

1528 Broadway Street – Watercourse Development Permit and Development Permit Applications

RECOMMENDATIONS:

That Committee of Council:

1. Approve Watercourse Development Permit DP000387 to provide for watercourse protection and enhancement at 1528 Broadway Street.
2. Approve Development Permit DP000377, which regulates an industrial development at 1528 Broadway Street.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report describes applications for development permits to provide for watercourse protection and regulate an industrial development at 1528 Broadway Street. The project is designed to enhance watercourse protection, promote economic development and complies with the site's industrial zoning and development permit designations. Approval is recommended.

BACKGROUND

CTA Design Group proposes to redevelop an underutilized industrial property at 1528 Broadway Street with a tilt-up concrete industrial building. The new building will expand the production capacity of Nutri-Nation, a food manufacturer located on the adjacent property.

The land use designation in the Official Community Plan for the site is General Industrial; policies of the Plan promote economic development and job creation within this designation. The property is zoned M1 – General 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 site's 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.

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The site is also designated as a watercourse protection development permit area for the purposes of protecting and enhancing the natural environment, ecosystems and the biological diversity of watercourse.

The development permit area designation encourages:

- considering watercourse areas in development design,
- encouraging development which supports the riparian function, and
- using innovative and flexible regulations to support compatible development.

Context:

1528 Broadway Street is a long panhandle property, with a narrow frontage along Broadway and a large rectangular piece at the rear. The site currently houses a small industrial building with the remainder of the site partially paved for parking and the remainder used for outdoor storage. The site is largely devoid of natural vegetation, with the exception of a row of mature trees along the driveway entrance. The applicant's intent is to retain the existing building and develop the remainder of the site. Surrounding land use consists primarily of industrial uses and a small highway oriented commercial development at 1502 Broadway Street.



Location map

The southeast corner of the property falls within a watercourse protection area due to its proximity to two offsite watercourses; the Mary Hill Bypass drainage watercourse, a class A(O) watercourse, and an unnamed class B tributary located on the property to the east. Both of these watercourses are manmade drainage channels originally designed to receive drainage from adjacent property and the Mary Hill Bypass road.

Class A (O) watercourses are fishbearing or potentially fishbearing; Class B watercourses are non-fishbearing but provide nutrients to fish habitat. The objectives and guidelines of this designation generally establish a 30-metre setback from the top of bank of a Class A(O) watercourse and a 15 meter setback from the top of bank of a Class B watercourse.

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In establishing required setbacks for a development, the guidelines provide for consideration of parcel size, existing development and impacts to permitted uses and support variable setbacks where there is potential to provide greater opportunity for watercourse protection through enhancement to the riparian area.

Watercourse Protection Development Permit:

The Class A(O) Mary Hill Bypass drainage watercourse flows southward towards Broadway Street where it is conveyed under that road in a 30m long culvert to Broadway Creek and ultimately to the Pitt River. The applicants environmental consultant, Envirowest, confirm that while fish have not been documented in the Mary Hill Bypass drainage there is potential for it to be inhabited seasonally by salmonids.

The unnamed drainage watercourse located on the property to the east is ephemeral, a stream that flows only briefly during and following a period of rainfall, and its outfall is perched above the water level of the Mary Hill Bypass drainage watercourses. Envirowest confirmed this watercourse provides intermittent food/nutrient value to the Mary Hill Bypass/Broadway Creek watercourse system but does not have potential for fish. No species at risk were identified at the property.



Approximate location of watercourses

As depicted below, adhering to the 15 and 30 meter setbacks would have significant impacts on the development feasibility of the parcel, particularly as the building needs to be of a minimum length to support the food manufacturing conveyance process and the site is an irregular shape.

The applicant has therefore proposed:

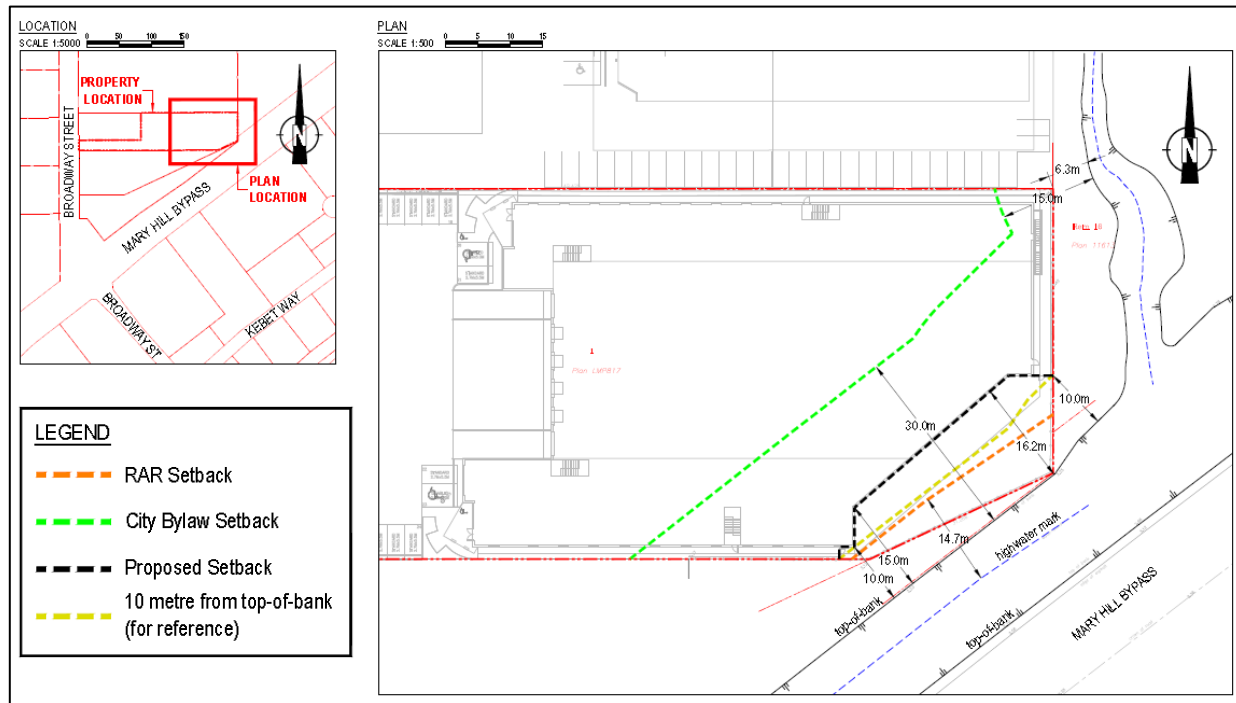
- an average 15m setback from the Mary Hill Bypass drainage watercourse,
- an average 9M (TBD) setback from the unnamed Class B drainage watercourse, and
- 445m² (4,800 ft²) of on-site riparian enhancements.

Proposed onsite riparian improvements would include:

- restoration of a native plant community to provide habitats for wildlife and improve upland influence to the watercourses,
- 23 trees (broadleaf maple, sitka spruce, western red cedar and red alder),
- 369 riparian shrubs and plants, snags and woody debris, and
- the riparian area to be fenced and access limited primarily to maintenance.

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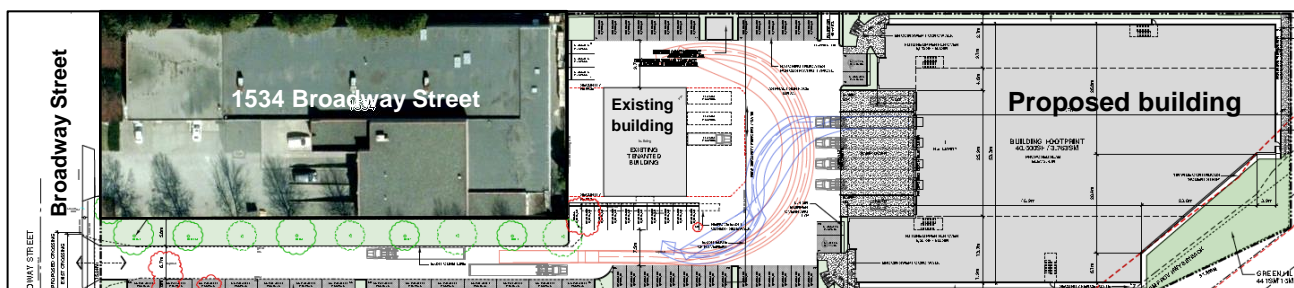
The proposed setbacks exceed the Provincial RAR setback requirements (under 10 meters for the Mary Hill Bypass watercourse and 2 meters for the Class B) and will allow for enhanced protection of the watercourse and significant onsite riparian improvements.



Drawing showing watercourse protection area setback

Form and Character of the Industrial Development:

The proposed development consists of a large, tilt-up concrete industrial building with parking/loading bays and landscaping. The building is situated at the rear of the property and designed to retain an existing small industrial building and a row of mature trees along the entry driveway as shown on the site plan below.



Site plan

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Project Profile

	Bylaw Regulations ¹	Proposed ²
Site Area	1,200 m ² min'm	9,836 m ² (2.4 acre)
Total Building Area	n/a	4,244 m ² (45,682 ft ²)
Building Lot Coverage	n/a	42 %
Impervious Surface	80% max'm	80%
Setbacks:		
Front Setback (Broadway)	6 m	157 m
Rear Setback (east)	3 m	3 m
Interior Side Setback (north)	0 m	2.1 m
Interior Side Setback (south)	0 m	1.9 m
Provincial Highway setback (Mary Hill Bypass)	9m	10 m
Building Height	n/a	13.1 m
Parking (total)	57	60
Small car parking spaces	25% max'm (15 spaces)	15 (25%)
Loading bays	3 min'm	6
Bicycle Parking	Space for 6 bikes	Space for 6 bikes

The 4,244m² (45,682ft²) building has been designed specifically to accommodate a food production facility for Nutri-Nation. The irregular shape of the building footprint is designed specifically to allow for required length of production line machinery while striving to provide appropriate watercourse protection and meet staff parking and industrial loading needs. The site plan also provides for a driveway connection to Nutri-Nations existing production facility next door at 1560 Broadway Street. This driveway is intended to allow movement between the two properties while limiting vehicular impact to Broadway Street.

The concrete building will have a two-storey appearance, substantial glazing, wall articulation, a varied roof line and window shades. Due to the pan-handled nature of the property, the building will be relatively hidden from view along Broadway Street. The southeast corner however will be visible from the Mary Hill Bypass and effort has been made to ensure this portion of the building, in combination with the riparian landscaping, will be attractive. The colour palette consists of light, dark and charcoal grays with forest green accents.

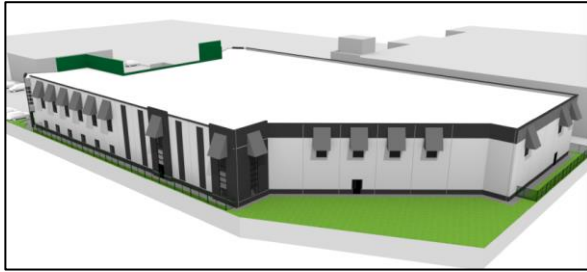
¹ Refer to Zoning Bylaw No. 3630 and Parking and Development Management Bylaw No. 3525 for specific regulations.

² Information provided by applicant.

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Building façade (northwest corner)



Building façade (southeast corner)

The onsite (non-riparian) landscape plan calls for retention of a row of nine mature liquid amber trees along the entry driveway. The plan also includes the addition of:

- ten new trees (red maple, himilaya cedar, Japanese maple and dawyck beech),
- a mixture of shrubs and ground cover plants located around the periphery of the site, and
- landscape strips within parking areas.

A significant portion of the site area will be used for required parking, traffic circulation, and transport vehicle loading areas typical of an industrial development.

Measures to comply with the environmental conservation objectives and guidelines include building practices and products to reduce energy consumption, promote stormwater management and reduce greenhouse gas emissions. Proposed elements for this purpose include:

- high-performance glazing,
- permeable paving for parking areas,
- use of drought-resistant plant species,
- high-efficiency irrigation system with rain sensors,
- bike racks, and
- 445m² of riparian improvements.

A complete list of environmental conservation measures is included as Schedule A of the attached draft development permit.

DISCUSSION

The design of the proposed industrial building and landscaping meet the intent of watercourse, industrial and environmental conservation development permit area objectives and guidelines. The development would be attractive and consistent with the expected high quality of character of the city's industrial areas. The proposed enhancements to the watercourse protection area will improve the watercourses through an increase in planting, habitat and overall protected area. Approval of both development permits are recommended.

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FINANCIAL IMPLICATIONS


None associated with issuance of the Development Permit.

CONSULTATION

A development sign has been posted near the Broadway Street entry for a number of months to provide notification of the development permit application. Staff received input from a local business wanting to ensure the row of liquid amber trees along the entry driveway are retained. To date, staff have not received any further input from the community.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Approve Watercourse Development Permit DP000387 and Development Permit DP000377.
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 proposals comply with the development permit area objectives and guidelines.
3	Recommend rejection of the application(s) if the Committee is of the opinion that it does not conform to the development permit area guidelines. The applicant may then request the application be forwarded to Council for consideration.

ATTACHMENTS

Attachment 1: Riparian Planting Plan

Attachment 2: Draft Watercourse Development Permit DP000387

Attachment 3: Draft Development Permit DP000377