

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001150 – 2517 Bowen Road

Applicant: BJK ARCHITECTURE INC.

Owner: MID ISLAND CONSUMER SERVICES CO-OPERATIVE

Architect: BJK ARCHITECTURE INC. – BRIAN KAPUSCINSKI

Landscape Architect: VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

Subject Property:

<i>Zoning</i>	COR3 (Community Corridor)
<i>Location</i>	The subject property is northwest of the Bowen Road and Labieux Road intersection.
<i>Total Area</i>	2.4 hectares
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – 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

SITE CONTEXT

The subject site has frontage on Bowen Road and Labieux Road. The Co-Op Centre and the Coastal Community Credit Union are also located on the subject property. Adjacent to the subject property, at the corner of Bowen Road and Labieux Road, is the Co-Op Gas Bar (on a separate lot). Other surrounding uses include Beban Park to the southeast, commercial to the north and east, and a mix of multi-family and single dwelling residential to the west and south across Labieux Road. The site has good transit and bicycle access.

The subject property slopes downward from the northeast corner to the southwest corner of the site, decreasing most steeply at the southwest corner.

PROPOSED DEVELOPMENT

The proposed building is at the southwest corner of the subject property. The applicant is proposing to construct a four-storey office building with a gross floor area of 2,808m². In combination with the two other buildings onsite, the total gross floor area for the subject property would be 8,299m². The proposed Floor Area Ratio is 0.35 which complies the COR3 density requirements.

Site Design

The proposed building siting is directly to the west of the existing Coastal Community Credit Union building. It is proposed to occupy what is currently a twenty-three space parking lot for the credit union and would be located next to the western site access from Labieux Road.

The eastern site access from Labieux Road, next to the Co-Op Gas Bar, is intended to be the primary entrance to the site and the applicant proposes to enhance its visibility with improved signage and lighting.

A pedestrian connection is proposed from Labieux Road to the main northeast entrance of the new building. It is situated between the new building and the credit union building and also gives access to the west entrance of the credit union. The city sidewalk on Labieux Road continues around the corner of the site up the western driveway and provides pedestrian access to the west and north sides of the building. A new pedestrian connection across the parking lot to the Co-Op Centre is proposed.

The majority of the parking for the proposed building would be accommodated within the existing site parking lot. A parking variance is required. The applicant proposes to improve the vehicular circulation on the site parking lot with the addition of new landscaping and to add 5 electric vehicle charging stations.

The proposal includes 10 long term bicycle spaces and 3 short-term spaces. The applicant proposes to provide a cycling station at the southwest corner of the building for general public use.

Staff Comments:

- Consider opportunities to increase the parking supply onsite.
- Provide details on refuse receptacles, accessible parking spaces, and loading spaces.
- Provide details on the cycling station and the location of the short-term bicycle spaces.

Building Design

The building is situated on the steepest portion of the overall site. There is a grade difference across the building site from northeast to southwest of 7.32m. The building reads as four-storeys at the lowest point of the site, and four-storeys at the highest point of the site. A 3.69m height variance is requested. The uppermost storey is stepped back on the south façade in order to diminish the perceived height from Labieux Road and create a patio.

The building faces inward to the site fronting on the parking area and the side of the Co-Op Centre. A second floor walkway would connect the new building with the Coastal Community Credit Union building.

All building facades are treated equally and are well articulated with a variety of projections and recesses. Generous amounts of glazing help relieve the building massing. Angled pillars and canopies break up the building's rectangularity and the interplay of voids and solids add interest. Building finishes include brick, wood siding, HardiPanels, and metal panels and are employed in ways that help break up the building's mass.

Staff Comments:

- Consider ways to add emphasis to the southwest corner to landmark the building and to enhance the building's relationship to the street.

Landscape Design

The proposed landscaping would see the removal of all but one mature evergreen tree from the site. The remaining tree would anchor the walkway entrance from Labieux Road. Maple trees are proposed to line the walkway. A planter with seating is proposed next to the building entrance. Dogwood trees and Siberian spruce are proposed for the south yard adjacent to Labieux Road and sweetgum trees would follow the line of the driveway in the west yard. Understory and accent plantings are a mixture of evergreen shrubs, grasses, and groundcovers. Boulders are provided as accents that emphasize a west coast planting scheme.

The landscape plan includes plantings for a green roof. Plans to improve the circulation on the north side of the parking lot and enhance its' appearance along Bowen Road are also proposed. New sweetgum trees and Japanese maples would be installed in existing painted islands and along the road frontage. Two rows of deciduous shrubs between banks of parking would prevent vehicles from cutting across the parking lot.

Staff Comments:

- Consider retaining more of the existing evergreen trees on the south side of the site to provide some relative scale on the Labieux frontage.
- Consider planting on or around the existing north stairway in order to soften its bulk.
- Provide details on refuse receptacle screening.
- Provide details on the cycling station and the location of the short-term bicycle spaces.
- Provide details on site lighting and provision of irrigation.

PROPOSED VARIANCES

Maximum Building Height

The maximum building height is 14m, the proposed building height is 17.69m, a proposed variance of 3.69m.

Parking Requirement

The parking space requirement for the site is 277 spaces, 240 spaces are supplied, a proposed variance of 37 spaces.