

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001147 – 1005 Farquhar Street

Applicant / Architect: MATTHEW HANSEN ARCHITECT

Landscape Architect: TOPGRAPHICS LANDSCAPE ARCHITECTURE

Subject Property:

<i>Zoning</i>	COR3 – Community Corridor
<i>Location</i>	The subject properties are located on the southeast corner of Farquhar Street and Irwin Street.
<i>Total Area</i>	809m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor; Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; and South End Neighbourhood Plan Urban Design Guidelines

Site Context

The site is located in a transitioning area of the South End Neighbourhood. Surrounding land uses are primarily industrial and single dwelling residential with a personal care facility on the northwest corner of Farquhar and Irwin Streets. The subject property is currently vacant and used as a storage yard. A residential home previously existed on the property and was demolished in 2003.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a two-storey 183m² taxi dispatch centre. The development will include offices and a garage. The proposed Floor Area Ratio (FAR) is equal to 0.23, below the maximum allowable FAR of 0.75 in the COR3 zone.

Site Design

The proposed building is sited in the northwest portion of the property, closest to the intersection of Farquhar and Irwin Streets. Driveway access will be provided from Farquhar Street and will lead to the parking area in the rear of the property. The front entrance to the building is facing the driveway and an outdoor patio is proposed in the front of the building. A concrete sidewalk connects the building and Farquhar Street.

Staff Comments:

- Applicant to provide a more detailed parking plan and consider incorporating landscaped islands to break up the surface parking area.

Building Design:

The proposed building is commercial in appearance with a flat-roof two-storey massing. The building steps down in the rear to the garage. Projecting rooflines provide for visual interest. Exterior materials are primarily Hardi panel board, with horizontal Hardi siding to break up the elevations.

Staff Comments:

- Look at ways to provide more articulation along the west elevation.
- The building entrance on the side lacks street presence. Consider a main building entrance on the north elevation facing Farquhar Street.
- Consider more diversity of building materials and textures to complement the proposed office use.

Landscape Design

Landscaping on the site will retain the existing cherry and Douglas fir trees along the west property line facing Irwin Street. New vegetation will include two sweetgum trees to frame the driveway entrance, a cluster of shrubs in the front of the building, a row of wild rose along Irwin Street, and honey locust along the east property line. A fence will surround the property, 1.8m high along the east and south lot lines and 1.2m high along the north and west lot lines.

Staff Comments:

- Applicant to confirm that the minimum landscape treatment levels are met on both street frontages.
- Applicant to confirm fencing material and provision of refuse receptacle onsite.
- Site lighting details to be provided.

PROPOSED VARIANCES

There are no proposed variances.