

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001189 – 200 Tenth Street

Applicant: ISLAND WEST COAST DEVELOPMENTS LTD

Owner: BROAD COMMERCIAL MANAGEMENT INC

Designer: APLIN MARTIN CONSULTANTS LTD

Landscape Architect: LADR LANDSCAPE ARCHITECTS

Subject Property and Site Context:

<i>Zoning</i>	Light Industrial (I2)
<i>Location</i>	The subject property is a panhandle lot with the driveway on the north side of Tenth Street, approximately 375m east of Douglas Avenue, in the south end of the Harewood Neighbourhood.
<i>Total Area</i>	1.53 ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 1 – Watercourses; Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development
<i>Neighbourhood Plan</i>	Harewood Neighbourhood Plan
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property was substantially cleared in the past. It is bounded by low density residential lots to the north, industrial and commercial businesses to the east, an undeveloped forested parcel to the south and undeveloped park land (Applegreen Park) to the west. Wexford Creek is located primarily to the west and south of the property; a portion of the creek is within the panhandle area (existing access).

PROPOSED DEVELOPMENT

The applicant proposes to build a combined 1,366m² heavy equipment maintenance shop / warehouse, and storage yard with a 57m² accessory dwelling unit (caretaker's suite).

The existing 7m wide unpaved driveway would be improved and paved with underground services. A 3m wide gravel public trail is proposed along the west side of the driveway which will narrow to 1.5m wide within the Streamside Protection and Enhancement Area (SPEA) to provide access to Applegreen Park.

Site Design

The building is centrally sited on the lot allowing for vehicle movement on all sides. Along the east boundary is a row of staff parking. There is a caretaker's suite sited at the northeast corner of the property to ensure clear sightlines of the driveway gate/access, parking area, and building entrances. A potential future building pad is also identified in the northwest corner.

The site is secured with chain link fencing around the perimeter (excluding the panhandle portion). Hard surfaces include a combination of asphalt and concrete surrounding the three sides of the building, and the balance of the works yard is crushed gravel to allow for heavy vehicle operation. A 5m landscape buffer is provided where adjacent to residential zones.

Building Design

The industrial structure consists of an attached warehouse/fabrication shop and service shop which is simple in form and utilitarian in nature. Based on anticipated uses and operational flows, the proposed building height achieves specified clearances for bridge cranes and hoists. The proposed 9.86m height is within the permitted building height of 12m.

The primary building material and finish consists of concrete tilt-up panels. Treatments that help reduce the visual mass of the building include use of pattern (reveals in concrete panels), colour, variation of parapet heights, and the use of exposed steel components. Windows and overhead doors punctuate the facades in recurring patterns. Canopies are utilized to provide weather protection and are installed at varying heights. Colour is applied to patterned panels, steel components and canopies with accent colours corresponding to corporate branding. A modern flat roof is proposed with the number of canopies giving the appearance of a more tiered roofline. The result is a building that incorporates the durability and functionality necessitated by the use while maintaining visual interest.

The accessory dwelling is a mobile home approximately 4.3m x 13m (57m²). The unit is finished with fiber cement panels with reveals, white trim and window frames, and a low-slope roof pitch. At the rear of the mobile home is an attached patio and landscaped yard area in addition to the required landscape buffer.

Landscape Design

The General Design Guidelines encourage developments to provide substantial landscaping. The proposal includes a significant addition of landscaped area adjacent Applegreen Park (6m+ wide), and a 5m landscape buffer consisting of hedging and trees is proposed on the north boundary where the property abuts single residential dwelling uses.

The Harewood Neighbourhood Plan encourages the creation of new open spaces and trails. This development proposes a gravel surface multi-use public trail with access to Applegreen Park, which is currently being reviewed by Staff for compliance with required standards and specifications

PROPOSED VARIANCES

Watercourse Setback

The Watercourses DPA requires a minimum riparian leave strip of 15m from top of bank of Wexford Creek. The applicant proposes to reduce the watercourse leave strip from 15m from top of bank to 15m from natural boundary (the SPEA), and to allow encroachment into the SPEA to accommodate a section of the driveway, public trail and retaining wall within the panhandle portion of the lot. The driveway will get as close as 5m from natural boundary. A report has been provided by a Qualified Environmental Professional and Staff are reviewing for compliance with Riparian Areas Protection Regulations and Watercourses Development Permit Area 1 Guidelines.