

October 16th, 2024

Municipality of North Cowichan
Planning Department
7030 Trans-Canada Highway
Duncan, BC. V9L 6A1

Letter of Recommendation for AlSCO Uniforms Depot in Chemainus
Zombie Zoning and the OCP for the Site Zoning of AlSCO's Property on Bare Point Road
Property bordered by: Bare Point Rd., Halhed Rd. and Hemlock St.

After our submission for Development Permit for AlSCO Canada Corporation's (AlSCO Uniforms) new 15,000 SF depot in Chemainus, we were advised that City Council will be reviewing the parcel zoning designation to determine whether or not the property can remain as presently zoned (Light Industrial – I1), or if the property must undergo a zoning change to meet the proposed residential zoning in the 2022 OCP.

Project Site Description

The subject site is a vacant parcel of land bordered by three roads: Bare Point Road, Hemlock Street and Halhed Road. The previous use of the 1.87 acre site is unknown, but is believed to have been a loading/industrial storage area for the nearby mill and shipping port operations. The site is relatively flat and has light vegetation in the form of grasses and shrubs, but no trees exist on the property.

AlSCO Uniforms is proposing to construct a 15,000 SF (1,393 m²) pre-engineered metal building for the purpose of storage, distribution and light processing capabilities to facilitate their operation on Vancouver Island. It is expected that the facility will employ 15 individuals from the surrounding area. AlSCO has over 1300 clients on the island operating in diverse industries such as manufacturing, food and beverage, and hospitality.

Site access will be provided along Bare Point Road, near the intersection with Hemlock Street. Traffic to and from the site will route from Bare Point Road to avoid disturbances of the residential neighbors and for ease of access. Parking for employees will be provided in the northwest corner of the site as shown on the preliminary site plan. Truck parking will be provided in the southeast corner of the site. The building will come equipped with one drive-in door (for forklift access, equipment deliveries, etc.), four shallow dock doors (for AlSCO's route trucks that deliver clean laundry to businesses around the island, and collect soiled linen for processing), and two deep dock doors for large tractor-trailer deliveries (mostly from AlSCO's main processing plant in Surrey). The truck court will be screened with heavy vegetation to eliminate noise and optical disturbance to the residential neighbors.

Zoning

The property is currently zoned I-1 Light Industrial which permits the intended use of "Dry-cleaning Plant or Laundry" and "Warehouse". This current zoning meets the proposed use by AlSCO Uniforms which can be described as a light industrial depot with some processing capability built to suit AlSCO's specific business needs on Vancouver Island. The building will meet the required setbacks with the exception of the property line adjacent to Halhed Rd. Please see corresponding variance letter to address this setback and the logic behind it, which shall also include a vegetative buffer and fence to create a visual and sound barrier between the neighboring residences and AlSCO's proposed depot.

There is no maximum building height. We are proposing a building that will be approximately 7.32m to the roof eave and 8.9m to the roof peak.

Maximum site coverage is 50% of the 7,561.5 m2 area. We are proposing a site coverage of 19.9%.

Seventeen staff parking stalls will be provided with one stall being accessible and located at the office entrance. All loading zones and industrial van parking will be located adjacent to the loading docks. There are a total of nine parking stalls for step vans in addition to a loading zone and five recessed loading docks.

Site

The site will be landscaped to add screening between the building and the neighboring residential homes, and to soften the transition to Bare Point Road and Hemlock Street. The barrier between Halhed Road (the Lane) and our street shall further be screened with a slatted chain link fence providing a permanent barrier. This fence line is planted with trees which will add greenery to the neighborhood and over time will add a higher screen to the site.

Conclusion

We trust that this proposal encapsulates a development that will be well received by both the neighboring industrial and residential users, and the community at large. We believe that the complex site geometry, creative layout and vibrant landscaping will be a positive contribution to the neighborhood, while creating a functional and aesthetic industrial facility that will become a reliable economic engine for the community.

Yours truly,

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