



STAFF REPORT

TO: ADP **MEETING DATE:** December 6, 2023
FROM: Planner II **FILE NO:** 3220-Venture-Lot14
SUBJECT: Development Permit for form and character for a 15-unit industrial development at Lot 14 Venture Way

REPORT TO PROVIDE COUNCIL WITH A RECOMMENDATION

PURPOSE

The purpose of this report is to provide the Advisory Design Panel (ADP) with the application for Lot 14 Venture Way. Staff are seeking comments from the ADP on the form and character of the proposed development.

BACKGROUND

The Town has received the following applications for an industrial development at Lot 14 Venture Way:

1. OCP Amendment – to expand the Service Commercial/Business Centre land use designation to the whole site, and to change Schedule E - form and character Development Permit Areas Map to correspond with the expansion of the Service Commercial/ Business Centre land use designation.
2. Zoning Amendment – to expand the Light Industrial zone to the whole site and remove the Single-Family and Two-Family Residential 3 (R-3) zone.
3. Development Permit for Form and Character – for DPA 6 – Service Commercial/ Light Industrial.

The OCP and Zoning Amendment was presented to Committee of the Whole on November 21, and the application was recommended for First and Second Reading and to schedule a Public Hearing – Staff will provide an update at the ADP meeting as the recommendation will be heading to Council December 5.

Table 1: Surrounding Uses.

	Existing Land Use	Existing Zoning	OCP Designation
North	Mixed Use Commercial/Residential	Live-Work (LW)	Live-Work
South	Commercial	Upper Gibsons Commercial District 1 (C-1)	Mixed-Use Commercial
East	Commercial and Multi-Family Residential	Upper Gibsons Commercial District 1 (C-1) and multi-residential 2 (RM-2)	Mixed Use Commercial Medium Density Residential
West	Industrial and commercial	Light Industrial Zone 1 and Upper Gibsons Commercial District 1 (C-1)	Service Commercial/Business Centre and Mixed-Use Commercial

Application Proposal

Urban Design Group Architects Ltd. have applied to develop the site into 15 light industrial units within two buildings, as shown in Figure 2. Figures 5-7 provide elevations of the proposal. The units themselves will be two storeys, with a mezzanine level, shown in Figure 8. The vision is to provide a space for light industrial uses. Examples of the possible uses the applicant intends to attract include gym, brewery, office, commercial kitchen or filming/production studio.

The proposal has broken the development up into two buildings to help with the significant change in gradient from north to south. Two driveways are proposed, with each building having its own driveway.

The units can expand should a tenant require more space than the “base” size.

The current design does not incorporate any residential use.



Figure 2: Northeast View of the proposed light industrial development.

Planning Context

Current Official Community Plan Land Use Designation

Lot 14 Venture Way is outlined in blue in Figure 3. The northern half of the property is designated Service Commercial/ Business Centre, the southern half of the property is designated Mixed-Use Commercial.

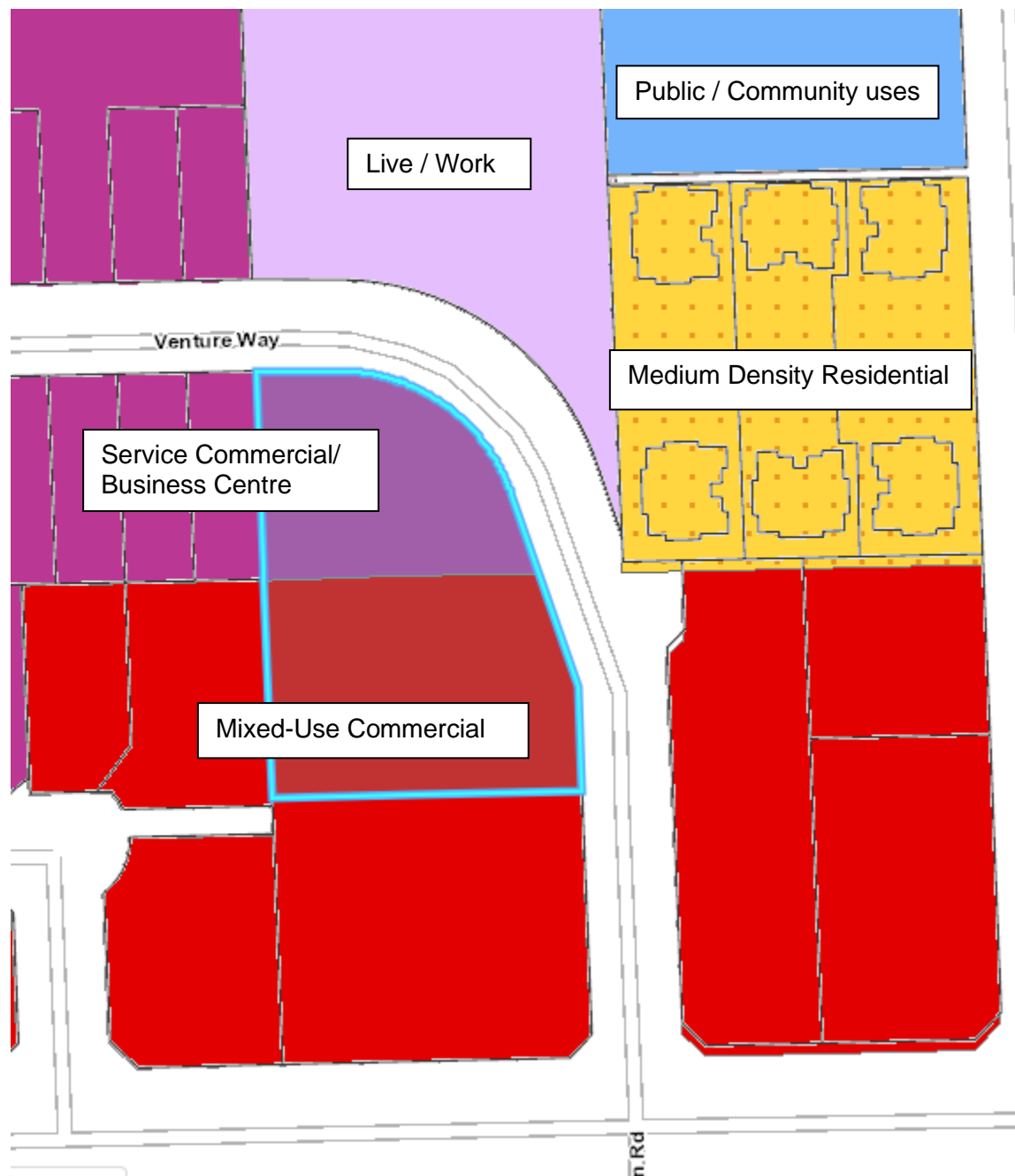


Figure 3: Excerpt of Schedule B OCP Land Use Plan – subject property outlined in blue

The intent of the Service Commercial/Business Centre designation is to encourage a mix of service commercial and service industrial activities, including uses such as distribution and warehouse uses, light industrial and manufacturing, automotive products and services, gas stations, and large retail uses (such as building supplies, and offices associated with these uses).

The Mixed-Use Commercial land use designation looks to allow for a wide range of retail and office use, restaurants, and visitor accommodations in a pedestrian orientated environment, and to allow residential uses as a secondary use, above or under a commercial use at ground level.

Current Zoning Bylaw

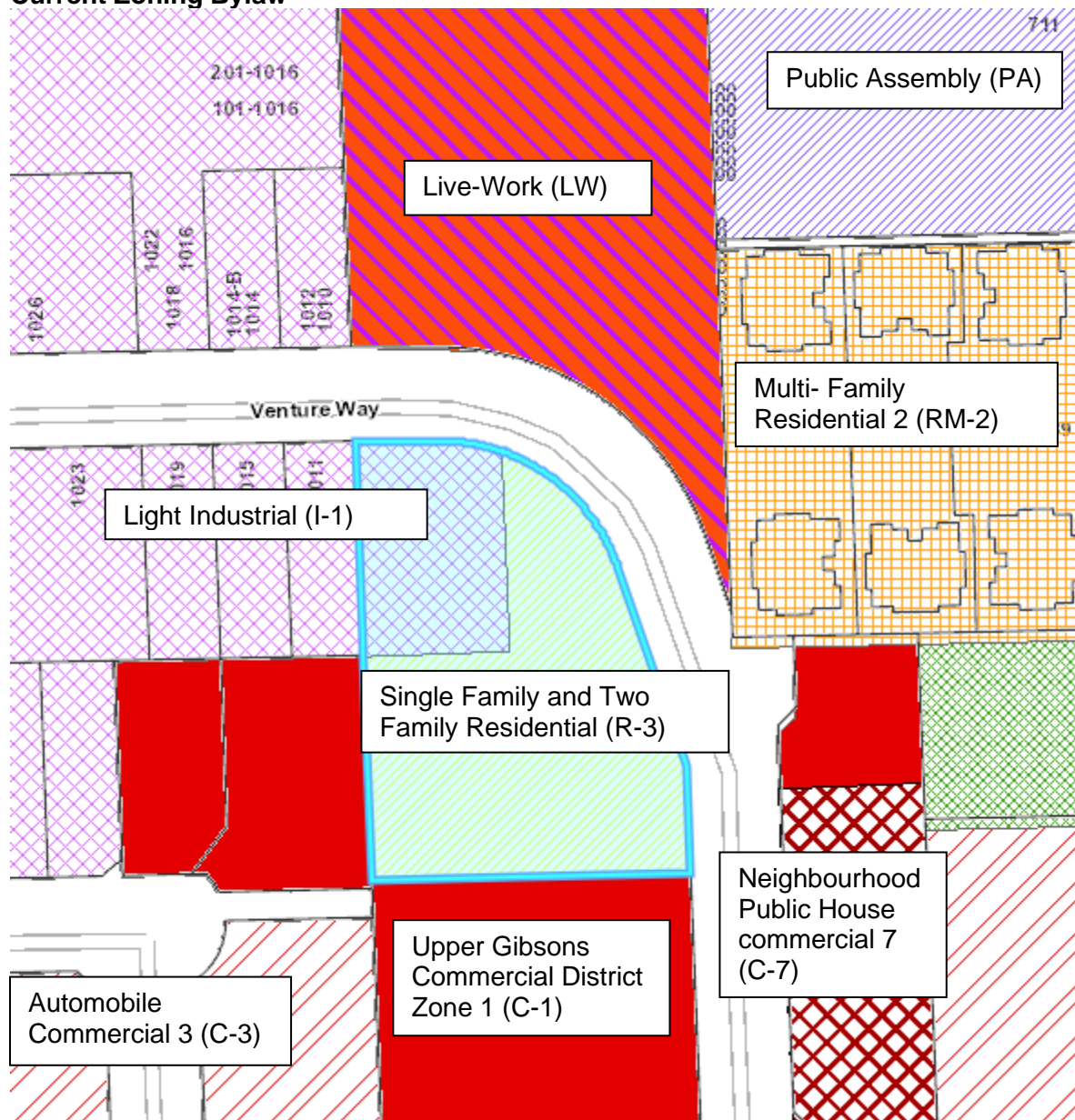


Figure 4: Current Zoning of the subject property and surrounding lots

The subject property is split zoned – Light Industrial (I-1) in the northwest corner and single family and two family residential 3 (R-3) across the rest of the site.

While the Light Industrial zone aligns with the OCP's Service Commercial/ Business Centre Land Use designation, the R-3 zone is a significant deviation from what the OCP envisions.

OCP Amendment

The proposal looks to expand the Service Commercial/ Business Centre land use designation to the whole site. This would remove the Mixed-Use Commercial designation, which in turn removes the potential to support a more vibrant commercial street frontage and secondary residential use on the lot. The OCP amendment looks to change the Development Permit area to DPA 6 – Service Commercial/Light Industrial for the whole site.

Zoning Amendment

This proposal looks to remove the Single-Family and Two-family residential 3 (R-3) zoning from the property and expand the Light Industrial zoning to the whole site. All zoning amendments must be consistent with the OCP.

Development Permit

Staff have evaluated the development proposal with the Development Permit Area 6 design guidelines in Table 2. ADP members are requested to review 2 specific items – if the refuse locations are adequately screened and if the parking lot should be broken up with a landscaping break.



Figure 5: North Elevation



Figure 6: East Elevation (Venture Way side view) showing the stepping down of the building with the grade



Figure 7: South elevation of the north building, showing the step down



Figure 8: Internal vision of the unit spaces

Table 2: Staff Evaluation

DPA 6 Guidelines	Staff Comments	Addresses Criteria
Building Form and Character		
Monolithic structures and long expanses of straight walls facing the roadway should be avoided.	<i>Walls are modulated, creating character</i>	Yes
Walls facing roadways should incorporate elements that add variety and vertical definition such as windows, entrances, and sloped roofs.	<i>No sloped roof, however, multiple architectural elements creates vertical definition, including use of colour, materials, metal canopies and windows and doors, as shown in Figure 2 and Figure 6.</i>	Yes
Larger buildings should be designed in a way that creates the impression of smaller blocks or units.	<i>Articulated elements create the impression of smaller blocks</i>	Yes

DPA 6 Guidelines	Staff Comments	Addresses Criteria
Buildings should generally be finished in painted or coated metal, wood, or textured concrete rather than just leaving untreated flat concrete blocks as the final building finish.	<i>No flat concrete. A variety of finishes including insulated concrete panels, metal and painted concrete.</i>	Yes
Buildings and structures should be permanent in nature, and should not appear to be temporary structures or trailers.	<i>The proposal is permanent in nature</i>	Yes
Design lighting to minimize light spill, glare and sky glow by using non-glare full cutoff fixtures.	<i>Wall sconce specified, with up and down lighting, filtered bulb to reduce glare.</i>	Yes
Screening and Landscaping		
<p>The site should be provided with a landscaped strip composed of grass, vegetated earth berms, shrubs, trees, other vegetation, or a combination of these in the following areas:</p> <ul style="list-style-type: none"> • along the property edge next to roadways; • between parking areas, roadways and buildings • between different parking areas • between buildings and parking areas 	<i>Extensive landscaping along the frontage of Venture Way, and along the south property line.</i>	Yes
The landscaping should consist of a mix of coniferous and deciduous vegetation, with low plantings and taller tree species at intervals. Large areas of bark mulch, bare earth, landscape fabric, gravel or other similar materials are not suitable.	<i>A mix of coniferous and deciduous proposed. 12 acer rubrum, 10 cornus nuttallii and 11 pseudotsuga Menziesii will provide some height.</i>	Yes

DPA 6 Guidelines	Staff Comments	Addresses Criteria
Support service facilities and structures such as loading bays, refuse containers and storage areas, should be located and screened with walls, fencing, hedging, planting, other screening materials or a combination of these materials to minimize visibility from public areas.	<i>Refuse enclosures are prominently shown along the frontage, however the landscape plan shows fencing and landscaping will screen the area from view</i>	ADP to comment
Outdoor and rooftop service installations, including mechanical, electrical and other service equipment, should be enclosed in a screening structure that relates to the building design.	<i>Flat roofs proposed – more information required as to what may be installed on the roof</i>	More information required
Signs		
All signs should be architecturally coordinated with the overall design of buildings and landscaping. Multi-unit buildings should have unit signs of compatible size, arrangement and character.	<i>Two 1.5m high monuments signs are proposed, one at each driveway entrance.</i>	Yes
Fascia type signs (on building surfaces) are encouraged.	<i>The plans reference illuminated channel lettering as per the tenant. However, no dimensions or locations are proposed – the tenants would need to apply for a Sign Permit unless drawings are received for signage locations prior to DP authorization</i> <i>The large windows would provide ample space for window signage.</i>	Yes
Changeable copy signs are not supported, except where clearly	<i>No changeable copy signs proposed</i>	Yes

DPA 6 Guidelines	Staff Comments	Addresses Criteria
required due to the nature of the business activity.		
Transitions		
Transitions between the Light Industrial/Service Commercial area and adjacent residential properties should ensure privacy and avoid the impacts of noise, glare and shadows.	<i>The property is adjacent to 1000-1006 Venture Way, which has 3 storeys of residential apartments. The proposed new building will be 2 storeys, and any activity on site will be required to take place inside the building, hopefully limiting any noise. Glare and shadowing will likely be avoided due to the low height of the building</i>	Yes
Commercial buildings should be sited to afford maximum privacy to adjacent residential and rural properties.	<i>Due to the low profile and stepping down of the building with the grade privacy is provided to surrounding residential uses.</i>	Yes
Effective transitions should be provided by a combination of the following methods: <ul style="list-style-type: none"> • fencing, combined with dense naturalized shrubbery or hedges • landscaped earth berms • dense shrubbery or hedges capable of impeding sound travel through to adjacent properties • trees that can grow to sufficient height to screen the commercial use from a 3 storey multiple family dwelling 	<i>The proposed 2-storey building transitions from the 1-storey commercial buildings along Gibsons Way towards the south to the 4 storey Live/work building on Venture Way to the north</i>	Yes
Parking		

DPA 6 Guidelines	Staff Comments	Addresses Criteria
Parking areas in excess of 10 spaces should be broken into smaller groups, divided by landscaping.	<i>The parking isn't broken into groups- this could be improved</i>	No – ADP to comment
Access to parking areas should be landscaped and sited, wherever possible on secondary roads.	<i>Access to the parking lots are from Venture Way, as there is no secondary road access to the site.. Both entrances are landscaped.</i>	Yes

Staff considers that the form and character meets the guidelines set out under Development Permit Area Number 6 and conclude that the form and character of the building enhances the general character of the area by providing a gateway into the Town's industrial area.

Attachments

- Attachment A – Application proposal
- Attachment B –Landscape Plan

Respectfully Submitted,

Katie Thomas
Planner II

Report reviewed by:

	Chief Administrative Officer
	Director of Corporate Services
	Director of Finance
	Director of Infrastructure Services
X	Director of Planning and Development