

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT NO. DP001203 – 4951 JORDAN AVENUE

**Applicant:** MOMENTUM DESIGN BUILD INC.

**Owner:** 1215559 BC LTD

**Architect:** BJK ARCHITECTURE INC.

**Landscape Architect:** 4 SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING

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#### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	I2 – Light Industrial
<i>Location</i>	The subject property is located on the southeast corner of the Mostar Road and Jordan Avenue intersection and is between the Nanaimo Parkway and the Island Highway.
<i>Total Area</i>	0.66 ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Light Industry; Map 3 – 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 is a vacant lot bordered by light industrial uses to the north and south (Slegg Building Materials and Boban Industrial Park), parkland to the east, and a single family neighbourhood to the west. It is triangular in shape and slopes downward from Jordan Avenue.

#### PROPOSED DEVELOPMENT

The proposed development is for three light industrial buildings with a total floor area of 2,878m<sup>2</sup>. The subject property is zoned I2 – Light Industrial which permits a lot coverage of 40%. The proposed development covers 34% of the lot.

##### Site Design

The site will have one access off Jordan Avenue. The proposed buildings are located along the street frontages of Mostar Road and Jordan Avenue, and at the intersection on the corner of the subject property, creating a connection with the street.

Parking areas are proposed to be located between the buildings, with a loading and storage yard at the eastern corner. Underground parking is also provided beneath Building 3. Thirty surface stalls are provided with an additional twenty-four stalls in the underground parking area. Four loading spaces are provided throughout the site.

Pedestrian connections are also provided throughout the site, with street access on Mostar Road, at the intersection, and beside the drive-aisle access on Jordan Avenue. Pedestrian plazas are proposed at the intersection in front of Building 2 and facing the parking area in front of Building 3. Short-term bicycle parking is provided in various locations throughout the site and long-term bicycle parking is provided within the under building parking area.

Due to the contours of the site, retaining walls are required along Mostar Road and between the property located to the south. A chain link fence is proposed on top of the existing lock block wall between the subject property and the adjacent property at 4148 Mostar Road.

Staff Comment:

- Consider providing an accessible pedestrian connection from the access on Mostar Road.
- Consider ways to reduce the exposed retaining wall along Mostar Road, or provide landscaping to improve the aesthetic.
- Consider adding access to Level 2 Electric Vehicle Charge Receptacles throughout the site.

### Building Design

Due to the slope of the site, Buildings 1 and 2 are proposed to be one storey along Jordan Avenue (north elevation), transitioning to two-storeys on the southern elevations and along Mostar Road (Building 2). Building 3 is proposed to be two storeys on all elevations with under-the-building parking. Building 1 is proposed to have 737m<sup>2</sup> of floor area, Building 2 will be 1319m<sup>2</sup> and Building 3 will be 822m<sup>2</sup> (for a total of 2,878m<sup>2</sup>).

The three buildings share the same architectural style and use a variety of materials. The proposed materials include horizontal metal siding, stone features, and timber details. Glazing at street level is provided adjacent to pedestrian accesses to buildings. Long, narrow glazing is also provided on the second storey of each building. Covered canopies are provided at each pedestrian entrance.

Staff Comment:

- Consider further materials and articulation, including glazing, on the east elevation of Buildings 1 and 3.
- Consider providing larger openings on the second storeys of each building.
- Section 2.2.12 of the OCP encourages energy efficient building design and green features in commercial buildings. Consider ways to support energy efficiency and sustainable design principles within the building and site design.

### Landscape Design

The proposed landscape design includes a 7.5m wide landscape buffer along the front property line parallel to Mostar Road. A mixture of large deciduous trees and shrubs are proposed for this landscape buffer, located above the retaining wall along Mostar Road.

There is a pedestrian access down to the road, by means of a staircase, as well as a pedestrian connection running parallel to Mostar Road within the landscape buffer. This pedestrian walkway provides access from the corner of Mostar Road and Jordan Avenue to the parking area behind Building 2, and to the parkade below Building 3.

A planted rain garden with native species is proposed at the corner of Mostar Road and Jordan Avenue, on either side of a pedestrian plaza. The plaza continues along the frontage of Jordan Avenue, tying into a distinguished pedestrian walkway with access to Building 1 and Building 3. Another pedestrian plaza, with a short-term bike rack and large boulder rockery, is proposed in front of Building 3. The refuse enclosures are located on the side of Building 3, screened from view of the streets. Materials used for the enclosure include timber arbors and split face concrete blocks.

Stone masonry will be highlighted throughout the site by way of benches, a sign column, and an active waterfall on the corner of Building 1. The waterfall ties into a proposed rain garden parallel to Jordan Avenue, in front of Building 1. Street trees are provided on the frontage along Jordan Avenue, complimenting the landscaped boulevard and street trees.

Coniferous trees and shrubs are proposed throughout the site, in areas away from sight lines to ensure safety for pedestrians and ease vehicle circulation. A cluster of coniferous trees is provided on the eastern corner of the subject property, adjacent to the park. No landscape buffer is provided along the southern property line.

Staff Comment:

- Add a solid gate to the east and west elevations of the refuse receptacles and supplement the enclosure with shrub plantings.
- Consider moving or adding a refuse enclosure in a more central location.
- Consider further integration between the landscaping and the bordering park along the eastern property line.

## **PROPOSED VARIANCES**

### *Minimum Front Yard Setback*

Where the area between the front face of the building and the front property line is landscaped and not used for parking, a minimum front yard setback of 4.5m is required in the I2 zone. A portion of proposed Building 1 is located 2.5m from the front property line. Therefore, a variance of 2.0m is required.