

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001237– 2345 KENWORTH ROAD

Applicant/Architect: ISLAND WEST COAST DEVELOPMENTS LTD

Owners: BOWEN ROAD DEVELOPMENTS LTD

Landscape Architect: VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	COR3 – Community Corridor
<i>Location</i>	The subject property is located at the corner of Kenworth Road and Labieux Road, southwest of the Island Highway.
<i>Total Area</i>	4,413m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan - Corridor 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 parcel with two road frontages. Car dealership businesses will be located to the west and to the north across from Kenworth Road. St. John Ambulance is located to the south, and Beban Park is located to the southeast.

PROPOSED DEVELOPMENT

The applicant is proposing a four-storey Personal Care Facility with 40 residential units and accessory support offices. A floor area ratio of 0.71 is proposed, which complies with the base density of 0.75 permitted in the COR3 zone.

Site Design

The building is sited in the northeast corner of the property, fronting onto Kenworth Road and Labieux Road, with surface parking located in the rear yard area. A pedestrian walkway is provided from the Labieux Road public sidewalk to the building's primary entrance on the south elevation. Driveway access is from Labieux Road. An outdoor amenity area is provided in the west side yard area. The garbage enclosure and short term bicycle storage is located close to the building's primary entrance within the surface parking area.

Staff Comments:

- Siting the building closer to Kenworth Road and Labieux Road provides good building presence at the corner.
- Consider removing the the four parking spaces in front of the building's primary entrance to create a larger and more welcoming outdoor entrance area.

Building Design

The proposed four-storey building is L-shaped, and is a contemporary design with a flat roof. Architectural features are proposed on the south elevation to highlight the primary building entrance. A generous pattern of symmetrical windows is proposed on the east and north elevations. The building's exterior materials consist of cement panel, cement plank, and cement shingle, with metal and wood accents.

Staff Comments:

- Consider adding more windows or transparency to the south elevation of the building.
- Consider revising the proposed architectural features to create a more residential expression and a more inviting primary entrance.
- Provide a canopy or weather protection for the building entrance to the outdoor amenity area.
- Provide screening for rooftop equipment.

Landscape Design

The landscape design is focused on creating a friendly residential environment, while ensuring the privacy of the residents. A decorative metal picket fence is proposed along the full extent of the front yard area and the corner portion of the flanking side yard area. The fence will be set back 3m from the property lines. The metal picket fence will be screened with a landscape buffer of trees, shrubs and other plants. A wood board fence with a coniferous shrub landscape buffer is proposed along the remainder of the property perimeter. The outdoor amenity space in the west side yard area is proposed to contain benches, a children's play structure, garden beds, a gazebo, and a dog run.

Staff Comments:

- Consider incorporating the garbage enclosure within the building, or if this is not possible provide elevations showing the form and character of the garbage enclosure and provide additional landscaping around the garbage it.
- Provide lighting on the building, at building entrances, within the parking area, and within the landscaped areas.
- Provide a detail of the gate feature for that section of the pedestrian walkway connecting the public sidewalk to the building entrance.
- Consider utilizing the decorative metal picket fence along the full extent of both road frontages.

PROPOSED VARIANCES

Building Height

A variance is proposed to the maximum permitted building height from 14m to 14.73m, a proposed variance of 0.73m.

Front Yard Setback

A variance is proposed to the maximum permitted front yard setback from 6m to 7.75m, a proposed variance of 1.75m.