

## STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001216 – 3180 ISLAND HIGHWAY

***Applicant / Architect:*** dhkARCHITECTS

***Owners:*** 1253428 B.C. LTD.

***Landscape Architect:*** JACK TUPPER STUDIO

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### SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning Bylaw</i>	City Commercial Centre (CC3)
<i>Location</i>	The subject property is located on the northwest corner of the Old Island Highway, Norwell Drive/Bowen Road intersection, adjacent to the Dairy Queen property.
<i>Total Area</i>	1,443m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Commercial Centre 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

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The subject property was formally a gas station, and is currently vacant. The property is adjacent to Dairy Queen, and is surrounded by Country Club mall to the northwest, car dealerships to the south, and an office building to the east.

### PROPOSED DEVELOPMENT

The applicant is proposing a new single-tunnel automated car wash building, with a caretaker's suite on the second storey.

#### Site Design

The building is proposed to be sited in the centre of the property with landscaping around the perimeter. The two existing shared driveways with the adjacent Dairy Queen property would be maintained. One driveway access is from Norwell Drive and runs along the north property line, and the other driveway access is from the Island Highway which is along the west property line. Vehicles to be washed would enter the subject property from the north and enter the building from the south side, to then exit the car wash on the north side.

#### Staff Comments:

- Provide a more prominent pedestrian connection from the residential unit and office area to the public sidewalk.
- Provide information regarding where garbage and recycling bins will be located, and how they will be screened.

### Building Design

A contemporary building form is proposed with angular rooflines, and aluminum and metal exterior façade materials. A red angular accent wall and roof structure adds interest and character to the overall design. The car wash, office, washroom and mechanical room are located on the first storey. The second storey caretaker's suite has one bedroom, approximately 80m<sup>2</sup> in size, with an outdoor roof deck, and is accessed by an interior set of stairs.

#### Staff Comments:

- The contemporary building design and façade materials complement the surrounding commercial character.
- Add glazing and a different or contrasting material on the south elevation to better distinguish the office area, and to accent the office door.
- Ensure there is weather protection and lighting for the entry door to the stairwell (that leads to the residential unit).
- Consider adding glazing on the second storey of the south elevation, to improve the Island Highway street presence and to add more natural light for the residential unit.
- Consider adding an outdoor patio on the south side of the residential unit, and consider increasing the size of the outdoor patio on the north side of the residential unit. Also, consider a more robust railing to maximize privacy for the outdoor patio.

### Landscape Design

The landscape plan proposes generous plantings at the corner of Norwell Drive and the Island Highway to create an attractive street edge. A walkway with permeable pavers is proposed along the west side of the building allowing for pedestrian access to the residential unit and to the office. A vegetated detention pond is proposed on the northwest side of the property, adjacent to an evergreen hedge that separates the car wash property from the Dairy Queen property.

#### Staff Comments:

- Provide site lighting information, and ensure pedestrian routes and building entrances are well lit. Also, ensure that lighting is located to enhance the site at night.
- Ensure continuous, robust solid vegetation along the Island Highway frontage to screen on-site headlights from the vehicles on the highway.
- Consider a more substantial landscape or water feature at the corner of Norwell Drive and the Island Highway.
- Provide details for the programming of the staff patio area.
- Consider a green roof to help with storm water management and to improve the experience for the resident in the residential unit.

### **PROPOSED VARIANCES**

There are no proposed variances.