

DATE OF MEETING | April 23, 2018 |

AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING AND SUBDIVISION |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1078 – 3200 ISLAND HIGHWAY NORTH** |

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a single-storey drive-thru restaurant. |

Recommendation

That Council issue Development Permit No. DP1078 at 3200 Island Highway with the following variance:

- Permit fascia signage to project 2.1m above the roofline. |

BACKGROUND

A development permit application, DP1078, was received from Urban Design Group on behalf of Country Club Centre Ltd., to permit the development of a 186m² single-storey pad building for a drive-thru fast food restaurant (Triple O's).

Subject Property

<i>Zoning</i>	CC3- City Commercial Centre
<i>Location</i>	The subject property includes Country Club Mall. The proposed drive-thru pad building will be located on the southeast portion of the property adjacent to the Dairy Queen property and fronting the Island Highway.
<i>Total Area</i>	9.8ha
<i>Official Community Plan</i>	Map 1- Future Lands Use Plans- Commercial Centre- City; Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property currently includes an existing drive-thru restaurant (Starbucks) to the west of the proposed restaurant. The Dairy Queen drive-thru is located to the east on a separate property. The proposed building is separated by parking from the larger shopping centre (Country Club Mall) to the north by parking.

DISCUSSION

Proposed Development

The proposed development is a 186m² single-storey pad building for a drive-thru fast food restaurant (Triple O's).

Site Design

The proposed building is in close proximity to the street (Island Highway) which provides the opportunity for street presence as encouraged within the General Design Guidelines. The proposed drive-thru lane and garbage enclosure are primarily located to the rear of the building. An outdoor patio is located to the southwest of the building on the highway frontage.

A new pedestrian sidewalk connection is proposed within the existing parking area to provide a direct connection between the mall and the proposed restaurant. A network of concrete sidewalks and crosswalks facilitate safe pedestrian movement around the restaurant and to the mall.

Building Design

The single-storey pad building includes Hardie plank fibre cement lap siding on the exterior with two-storey cultured stone column elements. The south elevation, parallel to the Island Highway, features generous window glazing to maximize mountain view opportunities from within the restaurant and to take advantage of the natural light.

The building entrance is located on the west elevation facing the parking lot and outdoor patio area. The entrance is defined with a prominent feature that provides some weather protection.

The building includes two fascia signs on an architectural feature which project above the roof line:

1. North Elevation: signage is included along a stone column element above the drive-thru window. The wall is considered an architectural feature and the sign does not project more than 1.2m above the roof line, no variance is required for this sign.
2. East/West Elevation: The east and west elevations include a blade wall column feature with signage projecting 2.1m above the roofline of the building. The column is considered an architectural feature; however, a variance is required to permit the signage more than 1.2m above the roofline.

Landscape Design

The portion of the drive-thru lane, directly adjacent to the Island Highway, is screened from the highway by a 1.8m-wide Russian laurel hedge layer and additional planting. There are some existing trees along the highway frontage side of the property, and when combined with the proposed new planting scheme, the landscape design meets the minimum landscape requirements.

The proposed landscape plan also includes landscaping within the parking lot in between the proposed pedestrian connection, between the mall and pad building, with a bioswale located east of the drive-thru lane.

Design Advisory Panel Recommendations

At its meeting held on 2017-NOV-09, the Design Advisory Panel accepted DP1078 as presented and provided the following recommendations:

- Consider ways to tie the aesthetic of the garbage enclosure to the main building;
- Consider an alternate texture for the patio's hard surface;
- Consider adding a shade source to the patio area; and,
- Consider the use of rooftop screening if required.

The applicant provided a revised site plan, elevations, and landscape plan to include a garbage enclosure, rooftop screening and coloured patio treatment. The applicant has advised the existing trees and those proposed within the landscape plan will provide some shading to the patio area. Further tree planting will compromise existing trees and those already proposed. Additional shading may be provided through table patio umbrellas if necessary. Staff accept the applicant's response to the Design Advisory Panel recommendations.

Proposed Variances

The maximum allowable projection above the roofline for fascia signs located on an architectural feature is 1.2m. The applicant proposes two signs on the east and west elevations of a column feature which project 2.1m above the roofline, a proposed variance of 0.9m. The signage on the column is not obtrusive; it provides exposure to the Island Highway and adds visual interest to the building. Staff support the proposed signage variance.

SUMMARY POINTS

- Development Permit No. DP001078 is to permit a 186m² single-storey pad building for a drive-thru fast food restaurant (Triple O's).
- The proposed development meets the intent of the General Development Permit Area Design Guidelines.
- Staff support the proposed signage variance.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations
ATTACHMENT E: Landscape Plan
ATTACHMENT F: Aerial Photo

Submitted by:

L, Rowett, Manager
Current Planning and Subdivision

Concurrence by:

D. Lindsay, Director
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