

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001108 – 1900 GRIFFITHS RD, LOT 1

Applicant/Designer: 1119272 BC LTD. (Lance McNabb)

Owner: BLUE CUBE DEVELOPMENTS LTD

Landscape Architect: JPH CONSULTANTS INC.

Subject Property:

Zoning	I2 - Light Industrial
Location	The subject property is located at the corner of Boxwood Road and Griffiths Road.
Proposed Lot Area	1.8ha
Official Community Plan (OCP)	Map 1 – Future Land Use Plan – Industrial; Map 3 – Development Permit Area No. 4 – Nanaimo Parkway Design; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
Relevant Design Guidelines	General Development Permit Area Design Guidelines Nanaimo Parkway Development Permit Area Guidelines

BACKGROUND

There is an active subdivision application on this property to establish the lot boundaries, as shown on the site plan. The proposed lot includes a portion of the properties currently located at 1990 and 1900 Griffiths Road. The area subject to the development permit application is Lot 1 within the proposed subdivision. Development permit applications have also been received for Lots 3 and 4 within the same subdivision. On 2018-FEB-05, Council adopted Zoning Amendment Bylaw 4500.109 in order to correct a split zoning on the property to ensure the proposed lot is entirely zoned Highway Industrial (I1).

The 20m Parkway Character Protection Zone was landscaped to the Rural Parkway – Open standard as part of the Green Rock Industrial Park Subdivision. Both the existing native vegetation and planted material have matured successfully, and now provide an adequate screen between the Nanaimo Parkway and the subject property.

PROPOSED DEVELOPMENT

The proposed development includes six separate pre-engineered mini-storage buildings and an additional building which includes an accessory office and caretaker's dwelling unit. The mini-storage buildings range in size from 845m² to 953m² and include 645 individual storage units. Total building area is as follows:

- Mini-Storage - 5,947m²
- Office/Dwelling Unit - 178m²

Site Context

The subject area is located at the southern end (Phase 2) of the Green Rock Industrial Park and borders the parkway to the west of the subject area. A number of development permit applications have recently been submitted in the area including for the property immediately to the north (DP1087) and Lots 3 and 4 (DP1097 and DP1106) of the parent property which will be located to the south of the subject property. The proposed development to the north includes an internal pedestrian walkway along the property frontage.

Site Design

Site access to the property will be from Boxwood Road and will be gated and fenced for security. All six mini-storage buildings will be accessed from both sides via an internal driveway network. The site has been designed to allow for two-way car and fire truck access around the perimeter of the site and through the middle; the remaining access roads will be one way. Parallel parking is included on the south side of each one-way drive aisle. Additional parking spaces are available to the south and east of the property, adjacent to the landscaping.

The caretaker and office building will be located to the south-east and will provide street presence from Boxwood Road.

No internal sidewalks or other pedestrian infrastructure exists onsite.

Staff Comments:

- Consider opportunities to improve pedestrian safety and circulation within the site.
- Applicant to provide design details for the gate and fence at the site entrance.

Building Design

The mini-storage buildings have been designed as nearly identical long rectilinear pre-engineered metal structures. The side elevations are broken up with garage doors used to access the individual storage units. Buildings A, B and F will be accessed from an internal hallway with an entrance on both ends of the building. An entrance canopy exists on the front elevation of these buildings. All buildings include a mechanical/electrical room which will be accessed from a separate entrance.

A one-storey wood frame building with a vaulted shed roof, proposed to include an officer and caretaker's suite, will be located to the northeast of the property fronting on Boxwood Road. The front elevation includes a 1 ½-storey glazed wall feature and a double entrance door. A second entrance to the side is covered with an entrance canopy which projects beyond the front face of the building.

Staff Comments:

- Consider additional details to add visual interest and further articulate the form of the mini-storage buildings.
- It is not clear how the individual mini-storage units will be identified. Consider a unique design response to assist wayfinding and identification of individual storage units in addition to signage.

- Lighting is not shown on any of the buildings. Additional information is needed to demonstrate how CPTED is addressed through site and building lighting.

Landscape Design

The subject property was historically a Garry oak meadow. While much of the property has been cleared, a few Garry oak trees remain. The landscape plan includes a Garry oak meadow and the protection of two existing Garry oak trees, one of which is located within the meadow and the other within a small landscape area near the site entrance. The applicant is proposing to remove one Garry oak tree. Plantings within the proposed Garry oak meadow include Garry oak and Douglas fir trees and a number of native shrub species typically found within a Garry oak ecosystem.

Plantings along the Boxwood Road frontage include street trees on the property to match trees planted or planned for nearby properties within the area. A Siberian spruce hedge will be planted behind the street trees. With the exception of a fence, which runs around the perimeter of the property, no landscaping is shown along the northern side property line. A forested 20m Character Protection Zone buffers the property from the Nanaimo Parkway.

Staff Comments:

- Consider the impact of the proposed development on the Garry oak tree near the building entrance.
- Applicant to provide details regarding screening for the garbage enclosure.
- Consider opportunities for a rain garden or additional landscaping onsite.

PROPOSED VARIANCES

There are no proposed variances