

Development Permit Application for 2061 Kingsway Avenue

RECOMMENDATION:

That Committee of Council approve Development Permit DP000523 which would regulate the development of an industrial building at 2061 Kingsway Avenue.

REPORT SUMMARY

This report describes a development permit application for a new bus wash building at the transit facility at 2061 Kingsway Avenue. The building is to replace the current bus wash building and accommodate new larger buses. The proposed building is designed to comply with the site's M2 – Heavy Industrial zoning and the Industrial and environmental conservation development permit area design guidelines. The development permit is recommended for approval.

BACKGROUND

Proposal: The applicant has proposed the replacement of the existing bus wash at their bus storage and maintenance facility at 2061 Kingsway Avenue. The new building, intended to accommodate larger buses, will be sited in the same location as the existing building.

Context: The property is located on the north side of Kingsway Avenue. The large 15.3 acres site is currently developed with a large bus maintenance building, bus wash, fuel depot and ~6.5 acres of bus parking. Surrounding land uses include industrial, the Port Coquitlam Community Centre and a mixture of commercial and apartment residential in the Downtown area. The bus wash building is to be located near the southeast corner of the site.



Location map

Policy and Regulations: The land use designation in the Official Community Plan for the site is Heavy Industrial and the property is zoned M2 – Heavy Industrial.

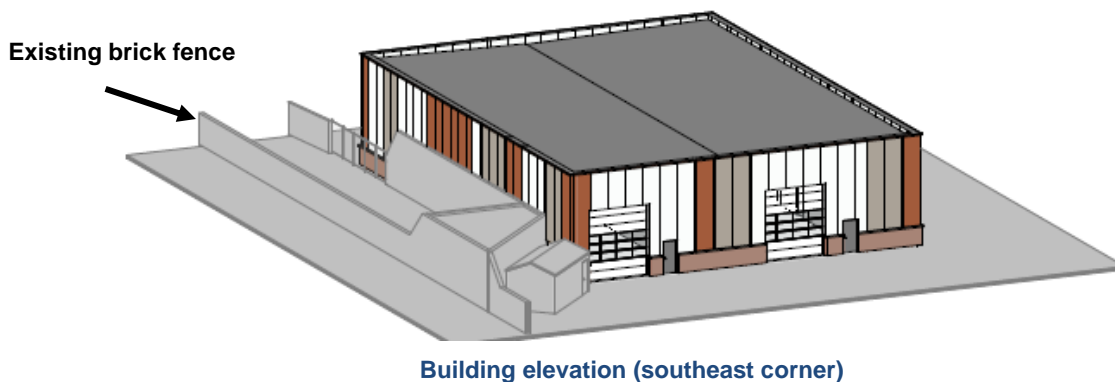
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The objectives and guidelines of the site's industrial development permit area designation are intended to guide the form and character of industrial developments, promote orderly development, and control the interface between industrial and other land uses. The environmental conservation development permit area designation encourages sustainable development and building design, efficient use of energy, water and other resources, and the reduction of waste and pollution.

Project Profile

	Bylaw Regulations ¹	Proposed ²
Site Area	3000 m ² min'm	62,043 m ² (15.3 acres)
Total Building Area (bus wash)	n/a	823 m ² (8,859 ft ²)
Building Lot Coverage (site)	n/a	11.5%
Setbacks:		
Front Setback (west Kingsway)	6 m	n/a
Rear Setback (east)	3 m	34 m
Exterior Side Setback (east Kingsway)	4 m	6.8 m
Interior Side Setback (west)	3 m	76 m
Interior Side Setback (north)	3 m	230 m
Building Height	n/a	7.4 m

Project Description: The proposed 823m² (8,859ft²) building would be located near the southeast corner of the site. The building's simple design reflects its bus wash use. The building would have a modern aesthetic and be clad with vertical metal panels of alternating colours (redwood, white and taupe) with a brick base to match the existing brick fence fronting the Kingsway Avenue BC Hydro lands.



The new building will be partially screened from the street by the existing brick fence and is separated from Kingsway Avenue by the 24m (79ft) wide BC Hydro lands. No vegetation is proposed to be removed as a result of this development.

¹ Refer to Zoning Bylaw No. 3630 and Parking and Development Management Bylaw No. 4078 for specific regulations.

² Information provided by applicant.

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Measures to comply with the environmental conservation objectives and guidelines include light coloured roofing materials to minimize solar heat gain, electric air handling and hot water heater to reduce GHG emissions, low-flow plumbing fixtures for staff facilities, and LED light fixtures. The bus wash will also incorporate a wastewater reclamation system to reduce water consumption and an oil-water separator to filter water discharge. A complete list of conservation measures is included in Schedule A of the draft development permit.

DISCUSSION

The proposed industrial building complies with the site zoning, provides a quality of character consistent with the other recent industrial development along Kingsway Avenue, and is in keeping with the intent of the industrial and environmental conservation development permit area objectives and design guidelines. Staff recommend approval.

PUBLIC CONSULTATION

A sign providing notification of the application was posted on site since August 2022. To date, no comments have been received.

Staff confirmed the sign continues to be posted and in good order on March 13, 2024.



Development sign photo

FINANCIAL IMPLICATIONS

None.

OPTIONS (✓ = Staff Recommendation)

	#	Description
✓	1	Approve Development Permit DP000523.
	2	Request additional information or amendments if Committee is of the opinion that such information or amendments would assist in its evaluation of how the design complies with the development permit area designation or regulations.
	3	Refuse the application if the Committee is of the opinion the application does not conform to the design guidelines or regulations.

ATTACHMENTS

Attachment 1: Draft Development Permit DP000523

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