

577 Nicola Avenue - Development Permit Application

RECOMMENDATION:

That Committee of Council approve Development Permit DP000405 to regulate an industrial development at 577 Nicola Avenue.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report describes an application for a development permit to regulate an industrial development at the corner of Nicola Avenue and Fremont Connector in the Dominion Triangle. The 5-unit, two-storey building proposal and site landscaping are designed to generally comply with the site's M3 Light Industrial zoning, development permit designations and registered sustainability covenant. As such, the development permit is recommended for approval.

BACKGROUND

The site is located at the corner of Nicola Avenue and Fremont Connector and is currently vacant. Surrounding land uses include light industrial, the Riverside Church and multi-family residential uses across Fremont Connector.



Location map

The land use designation in the Official Community Plan for the site is Light Industrial; policies of the Plan promote economic development and job creation within this designation. The property is

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zoned M3 – Light Industrial with a site specific provision to restrict commercial indoor recreation uses at this site.

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.

At the time of rezoning a restrictive covenant was registered on the property title to establish a number of sustainability guidelines. These site specific design guidelines predated the establishment of the environmental conservation DPA but are based on similar principles and provide guidelines for:

- stormwater management,
- dark sky lighting,
- minimizing heat island effect,
- drought tolerant planting and rain water sensors in irrigation equipment, and
- provision of bike racks.

Development Proposal

Martini Construction Ltd. has proposed the development of a two-storey industrial building with on-site parking, loading bays and landscaping at 577 Nicola Avenue. The 2,015m² (21,965 ft²) multi-unit building will be constructed of durable tilt-up concrete and provide industrial space and accessory offices suitable for a wide variety of light industrial uses.

The façade along Fremont connector and Nicola Avenue will have extensive glazing and subtle elements of wall articulation, varying height, reveal lines, awnings and a colour palette of light and dark gray with black accents. The building design and color has been coordinated to create a uniform and clean look and focuses the accessory offices uses to the south and west side of the building site fronting the streets. The north loading bay façade fronting the rear driveway will use a

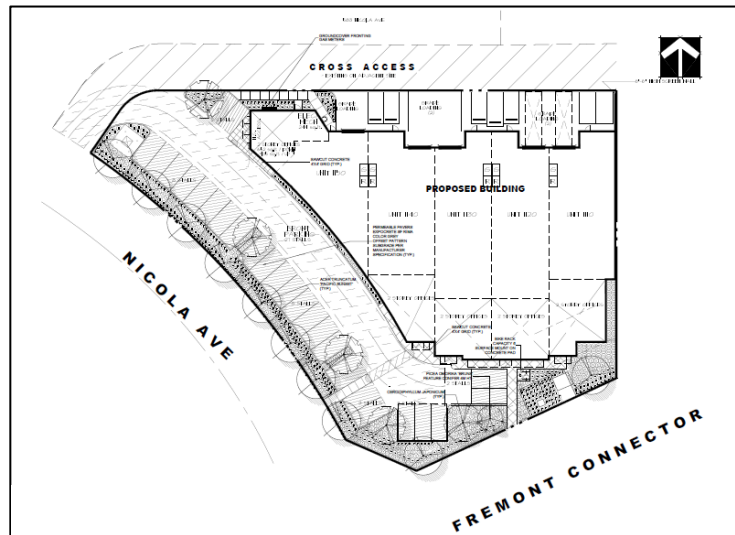


Building façade (southwest corner)

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series of reveal lines and colour to create architectural interest while ensuring these areas remain secure for the future business occupants. The east façade facing the Riverside Church parking lot will use a combination of setbacks, glazing and a series of reveal lines and colour to create architectural interest.

The landscape plan calls for a mixture of trees, shrubs, groundcover plants and lawn. 16 new trees, including a mixture of conifer (1) and deciduous (15) species, will be planted on the south and western portions of the site in landscape areas and strips within the parking areas. 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.



Site plan / landscape drawing

As shown in the inset drawing the building frontage and most of the parking is oriented to Fremont Connector and Nicola Avenue and loading spaces are oriented to the rear of the building. Access to the site will be provided by a cross access easement that provides vehicular access to an industrial building at 583 Nicola Avenue and the Riverside Church. The easement allows adequate access to the site without placing a new driveway near the Fremont / Nicola intersection.

Project Profile

	Bylaw Regulations ¹	Proposed ²
Site Area	930 m ² min'm	3,543 m ² (0.9 acres)
Total Building Area	n/a	2,022 m ² (21,765 ft ²)
Building Lot Coverage	n/a	44 %
Setbacks:		
Front Setback (Fremont)	6 m	6 m
Rear Setback (north)	3 m	3.2 m
Exterior Side Setback (Nicola)	6 m	6 m
Interior Side Setback (east)	0 m	0.1 m
Building Height	12 m	10.5 m

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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	Bylaw Regulations¹	Proposed²
Impervious surface	80%	77.9%
Parking (total)	21	33
Small car parking spaces	25% (8 spaces)	18% (6 spaces)
Loading bays	2 minimum	4
Bicycle Parking	Space for 6 bikes	Space for 6 bikes

Offsite Infrastructure and Services

Offsite infrastructure such as road works, curbs and gutters, sidewalks, boulevard landscaping and street trees, was provided when the parcel was subdivided in 2014. Any service requirements (water, sewer, sanitary) or infrastructure deficiencies would be identified at building permit stage.

DISCUSSION

The proposed building and landscaping complies with the regulations of the zoning and parking bylaws and provides a quality of character consistent with other light industrial development in the Dominion Triangle.

The site specific sustainability guidelines registered on title call for a 4m wide landscape strip whereas the zoning bylaw calls for a 3m wide landscape strip fronting roads. The sustainability guidelines state the intent of the 4m strip is to “soften building edges and screen parking and loading areas”. To allow efficient development of the site including maximization of the building floor area while meeting parking and driveway requirements, the applicant has proposed a 3m landscape strip which is consistent with the current zoning bylaw regulation. In support of this request, the applicant intensified the landscaping within the landscape strip to maximize screening and added permeable pavers to the parking spaces to improve the aesthetic and provide an increase in site permeability. Staff believe the proposed 3m wide landscape strip and permeable pavers meets the intent of the guideline.

Measures to comply with the sustainable design guidelines and 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 a cool roof, high efficiency windows and selection of native and drought tolerant plant species, a stormwater infiltration swale along Nicola Avenue, use of low volatile organic compound materials, energy efficient lighting, high efficiency irrigation system, and bicycle parking. A complete list of conservation measures is included in Schedule A of the development permit.

The design of the proposed industrial building and landscaping meets the intent of the industrial design guidelines, environmental conservation designation and the site specific sustainability

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guidelines. The proposal complies with applicable zoning and parking regulations. Staff recommend approval.


PUBLIC CONSULTATION

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

FINANCIAL IMPLICATIONS

None.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Approve Development Permit DP000405.
	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 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 DP000405

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