rezoning, a restrictive covenant was registered on the property requiring a landscape buffer along Highway 1. To address the restrictive covenant requirements, the proposal includes a landscape buffer ranging in width from 5.0 to 7.0 metres (16.4 to 23 ft) and incorporates a berm and enhanced planting standards.

Exterior Lighting Impact Policy:

As the subject site is located within one hundred and twenty (120) metres of 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.

Tree Protection:

No significant trees were identified on the site. As part of the Development Permit application, the applicant proposes to provide 58 replacement trees, 21 trees more than required by the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection). Final tree replacement plans are subject to the final acceptance of the Township.

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.

Developer Held Public Information Meetings Policy:

As the application was submitted prior to adoption of the Developer Held Public Information Meetings Policy, it is not subject to the Policy. Staff note that an opportunity for public input is provided by the notification mail-outs, consistent with Township bylaws.

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.

POLICY CONSIDERATIONS:

The proposal complies with the General Industrial Zone M-2A requirements with the exception of setback and landscaping area variances (which have been incorporated into the proposed 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.

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,

Zorica Andjelic
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 100828 and Schedules "A" through "E": SCHEDULE A - Renderings SCHEDULE B - Site Plan SCHEDULE C - Building Elevations SCHEDULE D - Colours and Materials SCHEDULE E- Landscape Plan
ATTACHMENT B	Gloucester Industrial Park Community Plan – Development Permit Guidelines
ATTACHMENT C	Variance rationale submitted by the applicant

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100828

This Permit is issued this _____ day of _____ 2016:

1. Name: Demers Investments Ltd.
2. Address: 2126 Paramount Crescent
Abbotsford, BC
V2T 6A5
3. 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 2 Section 5 Township 14 New Westminster District Plan
BCP40897

CIVIC ADDRESS: 27200 block of 48 Avenue

4. 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 "E";
 - 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 Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
 - d) Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
 - e) Section 702 A.5 Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 1987 No. 2500 being varied to reduce the minimum side lot line setback abutting a flanking street (to the west) from 5.0 metres to 0.6 metres and the minimum front lot line setback (to the north /northeast) from 10.0 metres to 5.0 metres as indicated on Schedule "B";
 - f) Section 111.3 of the Township of Langley Zoning Bylaw No. 1987 No. 2500 (landscaping area along a side lot line abutting a flanking street) being varied from a minimum 5.0 metres to 0 metres along the western lot line as shown on Schedule "E"; and varying the landscaping area requirement adjacent to 48 Avenue from 5.0 metres to the area as shown on Schedule "E";
 - g) All outdoor refuse areas to be located in an enclosure and screened to the acceptance of the Township;
 - h) All chain link fences being black vinyl with black posts and rails; and
 - i) All outdoor storage areas being covered by a dust free surface.

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

- a) Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
 - b) 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;
 - c) 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.
 - d) On-site landscaping being secured by a letter of credit at the Building Permit stage;
 - e) Payment of applicable Building Permit administration fees and supplemental Development Permit application fees.
5. 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 _____, 2016

Attachments:

SCHEDULE A	Renderings
SCHEDULE B	Site Plan
SCHEDULE C	Building Elevations
SCHEDULE D	Colours and Materials
SCHEDULE E	Landscape Plan

SCHEDULE A RENDERINGS

E.4



1 RENDERING 1
A1.0 SCALE: 1/2" = 1'-0"

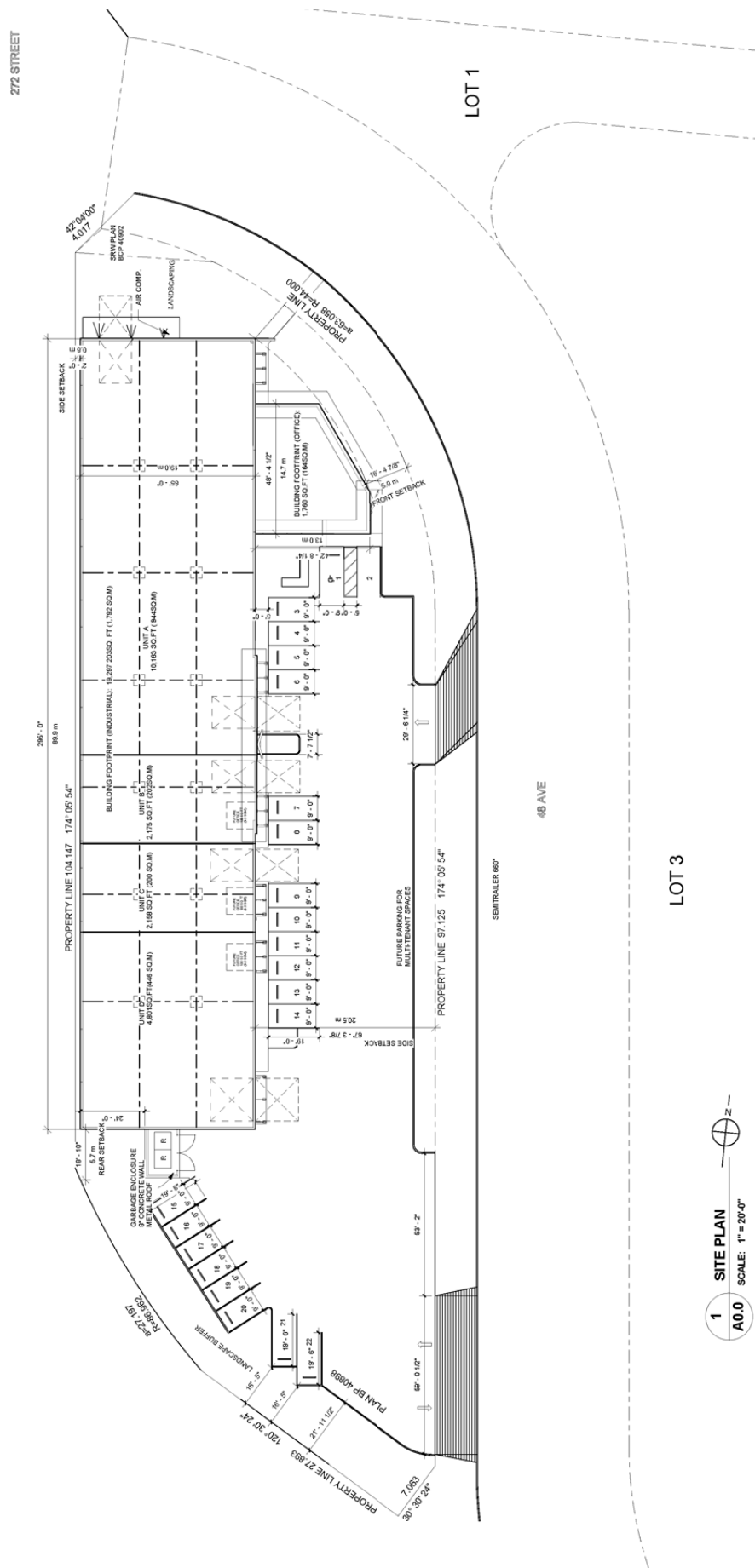


2 RENDERING 2
A1.0 SCALE: 3/4" = 1'-0"



3 RENDERING 3
A1.0 SCALE: 1/8" = 1'-0"

SCHEDULE B SITE PLAN



1 SITE PLAN
A0.0 SCALE: 1" = 20'-0"

Est. 1873





VISION GLASS
BLUE-6MM



CULTURED STONE
DEL MARE LEDGESTONE



CONCRETE TILT-UP
PANEL, STEEL MAN
DOORS & FRAMES
NOR'EASTER
HGSW14444



GREY ACCENT BAND ON
CONCRETE TILT-UP PANEL
RAVEN WING
HGSW1442



TRICORN BLACK
HGSW1441

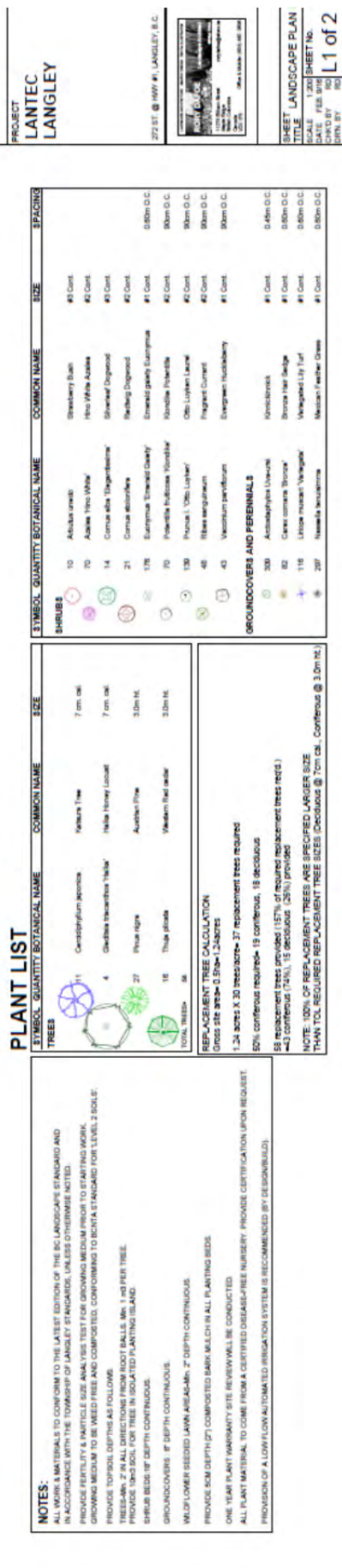


TOP ACCENT BAND ON
CONCRETE TILT-UP PANEL
OLYMPUS WHITE
HGSW1447

LANTEC FABRICATING LTD

272nd and 48th GLOUCESTER, TOWNSHIP OF LANGLEY

SCHEDULE D
COLOURS AND MATERIAL



3.0 DEVELOPMENT STRATEGY

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

4.0 DEVELOPMENT PERMIT GUIDELINES

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

Form and Character

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

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

Landscape Areas and Buffers

Landscape plans submitted in support of a Development Permit shall:

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

#3850
19/07/99

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

Signs

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

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

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

Conservation Areas

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

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



Suite 200-1687 West Broadway,
Vancouver, B.C. V6J 1X2

E.4
Attachment C

Telephone: (604) 736-3730
Fax: (604) 736-3771
Web: www.atarchitect.ca
Principal
Andrew Terrett, Architect, AIBC,
AAA, MRAIC, LEED® AP

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

Attention: Zorica Andjelic, Planner

Dear Ms. Andjelic,

Regarding: Proposed Warehouse and offices
272 Street and 49 Avenue

The following are the rationale for the front yard and interior side building setback variance:

1. This lot is considerably smaller at 0.501 ha than most of the lots in this development.
2. Half of the lot is considered to be facing the front street, as opposed to the usual case where only one side of the lot is considered the front yard.
3. The lot is not square but oblong in shape with a distance of 40.9 metres on the short side.
4. If we are required to have a 10 metre setback, it would amount to about 25% of the lot.
5. A majority of the building, the warehouse, is set back considerably more than 10 metres.
6. With the east side of the lot, where 272 Street and 48 Ave meet, as the entrance to development and the perceived front of lot, the building is setback over 20 metres.
7. The office portion of the building is located on the north/east portion of the lot and signifies the entrance to the building for visitors.
8. We had proposed a transition from 5 metres to 10 metres as lot rounded the corner towards 272 Street, which allowed the office portion to be at the entrance to the site.
9. The site only has a site coverage of 39% and has large landscape setback on the south side of the property and presents as a low density development.
10. With a small portion, about 16% of the length of the building projecting into the north front yard setback, the overall impression is still of a low density development.
11. The building needs to be shifted closer to the interior lot line adjacent to the road right of way (flanking street) to allow for proper onsite truck movements.

Yours truly,

Andrew Terrett
Architect, AIBC
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