

Development Permit Amendment Application for 1161 Kingsway Avenue

RECOMMENDATION:

That Committee of Council approve amendments to Development Permit DP000276 to enable minor changes to the building and landscape design, landscape security, and extend the date of permit expiry to December 31, 2025.

PREVIOUS COUNCIL/COMMITTEE ACTION

June 23, 2020 - Committee of Council approved Development Permit DP000276 which regulates the development of an industrial building and landscaping at 1161 Kingsway Avenue.

January 22, 2019 - Council adopted Zoning Amendment Bylaw No.3995 to rezone 1161 Kingsway Avenue from M2 (Heavy Industrial) to M1 (General Industrial).

REPORT SUMMARY

This report provides for Committee consideration of an application to amend Development Permit DP000276 to enable some minor changes to the building and landscape design and an extension to the permit date of expiry. The Development Permit was issued on June 23, 2020, to permit the development of a multi-unit industrial building and landscaping at 1161 Kingsway Avenue. The permit then expired two years later on June 23, 2022. The applicant has requested the permit be amended to allow minor changes to the design and an extension of the permit expiry to December 31, 2025, to enable Building Permit issuance and construction. The project generally complies with the site's zoning and development permit designations. The proposed development remains attractive and will greatly improve the appearance of this prominent intersection. Staff recommend approval of the amendment subject to an updated landscape security that reflects 2024 landscape values.

BACKGROUND

Proposal: The property owner has requested an amendment to Development Permit DP000276 to extend the date of expiry in order to enable construction of an industrial building with on-site parking, loading bays and landscaping, located on an irregularly shaped lot at the highly visible corner of Kingsway Avenue and Mary Hill Bypass. The Development Permit expired on June 23, 2022; the applicant has requested the permit be amended to allow for a new expiry of December 31, 2025. The property owner advised there were COVID related financial impacts, which caused significant delays and led to the permit expiring before they could have the building permit issued and construct the building.

Site Context: The 3,683 m² (39,643 ft²) property is relatively flat and has been cleared in anticipation of development. The surrounding neighbourhood is mostly comprised of general and heavy

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industrial sites; a paved section of the Traboulay PoCo Trail crosses in front and alongside the property. The site is substantially impacted by a BC Hydro right-of-way, shown in the image below.



Location Map

Policy and Regulations: The Committee of Council has the authority to issue and amend development permits. The Delegation of Authority Bylaw also delegates the Director of Development Services the authority to consider minor development permit amendments which would not change the intent of the design. Given the length of time since the permit was originally approved, the Director of Development Services declined his delegated authority and recommended the development permit amendment be considered by Committee at a public meeting.

Development Permit: On June 23, 2020, Committee of Council approved Development Permit DP000276 for an industrial building with on-site parking, loading bays and landscaping, located at 1161 Kingsway Avenue (Attachment 1 – Report to Committee of Council dated June 23, 2020). The two-storey, 1,235 m² (13,292 ft²) industrial building included four units, each with a partial mezzanine and range in size from 59 m² (640 ft²) to 198m² (2,140 ft²).

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Proposed Rendering of the Industrial Building

The applicant has proposed some minor changes to the building design which include a minor decrease to the building floor area, clarification of parking spaces dimensions, and improved landscape screening along the Mary Hill Bypass, in addition to a request to extend the development permit date of expiry. The applicant has also provided an updated landscape cost estimate to ensure that, if approved, the development permit landscape security would reflect 2024 values.

Offsite improvements were approved and secured through the rezoning process.

DISCUSSION

The property owner has noted the project was delayed due to difficulty securing construction financing due to COVID-19. The property owner is now in a position to proceed with construction and the building permit is ready to be issued once the remaining building permit fees and securities have been paid.

The minor amendments to the building and landscaping comply with the regulations of the City's Zoning and Parking and Development Management Bylaws and the development continues to provide a high-quality of design character consistent with other light industrial developments in the Mary Hill and Coast Meridian area and would provide significant improvements to the highly visible property.

Staff recommend approval of the requested development permit amendments to extend the date of expiry, along with the updated architectural and landscape plans, and landscape security to reflect the changes to the landscaping and 2024 values.

FINANCIAL IMPLICATIONS

The development would increase the assessed value of the property, resulting in increased property taxation.

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OPTIONS (✓ = Staff Recommendation)

	#	Description
<input checked="" type="checkbox"/>	1	Approve the amendment of Development Permit DP000276 to extend the date of expiry to December 31, 2025 and allow for minor changes to the building and landscape design.
<input type="checkbox"/>	2	Request clarification on specific matters to enable Committee to make a decision on the requested amendments.
<input type="checkbox"/>	3	Refuse the amendment application if Committee determines a new application and fulsome review of the proposal is required to determine compliance with current bylaws and development permit area objectives and guidelines.

ATTACHMENTS

Attachment 1 - Report to Committee of Council dated June 23, 2020

Attachment 2 - Draft Development Permit DP000276 Amendment 1

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