



## Advisory Design Panel Report

### For the Meeting of July 22, 2020

---

**To:** Advisory Design Panel **Date:** July 15, 2020

**From:** Leanne Taylor, Senior Planner

**Subject:** Development Permit with Variance Application No. 00139 for 2800 Bridge Street

---

### EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variance Application for 2800 Bridge Street and provide advice to Council.

The proposal is for a raw materials receiving and storage facility (silo). A height variance is required to facilitate this development.

The *Official Community Plan* (OCP) Urban Place Designation for the subject property is Industrial Employment. In the Burnside Gorge Neighbourhood Plan, the subject property is designated Marine Industrial. The land use policies and objectives support light and heavy industrial uses at this location.

Staff are looking for commentary from the Advisory Design Panel with regard to:

- building height and views across the harbour
- light art display on north elevation
- any other aspects of the proposal on which the ADP chooses to comment.

The Options section of this report provides guidance on possible recommendations that the Panel may make, or use as a basis to modify, in providing advice on this application.

### BACKGROUND

**Applicant:** Mr. Stephen Hay  
Ralmax Group Holdings Ltd.

**Architect:** Mr. Chris Foyd  
Bo-Form

**Development Permit Area:** Development Permit Area 16, General Form and Character

**Heritage Status:** No

## Description of Proposal

The proposal is for a raw materials receiving and storage facility (silo). The proposal contains the following major design components:

- a contemporary-style industrial building consisting of an angled roofline and exterior finishes, such as powder coated and galvanized perforated metal siding screen, steel casing, metal roof and fabric covers
- art light installation on the north elevation, which includes a LED lighting system consisting of 3,400 individually controlled LED lights behind a perforated metal screen
- a new barge unload conveyor and lift frame, bucket elevator and an aggregate loading conveyor to support the proposed silo.

The following data table compares the proposal with the existing M-3 Zone, Heavy Industrial District.

Zoning Criteria	Proposal	Zone Standard
Site area (m <sup>2</sup> ) – minimum	12,553.20	n/a
Density (Floor Space Ratio) – maximum	n/a	3:1
Total floor area (m <sup>2</sup> ) – maximum	n/a	n/a
Height (m) – maximum	31.83	15
Setbacks (m) – minimum	0.00	0.00
Vehicle parking – minimum	18	18
<b>Loading Space (m) – minimum</b>		
Width	4	4
Length	9	9
Height	n/a	4.30
Setback from street	>3	3
Access from street	>5	5
<b>Bicycle parking stalls – minimum</b>		
Class 1	0	n/a
Class 2	0	n/a

## Sustainability Features

The applicant submitted a Sustainability Assessment (attached) prepared by Synergy. The key sustainability features include the following:

- reduced building footprint, through the use of a silo to store raw materials
- stormwater capture, treatment and re-use
- transportation of raw materials by barge, which removes more than 2,500 heavy trucks from the road per year and reduces carbon dioxide emissions
- recycling of waste concrete
- production of low carbon concrete through use of Carbon Cure technology
- shoreline rehabilitation.

## Consistency with Policies and Design Guidelines

### Official Community Plan and

The *Official Community Plan* (OCP) Urban Place Designation for the subject property is Industrial Employment, which supports light industrial uses. The OCP also identifies this property in Development Permit Area 16: General Form and Character. The DPA encourages the integration of industrial buildings in a manner that is complementary to the established place character of the neighbourhood. This area consists predominantly of marine and light industrial uses; however, north and west of the subject property and across Selkirk Waters is Selkirk Village, which is a mixed-use development and contains residential uses. The subject property also abuts Garbally Landing, which is a migratory bird sanctuary.

### Burnside Gorge Neighbourhood Plan

The *Burnside Gorge Neighbourhood Plan* (BGNP) designates the subject property Marine Industrial. The Plan supports heavy industry near the waterfront and encourages ongoing mitigation measures such as soundproofing and screening, to help reduce impacts on the surrounding business district from heavier industrial uses. The proposed silo and conveyor equipment are completely enclosed in order to reduce noise and dust impacts.

### Design Guidelines for Development Permit Area 16: General Form and Character

- *Advisory Design Guidelines for Buildings, Signs and Awnings* (1981)
- *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* (2012)
- *Guidelines for Fences, Gates and Shutters* (2010).

## Regulatory Considerations

The applicant is requesting a variance to increase the height of the silo from 15m to 31.83m. To mitigate the potential visual impacts of a higher building within the industrial waterfront area, the applicant is proposing a modern industrial design approach that includes an angled metal roofline and high-quality industrial materials. The proposed light art installation on the north elevation would also enhance the visual interest of this building from across the harbour. However, given the significant height variance, staff invite the Advisory Design Panel's (ADP) input on the proposed height variance.

## **ISSUES AND ANALYSIS**

The following section(s) identify and provide a brief analysis of the areas where the Panel is requested to provide commentary. The Panel's commentary on any other aspects of the proposal is also welcome.

### **Building height and viewscales across the harbour**

The proposed silo will be visible from various vantage points in the area such as Selkirk Village and the surrounding employment lands, Selkirk Trestle and the Railyards. There may be some visual impacts, and the ADP's input on this aspect of the proposal would be welcomed.

### **Light art display on north elevation**

The applicant is proposing a light art installation on the north elevation. The design guidelines do not contain specific guidelines pertaining to artistic lighting displays on a building as proposed; however, the guidelines state that colour shift in the lighting is strongly discouraged and light fixtures should avoid overspill. Even though the applicant is proposing an innovative and energy-efficient approach to the art light display, staff invite the ADP's input on this aspect of the proposal.

## **OPTIONS**

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

### **Option One**

That the Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00139 for 2800 Bridge Street Application be approved as presented.

### **Option Two**

That the Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00139 for 2800 Bridge Street Application be approved with the following changes:

- as listed by the ADP.

### **Option Three**

That the Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00139 for 2800 Bridge Street Application does not sufficiently meet the applicable design guidelines and policies and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice on how the application could be improved.

## **ATTACHMENTS**

- Subject Map

- Aerial Map
- Plans date stamped June 18, 2020
- Applicant's letter dated February 7, 2020
- Sustainability Assessment dated September 24, 2019

cc: Stephen Hay, Ralmax Group Holdings Ltd. Applicant; Chris Foyd, Bo-Form