

DATE OF MEETING | December 21, 2020 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1150 –  
2517 BOWEN ROAD |**

## **OVERVIEW**

### **Purpose of Report**

To present for Council’s consideration a development permit application for a proposed office building at 2517 Bowen Road. |

### **Recommendation**

That Council issue Development Permit No. DP1150 at 2517 Bowen Road with the following variance:

- to increase the maximum building height from 14.0m to 17.7m. |

## **BACKGROUND**

A development permit application, DP1150, was received from BJK Architecture Inc., on behalf of Mid-Island Consumer Services Co-operative Inc. (Mid-Island Co-op), in order to permit a new commercial building at 2517 Bowen Road.

### **Subject Property and Site Context**

<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>	2.4ha
<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

The subject property currently contains the Co-op Centre shopping centre, which consists of two existing commercial buildings. Adjacent to the subject property, at the corner of Bowen Road and Labieux Road, is the Co-op Gas Bar. Other surrounding uses include commercial uses to the north and east, Beban Park across Bowen Road to the southeast, and a mix of low-density multi-family and single residential dwellings to the west and south across Labieux Road.

The subject property slopes downhill from the northeast to the southwest, with the steepest section in the southwest corner. |

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to construct a four-storey office building in the southwest corner of the subject property with a gross floor area of 2,808m<sup>2</sup>. The proposed building will contain offices for Mid-Island Co-op. In combination with the two other buildings on site, the total gross floor area on the subject property will be 8,299m<sup>2</sup>. The total Floor Area Ratio (FAR) will be 0.35 and the maximum permitted base FAR in the COR3 zone is 0.75.

### *Site Design*

The proposed building is sited close to Labieux Road, directly to the west of an existing standalone commercial building that contains a credit union. This portion of the lot is currently occupied by a 21-stall parking lot, accessed from a drive-aisle from Labieux Road. East of the credit union, adjacent to the Co-op Gas Bar, is another drive-aisle from Labieux Road that is intended to be the primary vehicle access to the site.

A pedestrian entrance to the site from Labieux Road is proposed between the new building and the existing credit union building, providing access to the entryways for both buildings. The sidewalk on Labieux Road continues around the southwest corner of the site, following the drive-aisle, and provides pedestrian access to the north side of the building. A re-aligned pedestrian crosswalk across the parking lot to the principal Co-op Centre building on site is proposed.

Parking for all buildings on site will be shared in the existing main parking lot. A total of 257 parking stalls is required, including 253 stalls for the shopping centre and 4 stalls retained for an existing non-conforming warehouse on site. There is currently an excess of parking on site (261 existing stalls), and the proposed development will result in a net loss of 4 parking stalls. The applicant proposes to improve the vehicular and pedestrian circulation throughout the site with the addition of new landscaping, pedestrian connections, and electric vehicle charging stations. A new refuse receptacle enclosure will be located to the northwest of the proposed building, to the rear of the site.

The required bicycle parking will be provided on site and there will be an increase from the 5 short-term bicycle spaces currently provided to a proposed total of 11 short-term bicycle spaces and 12 long-term bicycle spaces.

### *Building Design*

The building is situated on a steep portion of the site where it slopes downhill towards Labieux Road. There is a grade difference of over 7m across the building site from northeast to southwest. The building will present a four-and-a-half-storey façade on the south elevation, facing Labieux Road, and a three-storey façade on the north elevation, facing the parking lot.

The primary entryway to the proposed building will be at the northeast corner of the building, with direct access to the parking lot and the pedestrian connection with Labieux Road.

All building elevations are treated equally and are well articulated with a variety of projections and recesses. A south-facing deck on the fourth floor will provide an outdoor amenity space for employees. Generous amounts of glazing help relieve the building massing. Angled pillars and canopies break up the building's rectilinear form, and the interplay of voids and solids add interest. Building cladding materials include brick, wood siding, Hardie panel, and metal panels.

### *Landscape Design*

The proposed landscape design provides a buffer around the building and the refuse receptacle enclosure, and additional landscaping improvements are proposed along Bowen Road. A mature evergreen tree next to the pedestrian walkway from Labieux Road will be retained, and maple trees are proposed to line the walkway. A planter with seating is proposed next to the building entryway. 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 to the west. Understorey and accent plantings will consist of a mixture of evergreen shrubs, grasses, and groundcovers. Boulders are provided as accents that emphasize a West Coast planting scheme. A proposed green roof and raingarden will assist with stormwater management on site.

New landscaped islands, including ornamental trees, are proposed to replace existing painted islands along the Bowen Road street frontage to improve the existing street-facing condition.

### **Design Advisory Panel**

The Design Advisory Panel (DAP), at its meeting held on 2019-SEP-26, accepted DP1150 as presented and provided the following recommendations:

- Look at ways to better signify the entryway; and
- Consider screening on the rooftop around the elevator shaft.

The applicant subsequently revised the application to address the DAP recommendations by proposing signage at the Labieux Road entrance and proposing rooftop screening.

### **Proposed Variances**

#### *Maximum Building Height*

The maximum building height in the COR3 zone is 14.0m. The proposed building height is 17.7m; a requested variance of 3.7m.

The building height variance is required due to the grading of the site to allow a four-storey form. Where parking is provided below a building in the COR3 zone, the maximum permitted building height would be 18m. The proposed building does not include under-the-building parking; therefore, the additional height is not permitted without a variance.

The uppermost storey is stepped back and significant landscaping is provided on the south elevation in order to reduce the perceived height from Labieux Road. No negative impacts are anticipated and Staff support the proposed variance.

### **SUMMARY POINTS**

- Development permit application No. DP1150 is for a 2,808m<sup>2</sup> office building at 2517 Bowen Road.
- A variance is requested to increase the maximum building height from 14.0m to 17.7m.
- Staff support the proposed variance.

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Context Map  
ATTACHMENT C: Location Plan  
ATTACHMENT D: Site Plan  
ATTACHMENT E: Building Elevations  
ATTACHMENT F: Building Renderings  
ATTACHMENT G: Landscape Plan and Details  
ATTACHMENT H: Aerial Photo

**Submitted by:**

Lainya Rowett  
Manager, Current Planning

**Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services