

# 1525 Kingsway Avenue – Development Permit and Development Variance Permit Applications

## **RECOMMENDATIONS:**

That Committee of Council:

1. Approve in principle Development Permit DP000416, regulating an industrial development at 1525 Kingsway Avenue.
2. Pursuant to s. 498 of the Local Government Act, authorize staff to provide notice of an application to vary parking requirements, and
3. Forward Development Variance Permit DVP00071 to Council with support for consideration, subject to comments from neighbourhood input.

## **PREVIOUS COUNCIL/COMMITTEE ACTION**

March 5, 2019 – Committee approved Watercourse Development Permit DP000332 to provide for watercourse protection and enhancement at 1579 and 1525 Kingsway Avenue.

## **REPORT SUMMARY**

This report describes applications for a development permit to regulate a large format industrial development and a development variance permit to reduce required parking at 1525 Kingsway Avenue. The site is being developed by the Conwest Group of Companies to accommodate a head office, warehouse and distribution facility for a large auto parts distributor. The project is designed to comply with the site's heavy industrial zoning and development permit designations, but it does not comply with parking regulations. Information has been provided to show how the proposed parking would exceed the occupant needs. Staff recommends Committee provide approval in principle to the development permit, and advise Council that Committee supports consideration of the parking variance and authorize staff to provide public notification of the parking variance.

## **BACKGROUND**

The site is located on the north side of Kingsway Avenue adjacent to the Canadian Pacific rail yard and the North Fraser Pretrial Centre.



Location map

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Surrounding land uses, other than the pretrial centre, are industrial. The site was recently consolidated from three into one parcel and the remaining structures on the property are scheduled for demolition early in 2020.

The land use designation in the Official Community Plan for the site is Heavy Industrial; policies of the Plan promote economic development and job creation within this designation. The property is zoned M2 – Heavy Industrial and the project is designed to comply with this zoning.

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.

### Development Proposal

The Conwest Group proposes to construct a large tilt-up concrete industrial building with parking/loading bays and landscaping to accommodate a single occupant. The 35,032m<sup>2</sup> (377,000 ft<sup>2</sup>) building will include space for a head office, warehouse and distribution facility for a large auto parts distributor. The façades along Kingsway Avenue will have subtle elements of wall articulation, varying height, portions of glazing, reveal lines and recesses of varied width and a colour palette of white, blue, light and dark gray tones. The building design and color has been coordinated to create a uniform and clean look and focuses the accessory offices uses to the southeast corner of the site fronting Kingsway Avenue.



Building façade (southeast corner)

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## Project Profile

	Bylaw Regulations <sup>1</sup>	Proposed <sup>2</sup>	Variance Request
<b>Site Area</b>	3,000 m <sup>2</sup> min'm	56,659 m <sup>2</sup> (14 acre)	-
<b>Total Building Area</b>	n/a	35,032 m <sup>2</sup> (377,081 ft <sup>2</sup> )	n/a
<b>Building Lot Coverage</b>	60%	56 %	-
<b>Setbacks:</b>			
<b>Front Setback (Kingsway)</b>	6 m	42 m	-
<b>Rear Setback (north)</b>	3 m	15 m	-
<b>Interior Side Setback (west)</b>	3 m	7.5 m	-
<b>Interior Side Setback (east)</b>	3 m	35 m	-
<b>Building Height</b>	n/a	16.2 m	n/a
<b>Parking (total)</b>	369	300	69
<b>Small car parking spaces</b>	25% (75 spaces)	1% (1 spaces)	-
<b>Loading bays</b>	10 minimum	20	-
<b>Bicycle Parking</b>	Space for 6 bikes	Space for 9 bikes outdoors	-

The landscape plan calls for a mixture of trees, shrubs, groundcover plants and lawn. 70 new trees, including a mixture of conifer and deciduous species, will be planted on the southern portion of the site in landscape areas and strips within the parking areas. The previously approved watercourse development permit will also provide for 190 trees and 7,244 riparian plants along the north and east edges of the site. The watercourse protection area also provides substantial landscape screening between the site and the adjacent pretrial centre. A significant portion of the site area will be used for required parking, vehicle circulation, and transport vehicle loading areas which is typical of industrial development.

As shown in the drawing below, the building frontage and most of the parking is oriented to Kingsway Avenue and loading spaces are oriented to the east side yard. There will be two driveways which connect across BC Hydro's narrow utility lot to Kingsway Avenue. These driveways have been aligned with Langan Avenue and Coast Meridian Road intersections with Kingsway Avenue to facilitate safe turning movements.

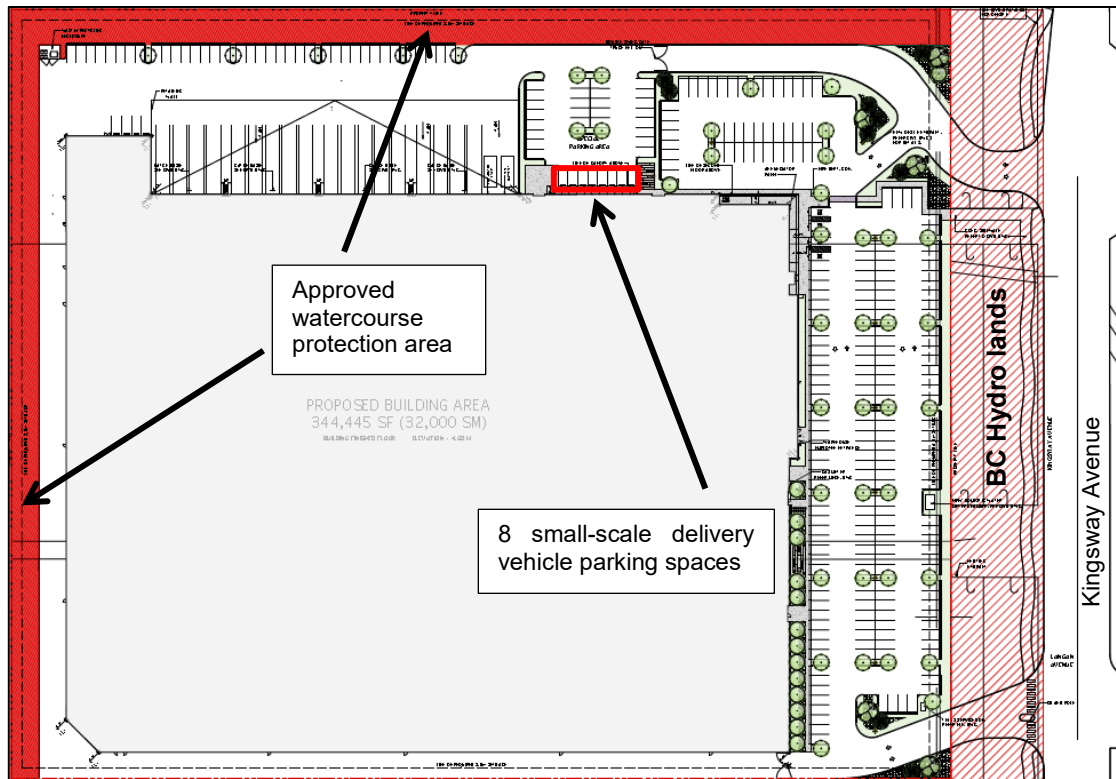
The site circulation plan indicates industrial vehicles would enter the western driveway and exit the from the east driveway. Passenger vehicles will be able to use either driveway to enter and exit the staff parking areas. A transportation impact assessment prepared by Bunt and Associates Engineering Ltd has been reviewed by City Engineering staff and confirms the site is designed to meet access and circulation requirements for passenger and transport vehicles.

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

<sup>2</sup> Information provided by applicant.



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Site plan showing landscape areas, parking and driveway access

### Offsite Infrastructure and Services

The City is currently working on a corridor study to assess and improve transportation and vehicle turning movements along Kingsway Avenue. It is anticipated that the results of this study will be presented to Committee in February. Staff however anticipates road widening will be required along this segment of Kingsway Avenue and have conveyed this information to Conwest. The City also has plans to construct a multi-use pathway along the north side of Kingsway Avenue to improve pedestrian and cycling routes. Accordingly, offsite requirements will include road width widening (to align with corridor study), provision of a multi-use path within the Hydro corridor, construction of new curb and gutter, sidewalk, pavement rehabilitation of half road plus 1 metre, installation of street lights and services (water, sewer, sanitary) as necessary. Further assessment will be provided at building permit stage to determine if underground utility infrastructure upgrades are required.

Furthermore, Staff anticipate there may be potential for future installation of a traffic signal at the intersection of Kingsway Avenue and Coast Meridian Road. Conwest have agreed to install electrical ducting to support a future signal. The attached draft development variance permit, described below, requires submission of design, securities and fees for offsite works and services including electrical ducting for the signal and the pathway prior to issuance of a building permit in order to ensure this work is completed.

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### Onsite Parking

The applicant has requested to vary the onsite parking requirement by 69 spaces from the required 369 spaces. The Parking and Development Management Bylaw requires one parking space per 95m<sup>2</sup> (1,022 ft<sup>2</sup>) of gross floor area for industrial or warehouse uses. That would require the provision of 369 parking spaces for the proposed development. The occupant anticipates opening the building with 150 staff with room for expansion up to 237 staff. The site would also need to accommodate 8 short-term parking spaces for small-scale delivery vehicles with direct access to the warehouse. The applicant has provided information from the occupant showing the proposed 300 parking spaces will exceed current need and future growth. The applicant has also indicated the development will include a secure room to accommodate 24 bicycles and end of trip facilities including lockers and showers to promote alternative transportation.

In support of the parking variance, Conwest has offered to provide for the installation of the 3m wide mixed-use pathway with pedestrian lighting to extend the pathway of Kingsway Avenue in front of its property. This is a significant portion, approximately 200 meters, of the pathway and will improve options for alternate transportation along Kingsway Avenue.

### Environmental Conservation

Measures to comply with the environmental conservation objectives and guidelines include building practices and products to reduce energy and water consumption, promote stormwater management, and reduce greenhouse gas emissions. Proposed elements include high efficiency windows and selection of native and drought-resistant plant species, use of low volatile organic compound materials, LED lighting, high efficiency irrigation system, low flow plumbing fixtures, bicycle parking and end of trip facilities for staff. A complete list of conservation measures is included in Schedule A of the development permit.

### DISCUSSION

The design of the proposed industrial building and landscaping meets the intent of both the industrial design guidelines and environmental conservation designation. The proposed parking variance is in keeping with OCP design policy which suggests development should provide sufficient on-site parking to meet the specific requirements of the development. The applicant has demonstrated the proposed parking supply will exceed the needs of the warehouse user. Experience with other large single occupant warehouse users such as the Brewers Distribution warehouse at 1731 Kingsway Avenue has shown that required parking can exceed need. The inset aerial photo which was taken during business hours on a weekday shows



Parking lot at 1731 Kingsway

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approximately half of the staff parking at the Brewers Distribution warehouse is empty.

Staff recommend Committee provide approval in principle of the development permit (consideration of approval would then be timed with the development variance permit at Council) and recommend approval of the development variance permit to Council.


### **PUBLIC CONSULTATION**

A sign providing notification of the application is posted on site. To date, no comments have been received.

### **FINANCIAL IMPLICATIONS**

The construction of the Kingsway multi use pathway and roadwork by the developer provides a financial benefit to the City.

### **OPTIONS** (✓ = Staff Recommendation)

	#	Description
	1	Approve Development Permit DP000416 in principle and authorize notification of the Development Variance Permit DVP00071 application, and recommend Council consider approval of the development variance permit and development permit at a future Council Meeting.
	2	Request additional information or amendments if 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 designation or variances to regulations.
	3	Refuse the applications if the Committee is of the opinion the application does not conform to the design guidelines or does not support the variances to regulations.

### **ATTACHMENTS**

Attachment 1: Draft Development Permit DP000416

Attachment 2: Draft Development Variance Permit DVP00071

Attachment 3: Transportation Impact Assessment (prepared by Bunt and Associates)

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