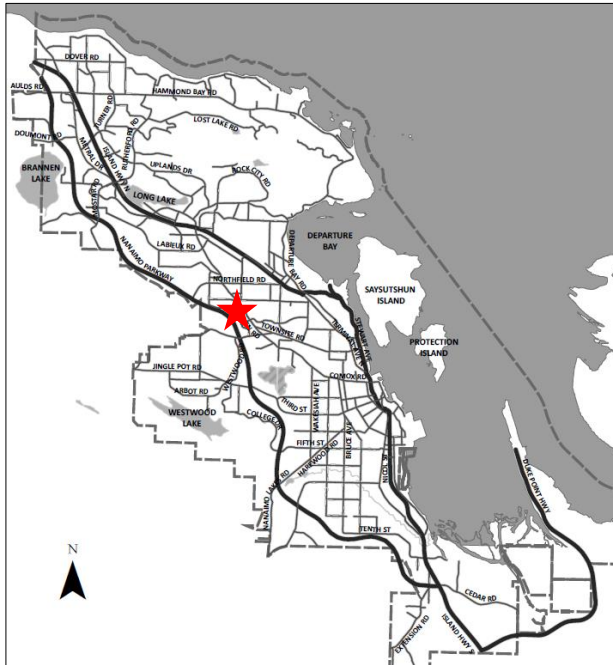


DATE OF MEETING | SEPTEMBER 25, 2023

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1287 – 1880
DUFFERIN CRESCENT**



Proposal:

A contractor office building.

Zoning:

I3 – High Tech Industrial

City Plan Land Use Designation:

Light Industrial

Development Permit Areas:

DPA8 – Form and Character

Lot Area:

972m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a proposed contractor office building at 1880 Dufferin Crescent.

Recommendation

That Council issue Development Permit No. DP1287 for a contractor office building at 1880 Dufferin Crescent with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2023-SEP-25.

BACKGROUND

A development permit application, DP1287, was received from Satgur Development Inc. to permit a contractor office building consisting of under-building parking and two-storeys of office and meeting space at 1880 Dufferin Crescent.

Subject Property and Site Context

The subject property is located in the Green Rock Industrial Park, at the intersection of Dufferin Crescent and Boxwood Road, where an existing roundabout is located. The lot is currently vacant and generally flat with a large radius curve where the property line transitions from Dufferin Crescent to Boxwood Road.

The surrounding area includes a variety of new and established light industrial uses, including a wholesale contractor office to the east and a food and beverage processing operation to the north. Across Boxwood Road are two newly constructed industrial business parks. The surrounding buildings are primarily two-storey developments. Commercial and residential uses are located nearby, along the Bowen Road corridor.

DISCUSSION

Proposed Development

The applicant is proposing to construct a single-tenant contractor office building for Newcastle Engineering Ltd. The proposed development consists of a three-storey building with two storeys of office space over a single level of under-building parking on-grade. The proposed gross floor area is approximately 426m².

Site Design

The proposed building is sited on the southern portion of the lot, abutting the intersection of Dufferin Crescent and Boxwood Road. Ten surface parking stalls are located at the rear of the proposed building and two short-term bicycle parking spaces are located at the front entry of the building, facing Boxwood Road. Access to the site is proposed off Boxwood Road.

Building Design

The proposed building is three storeys with a height of 11.0m with a shed roof. The façade of the proposed building is complete with metal cladding, architectural concrete, and steel and timber detailing. Generous glazing, angled wood bracing, and outdoor amenity space in the form of upper decks is provided. A textured concrete feature wall is provided on the south elevation. Soffit lighting is used for the building entrance, with dark-sky friendly area lighting provided on the first level building face. These materials are consistent with surrounding buildings within the Green Rock Industrial Park.

The under-building parking area is located at grade and secured using a security grille. The area includes nine parking stalls, the refuse enclosure, and the required long-term bicycle parking. Wiring for two future electric-vehicle chargers is also provided. The upper two levels of the proposed development appear as individual storeys with some areas interlocking to create visual interest. The upper two levels include offices, meeting spaces, washrooms, and storage areas. All levels are serviced by an elevator and the rooftop mechanical equipment is screened from view of the adjacent streets and businesses.

The building design substantially meets the intent of the General Development Permit Area Design Guidelines.

Landscape Design

The provided landscaping is robust along the street frontages of Boxwood Road and Dufferin Crescent and will enhance the existing bioswale. It includes evergreen and deciduous shrubs with small trees. Low-level ornamental grasses and perennials are provided along the south portion of the site to ensure visibility of the concrete feature wall behind. To appropriately conceal the under-building parking, cascading plants will be located within the first-level roof structure to form green walls. Additional plantings are located within a concrete planter adjacent to the entrance of the under-building parking area.

A pedestrian connection is provided from the east building exit to Dufferin Crescent. An additional connection is proposed between the main entrance of the building and the existing crosswalk located east of the roundabout. This concrete accessible pedestrian path also connects to the surface parking area located at the rear of the building.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2022-DEC-08, accepted DP1287 as presented with no recommendations.

Proposed Variances

Flanking Side Yard Setback

The minimum required flanking side yard setback (Boxwood Road) in the I3 zone is 4.5m. The proposed flanking side yard setback is 3.0m, a requested variance of 1.5m.

The applicant has requested the variance to accommodate the under-building parking area. The remaining two storeys are stepped back to meet the required setback. The under-building parking area will be screened with climbing plants and the exterior will feature a decorative concrete wall.

Loading Spaces

The required number of loading spaces is one. The proposed number of loading spaces is zero, a requested variance of one loading space.

The applicant has requested the variance as the use of the proposed building does not necessitate a designated loading area, however, the applicant has demonstrated truck turning can be facilitated on the lot.

Minimum Landscape Buffer

The minimum required landscape buffer is 1.8m along the rear property line. The applicant proposes to reduce the landscape buffer requirement to 0.0m, a requested variance of 1.8m.

The applicant has requested the variance to accommodate the required length and width of the parking spaces, as well as the required drive aisle width. Reducing the landscape buffer width will not negatively impact the use (food and beverage processing) to the north, which has a building close to the property line.

Staff support the proposed variances.]

SUMMARY POINTS

- Development Permit Application No. DP1287 is for a 426m² single-tenant contractor office building.
- The building design substantially meets the intent of the General Development Permit Area Design Guidelines and the Nanaimo Parkway Design Guidelines.
- Variances are requested to reduce the flanking side yard setback, reduce the landscape buffer, and remove the loading space requirement.
- Staff support the proposed variances.]

ATTACHMENTS

- ATTACHMENT A: Permit Terms and Conditions
- ATTACHMENT B: Subject Property Map
- ATTACHMENT C: Site and Parking Plan
- ATTACHMENT D: Building Elevations and Details
- ATTACHMENT E: Building Perspectives
- ATTACHMENT F: Landscape Plan and Details]

Submitted by:

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Concurrence by:

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/ Deputy CAO