

1161 Kingsway Avenue - Development Permit Application

RECOMMENDATION:

That Committee of Council approve Development Permit DP000276 to regulate an industrial development at 1161 Kingsway Avenue.

PREVIOUS COUNCIL/COMMITTEE ACTION

January 22, 2019: Council adopted bylaw amendment No.3630 (RZ000127 – 1161 Kingsway Avenue) to rezone the site from M2 (Heavy Industrial) to M1 (General Industrial) to facilitate an industrial development with a craft brewery use.

REPORT SUMMARY

This report describes an application for a development permit to regulate a multi-unit industrial building and landscaping at 1161 Kingsway Avenue. The project is designed to generally comply with the site's M1 General Industrial zoning and development permit designation. The development permit is recommended for approval.

BACKGROUND

Proposal: The property owner, Harj Sekhon, is proposing to construct 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.



Location Map

Policy and Regulations: The Official Community Plan designates the site as General Industrial (IG). The property is currently zoned M1 (General Industrial).

The site is included within the Industrial and Environmental Conservation Development Permit Areas. 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	Requested Variance
Site Area	1200m ²	3685m ²	-
Total Building Area	-	1263m ²	-
Impervious Surface	80%	75%	-
Setbacks:			-
Front Setback (Kingsway Ave)	6m	7.5m	-
Rear Setback	3m	62.3m	-
Exterior Side Setback (Mary Hill Bypass)	9m	1.5 to garbage facility; 9m to the building	7.5m (for garbage facility)
Interior Side Setback	0	0	-
Building Height	-	9.1m	-
Lounge Seating	50	50	-
Lounge Floor Area	25% of the brewery's floor area up to 100m ²	19% (100m ²)	-
Patio Area	Maximum 10m ²	10m ²	-
Parking (total)	24	26	-
Small car parking spaces	5	2	-
Loading bays	2	4	-
Bicycle Parking	6	10	-
Onsite Trees	1 per every 10 m frontage, Total 23	23	Trees are clustered, not spaced
Landscape Strip	3m width	1.2	1.8

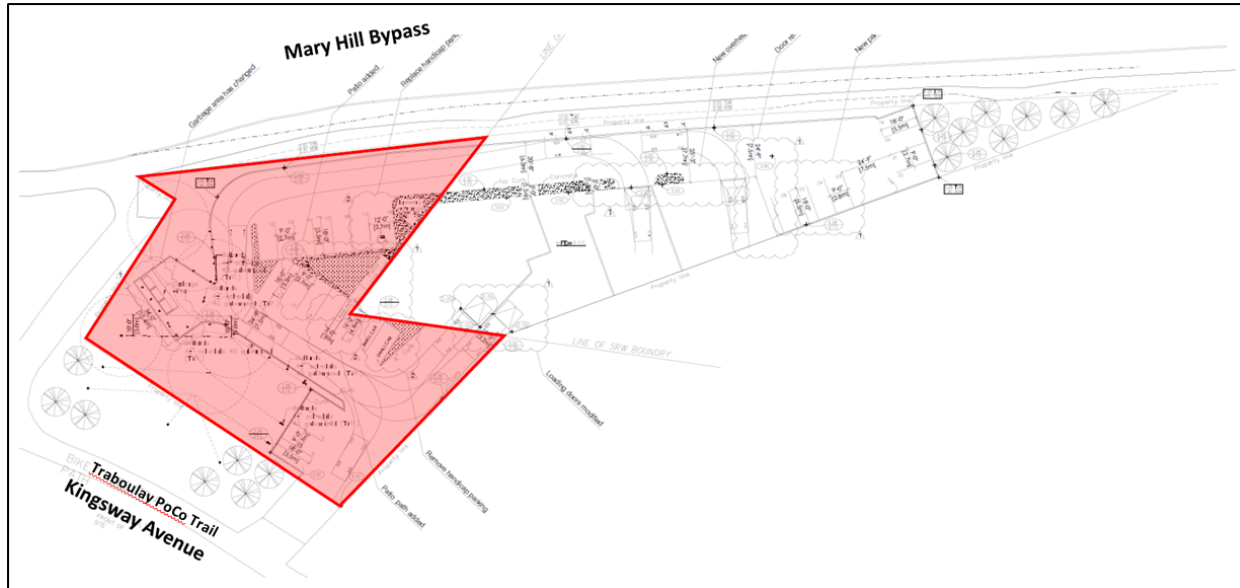
Site Context: The irregular triangle-shaped property is located at the corner of Mary Hill Bypass and Kingsway Avenue and is currently used for outdoor storage of bins and trucks. Access and egress to the property is off of Kingsway Avenue. The majority of the surrounding neighbourhood is industrial. The property is sited across the street from the Meridian Industrial Park. A paved section of the Traboulay PoCo Trail crosses in front and

¹ Refer to Zoning Bylaw No. 3630 and Parking and Development Management Bylaw No. 3525 for specific regulations.

² Information provided by applicant.

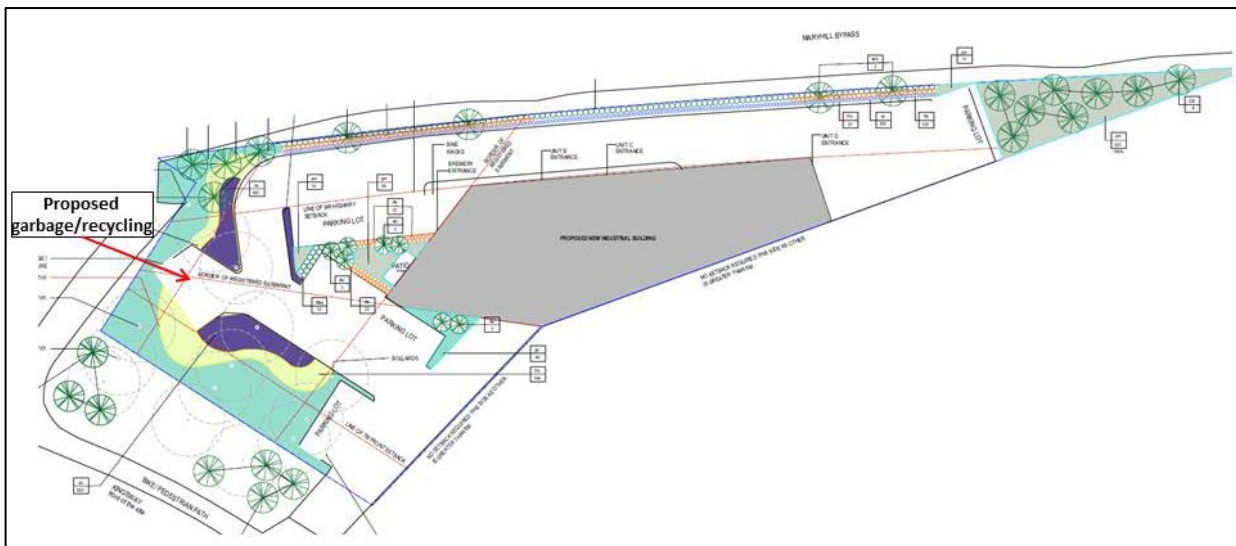
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alongside the property. The site is substantially impacted by BC Hydro's rights-of-way, shown in the image below.



BC Hydro Right-of-Way

Project Description: The two-storey, 1,263m² (13,591ft²) industrial building includes four units, each with a partial mezzanine. The owner advises that the unit closest to Kingsway Avenue will be purpose-built for a craft brewery use, including a 50 persons lounge area and small outdoor patio. The applicant further advises that the remaining three units will be leased out with consideration to small-scale manufacturing and wholesaling type uses.



Proposed landscaping and garbage/recycling area

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The tilt-up concrete building design incorporates significant glazing and a variety of colours and forms to help break up a large building mass. The building provides subtle articulation achieved through varied roof lines, second storey wall projections, reveal lines, and varied awnings. The facade uses painted concrete and metal cladding in a variety of colours with corrugated metal cladding accents. The exterior of the proposed brewery unit incorporates cedar awnings, large glazing, varied roof height and horizontal articulation, as this is the most visible part of the building from the street along Kingsway Avenue.



Each of the industrial units would have its own loading bay. A common garbage/recycling storage facility is located within the BC Hydro right-of-way to the west, where it is accessible for pick-up. Parking is located at the front and the rear of the property.

The landscape plan calls for a mixture of trees, shrubs, groundcover plants and ornamental grass. Native drought-tolerant plants and on-site trees will provide ample screening from both Kingsway Avenue and the Mary Hill Bypass and from parking areas. A total of 30 new trees will be planted around the parameter of the site in landscaped areas and strips within the parking areas.

The improvements to landscaping are in keeping with the site's prominent location and substantial highway frontage. Additionally, further planting around the brewery will enhance the overall character of the site. Substantial hedging is proposed to provide an attractive landscape buffer separating the drive aisle alongside the building from the Mary Hilly Bypass. A significant portion of the site area will be used for required parking, vehicle

circulation, and transport vehicles loading areas which is typical of industrial developments. There are no trees proposed to be removed on-site.

During consideration of the zoning bylaw amendment, Council reviewed the potential to require off-site landscaping improvement to the triangular section of road right of way adjacent the property and ultimately determined this additional work would not be required.

Variations to Zoning and OCP policies: Due to the irregular shape and location of the property, several minor variations have been requested:

- A variance to building siting has been requested to allow for the siting of a garbage/recycling facility within the setback adjacent to Mary Hill Bypass and the BC Hydro right-of-way;
- A variance to the landscaping requirements allow for the required 23 trees to be clustered within the frontage, instead of spaced at a 10 meter interval and to reduce the width of the landscape strip along Mary Hill Bypass; and
- A variance to the design guidelines of the OCP to permit the siting of two loading bays on north east of the property fronting Mary Hill Bypass.

DISCUSSION

The proposed building and landscaping generally complies with the regulations of the zoning and parking bylaws and provides a high quality of character consistent with other light industrial development in the Mary Hill and Coast Meridian area.

The requested variance to the side yard setback to permit a garbage/recycling building is unlikely to result in substantial visual impacts to the site due to its small size and proposed landscape screen. Additionally, the proposed location of the garbage/recycling facility is well suited to provide convenient access to businesses within the development.

The variance to allow for clustering of the required trees along the sites frontage and reduced width of the landscape strip is due to the site's extensive frontage, irregular shape and the challenges of planting trees within the BC Hydro right-of-way and Provincial highway right-of-way. The applicant proposed to screen the Mary Hill Bypass frontage with an evergreen hedge and has proposed an extensive amount of proposed onsite-landscaping in the form of clusters throughout the site. It is staff's opinion that this meets the intent of the requirement.

The City's OCP discourages loading spaces within yards that face onto a street to ensure a quality visual appearance of industrial buildings however the shape of this site made it very challenging to site all the loading bays to the rear of the building. To mitigate any aesthetic impacts, the applicant has proposed utilizing a high quality vision glass to

enhance the overall design of the loading bays and improve the architectural character of the building that faces onto the Mary Hill Bypass. On-site loading will also take place within each unit, as to not block the drive aisle and should not impact the overall circulation of the site.

The design of the proposed industrial building and landscaping generally meets the intent of the industrial design guidelines, and environmental conservation designation. The development is attractive and consistent with the expected high quality of character of the city's industrial area and would provide significant improvements to the highly visible location, including extensive landscaping with a building design that maximizes use of an irregular shaped lot. Staff recommend approval.


FINANCIAL IMPLICATIONS

None.

PUBLIC CONSULTATION

A sign has been posted on site to inform area residents of the application and, to date, no comments have been received.

OPTIONS

#	Description
1 	Approve Development Permit DP000276.
2	Request additional information or amendments if the Committee is of the opinion that such information or amendment would assist in its evaluation of how the design complies with the development permit area designations.
3	Recommend rejection of the application if the Committee is of the opinion the application does not conform to the design guidelines. Pursuant to the delegated authority, the applicant may then request the application be forwarded to Council for consideration.

ATTACHMENT

Attachment #1: Draft Development Permit

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