



**ADDENDUM
DESIGN ADVISORY PANEL MEETING**

July 27, 2017, 5:00 PM
Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Pages

4. PRESENTATIONS:

b. Development Permit Application No. DP1059 - 10 Buttertubs Drive

- 1. *Remove - Development Permit Application No. DP1059 - 10 Buttertubs Drive***

c. Development Permit Application No. DP1061 - 1851 Dufferin Crescent

- 1. *Add Staff Design Comment***

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d. Development Permit Application No. DP1063 - 2491 Kenworth Road

- 1. *Add Staff Design Comment***

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STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001061 – 1851 DUFFERIN CRESCENT

Applicant: WINDLEY CONTRACTING (2010) LTD.

Owner: WINDLEY INVESTMENTS LTD

Architect: D-ARCHITECTURE

Landscape Architect: VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

Subject Property:

Zoning	I3 – High Tech Industrial
Location	The subject property is located on Dufferin Crescent between Bowen Road and Boxwood Road in the Green Rock Industrial Subdivision.
Total Area	1,367 m ²
Official Community Plan (OCP)	Map 1 – Future Land Use Plans – Light Industrial; Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
Relevant Design Guidelines	General Development Permit Area Design Guidelines

BACKGROUND

The subject property is located within the Greenrock Industrial Park. The proposed building is a two-storey combination office/warehouse space.

PROPOSED DEVELOPMENT

Site Context

The subject property is part of the vibrant Greenrock Industrial subdivision where a number of the industrial buildings have a considerable architectural/landscape component. The abutting properties, of note, are as follows:

- 1849 and 1847 Dufferin Crescent (along the subject property's east property line);
- 1881 Dufferin Crescent; and,
- 1870 Dufferin Crescent.

Building Design

The building massing involves 87.3m² of office space on the main floor and 89.7m² on the second floor, and 265.2m² of warehouse space. The office space faces Dufferin Crescent and the warehouse space is located at the rear of the property.

The exterior architectural detail includes a bold parapet and corner column treatment at the front and east side of the building which distinguishes the office space from the warehouse space. The bright colour of the feature makes a strong building statement and is complemented

by the choice of Hardie paneling and metal siding. The material choices add texture and interest to the exterior and give the building additional street presence.

The bold colour of the exterior detail draws attention to the building façade, and the building design responds well to the narrow lot that allows the combination of office and warehouse use. The front of the lot is 25.3m and narrows to 16.8m at the rear lot line. Sitng the building in a central location allows the parking areas to be separated onsite with a portion located in the rear of the building and a parking court located in front of the office space adjacent to the outdoor patio and street.

The building expression is a rectilinear box with a flat roof. The exterior finishes of the east and west elevations have a geometric element in the metal siding. The north (front) elevation is detailed to provide a variety of textural elements and glazing, adding to the architectural vocabulary and animation. The orange paneled frame is an overt expression that draws the building to the street.

The south elevation is dominated by the 4.9m by 3.66m loading bay doors to the warehouse space. The garbage receptacle is enclosed within the building on the east side and is integrated seamlessly into the exterior finishing.

Landscape Design

The landscape plan proposes deciduous trees underplanted with plants that provide seasonal interest at the front and west side of the property. There is an outdoor gathering place/patio under an arbour covered in vines which is connected to the office space at the front of the building on Dufferin. Separation from the parking court is created by an evergreen hedge.

The pedestrian connection from Dufferin Crescent is delineated from drive aisle parking by way of a change in paving material. The connection to the street is strengthened by the view corridor to the outdoor patio area which is retained under the proposed tree canopy.

The difference in elevation onsite may require a retaining wall between the property to the west and the subject property.

PROPOSED VARIANCES

Minimum Landscape Treatment Level 2d (*East Property Line*). In this situation there is an existing 6.25m retaining wall on the property to the east where two landscaped tiers are completed. The proposed variance is to reduce the Minimum Landscape Treatment Level 2d from 1.8m to 0m in width (no treatment). The existing retaining wall and plantings will provide the edge to the property and separation for the zones.

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001063 – 2491 KENWORTH ROAD

Applicant / Architect: CHECKWITCH POIRON ARCHITECTS (David Poiron)

Owner: WINDHOVER ENTERPRISES LTD c/o NANAIMO RECYCLING EXCHANGE

Landscape Architect: GEMELLA DESIGN INC.

Subject Property:

Zoning	I2 – Light Industrial
Location	The subject property is a corner lot bounded by three roads: Kenworth Road, Shenton Road and Cienar Drive.
Total Area	7,905m ²
Official Community Plan (OCP)	Map 1 – Future Land Use Plans – Light Industrial; Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
Relevant Design Guidelines	General Development Permit Area Design Guidelines

PROPOSED DEVELOPMENT

The proposed development includes two buildings connected by a roofed canopy, or spine, which is designed to allow efficient off-loading of recyclable materials by the public.

- North Building – 556m²
- South Building – 632m²

Site Context

The subject property is located within an older, existing industrial area. The predominate building form is one and two-storey rectilinear buildings flanked by large areas of pavement used for parking, outdoor display and vehicle circulation.

The east property line will abut the Toyota Auto Dealership.

Site Design

The site design takes advantage of the grades onsite to organize a variety of recycling drop-off activities. The building site and siting design is focused on vehicle circulation. The buildings are centrally located on the site allowing vehicles to circulate; with parking available at the rear on the east side of the property.

The storm water management takes place on the north and southwest corners.

Landscape Design

The landscape consultant needs to discuss site security as the plan does not show a fence detail which would totally secure the site. The site plan indicates a fence at the property perimeter while the landscape plan shows the fence behind the rain garden on the southwest corner.

A landscape buffer/street section is required for the area along Cienar Drive in order that the panel can assess the interface between the road and the subject property. This edge has a number of grade issues.

The lower portion of the site has open storage. The landscape treatment along the road edge has a solid wall but the corners appear not to have any visual barrier to the open storage. Do the corner landscape treatments need to be densified to remove the open storage from sight lines?

The maximum wall height needs to be identified, as a wall or wall/fence combination along the property line cannot exceed a height of 2.4m.

Building Design

The building form & character expresses the onsite function.

PROPOSED VARIANCES

- Conditions of Use

The site use is classified as a recycling depot and has conditions of use. Within the I2 Zone the use shall be contained within a completely enclosed building. No building materials may be located within 6m of a doorway, or opening, in a building greater than 1m in width or 1m in height, except when the doorway or opening remains completely closed when no vehicle or person is entering or exiting the building.

The outdoor storage area and the main building design do not meet the conditions of use.

GN/In