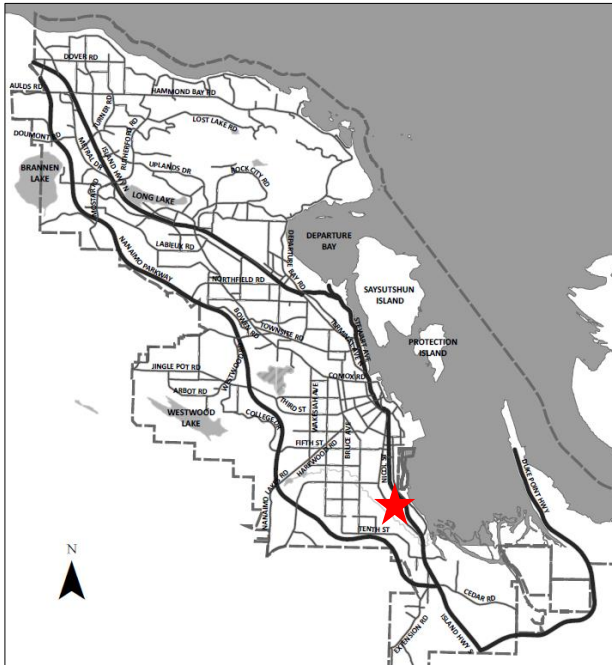


DATE OF MEETING | May 6, 2024 |

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1307 – 924 OLD VICTORIA ROAD**



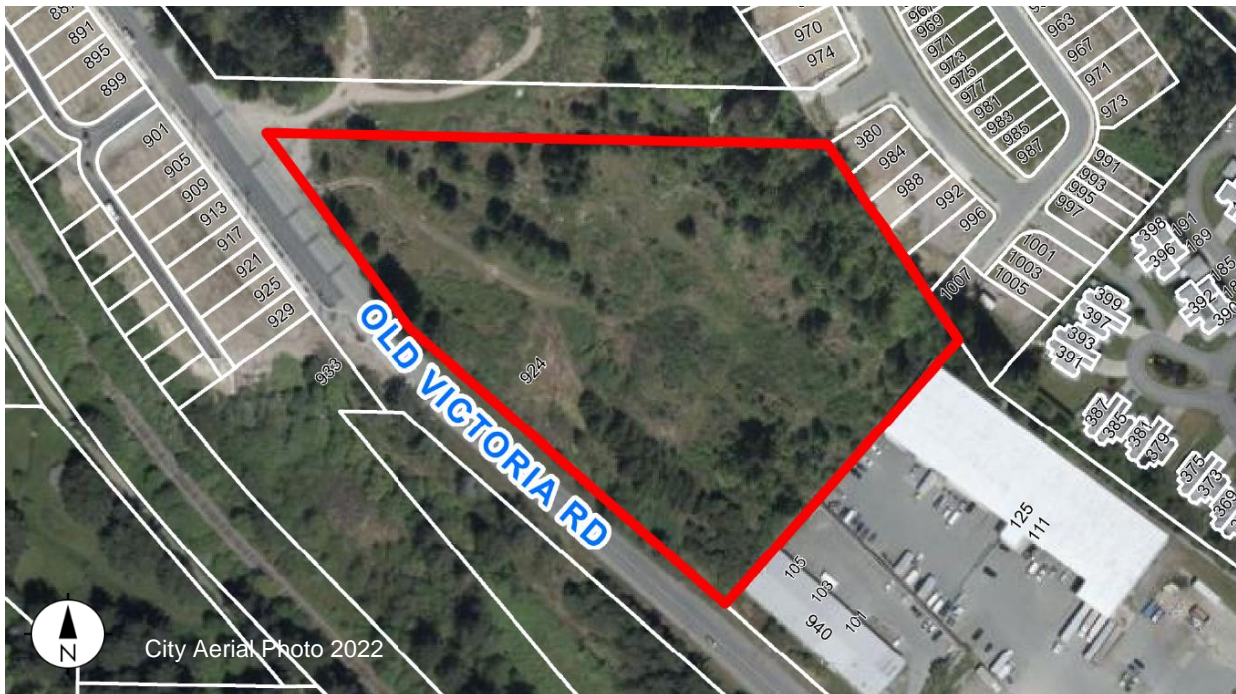
Proposal:
To allow a light industrial development

Zoning:
I2 – Light Industrial

City Plan Land Use Designation:
Light Industrial

Development Permit Areas:
DPA5 – Wildfire Hazard
DPA8 – Form & Character

Lot Area:
2.39 ha



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a light industrial development at 924 Old Victoria Road.]

Recommendation

That Council issue Development Permit No. DP1307 for a light industrial development at 924 Old Victoria Road with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-MAY-06.]

BACKGROUND

A development permit application, DP1307, was received from Top Down Investments Inc., on behalf of NA-924 OVR GP Ltd. (BC 1359165), to permit a light industrial development at 924 Old Victoria Road.

Subject Property and Site Context

The subject property is located in the southern extent of the South End Neighbourhood. The property is an irregularly shaped lot that borders Old Victoria Road to the southwest and an undeveloped road (Eighth Street) to the north. The topography of the site slopes down moderately to the middle of the site from the south and steeply down from the north.

The surrounding neighbourhood primarily consists of established light industrial uses to the southeast, residential uses with established single-family dwellings to the northeast, and proposed future residential development to the north at 101 South Street (RA499). The subject property is within walking distance to active transportation routes.]

DISCUSSION

Proposed Development

The proposed development is comprised of four light industrial buildings including three multi-tenant buildings and one mini storage building. The proposed floor area is as follows: 532m² (Building 1); 3,347m² (Building 2); 4,941m² (Building 3); and 8,361m² (Building 4, mini storage), with a total gross floor area of 17,182m².

Site Design

The proposed buildings are oriented southeast to northwest, with site design influenced by the steep slope at the northeast corner of the site. Vehicle access to the site is via an entrance off Eighth Street for Buildings 1, 2 and 3, and from Old Victoria Road for Building 4. Onsite parking is comprised of 105 car spaces of which five are designated accessible and the six required loading spaces (with additional loading areas proposed throughout the site). Bicycle parking consists of 28 long-term bicycle spaces within Buildings 1, 2 and 3 (exceeding the 17 required long-term bicycle spaces), and 14 short-term bicycle spaces comprising of a bicycle rack in front

of each building. Three refuse enclosures are proposed, one to the north of Building 1, the second to the east of Building 2, and the third beside the southwest corner of Building 3. A network of concrete sidewalks and painted pedestrian crosswalks are proposed around the perimeter of the buildings.

As condition of the Development Permit, corner rounding with a radius of 6m has been secured as a statutory right-of-way for corner rounding at the intersection of Old Victoria Road and Eighth Street.

Building Design

The exterior finishes of the buildings are comprised of a mix of materials; including, concrete panel (flat, corrugated or brick finish), metal panels, steel, aluminum trim, generous glazing, exposed concrete, and canopies over entrances to provide weather protection and wayfinding. Mechanical equipment will be screened on the roofs. Buildings 1, 2 and 3 are double height, which will allow for mezzanine spaces. Each building has a unique design and material palette, with contrasting colours and materials used to visually break up long building facades.

Landscape Design

Landscaping is provided along Old Victoria Road and the future Eighth Street, and through the middle of the development with a variety of deciduous and coniferous trees, shrubs, perennials, ground covers, and grasses. Landscaped islands are proposed within the parking areas to reduce the extent of hard surfacing. The existing trees at the northeast portion of the site will be retained to provide a buffer to the adjacent residential development. A gateway element is proposed at the corner of Old Victoria Road and Eighth Street which includes a plaza with pavers and generous landscaping. Amenity areas beside Buildings 1, 2 and 3 will be furnished with benches and picnic tables. Site lighting consists of downcast dark-sky friendly pole mount lighting, as well as wall lighting, and under canopy lighting on the buildings.

The proposed development meets the intent of the General Development Permit Area Design Guidelines and South End Neighbourhood Plan with building forms and exterior materials that complement the existing streetscape; glazing on building corners facing the street; weather protection over doorways; and landscaping which uses native species, minimizes the extent of hard surfacing, and reinforces the pedestrian realm.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2023-JUN-22, accepted DP1307 as presented and provided the following recommendations:

- Consider ways to improve pedestrian circulation throughout the site;
- Consider ways of enhancing the facade facing Old Victoria Road on Building 4;
- Provide screening for rooftop equipment;
- Consider adding secure bike parking and a change room with showers for cyclists;
- Consider adding electric charging stations for cars and bicycles;
- Consider a landscaping features to create a gateway feature to enhance the corner of Eighth Street and Old Victoria Road;
- Consider adding lighting along Old Victoria Road and Eighth Street;

- Consider ways to use the landscape to harmonize the transition between the adjacent residential areas in the neighbourhood;
- Consider sign design that will harmonize with the residential and industrial nature of the neighbourhood;
- Consider green options such as green roofs and solar power;
- Add tables, seating, and a covered area to the outdoor amenity space for employees;
- Consider an alternate tree species to the Arbutus and review the shrub species to ensure they are suitable to the soil moisture onsite (drought tolerant);
- Consider adding concrete texturing or trailing plants to the retaining wall; and,
- Consider replacing the gravel strip by the parking lot with plantings.

The applicant subsequently submitted revised plans to address the DAP recommendations, including the following key design revisions:

- Improved pedestrian circulation (connections to the street and internal crosswalks);
- Incorporated a variety of materials on Building 4 to contrast with the lower stories to reduce apparent height and add visual interest;
- Added rooftop screening;
- Added a plaza at the corner of Old Victoria Road and Eighth Street;
- Incorporated employee amenity areas with site furniture; and,
- Reviewed plantings, added plants along retaining walls and replaced gravel with landscaping.

The subject property is also partly within Development Permit Area 5 (DPA5): Wildfire Hazards Guidelines. A Wildfire Hazard Assessment prepared by Strathcona Forestry Consulting, dated 2023-JAN-24 has been prepared and recommends a number of mitigation measures to inform the proposed development respective of vegetation management, implementation of firesmart zones, firesmart landscaping, maintenance, building materials, water supply, and access. As a condition of the Development Permit, the site must be developed in accordance with the recommendations contained within the Wildfire Hazard Assessment.

Proposed Variances

Fence Height

The maximum permitted fence height (including retaining walls) in the I2 zone outside of the required yard setback is 3.0m. The proposed retaining wall height is up to 7.34m, a requested variance of 4.34m. The applicant is requesting additional retaining wall height to address the onsite topography (a similar retaining wall was constructed on the adjacent property to the northeast) and maximize the onsite turning area for trucks accessing Building 3. The concrete retaining wall will largely face the internal drive aisle and as such, will not have a visual impact from the street. Additionally, cascading plants are proposed along the top of the retaining wall.

Building Height

The maximum permitted height for a principal building in the I2 zone is 12m. The proposed building height for Building 4 is 16.5m, a requested variance of 4.5m. The applicant is requesting additional height to maximize the floor area of the mini storage building within a more compact footprint. The variance encompasses the uppermost fourth storey of the mini storage building,

which incorporates cladding in a lighter colour than the floors below it. This will reduce apparent height, and the absence of windows on the overheight portion will mitigate overlook onto adjacent properties.

Staff support the proposed variances. |

SUMMARY POINTS

- Development Permit Application No. DP1307 proposes a new industrial development at 924 Old Victoria Road.
- A variance is requested to increase the permitted retaining wall height and maximum building height for Building 4.
- The proposed development meets the intent of the General Development Permit Area Design Guidelines, South End Neighbourhood Plan, and Wildfire Hazard Development Permit Area Guidelines. |

ATTACHMENTS

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

Submitted by:

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Manager, Current Planning |

Concurrence by:

Jeremy Holm
Director, Planning & Development |