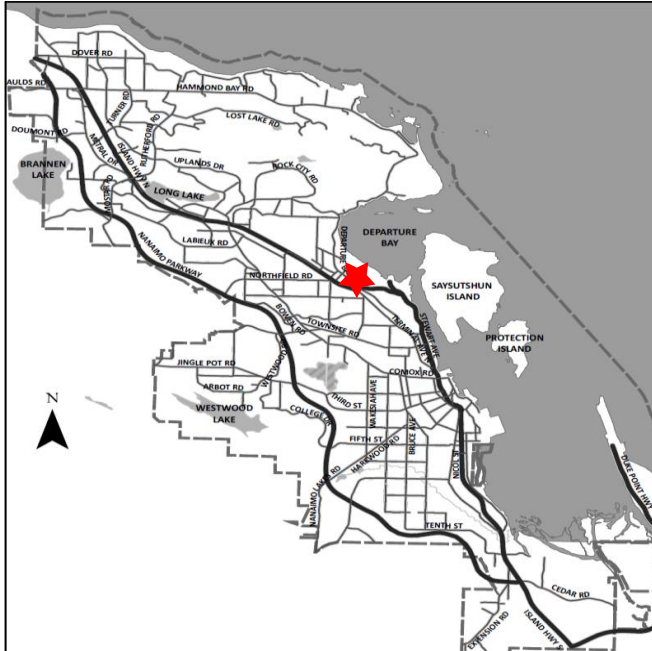


DATE OF MEETING | February 27, 2023

AUTHORED BY | GEORGE FUJII, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT NO. DP1286 – 2180 HIGHLAND BOULEVARD**



Proposal:

Freestanding, multi-tenant commercial pad building.

Zoning:

CC2 Neighbourhood Centre

City Plan Future Land Use Designation:

Mixed Use Corridor

Lot Area:

1,472 m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a commercial development at 2180 Highland Boulevard.

Recommendation

That Council issue Development Permit No. DP1286 for a commercial development at 2180 Highland Drive with a variance as outlined in the "Proposed Variance" section of the Staff Report dated 2023-FEB-27.

BACKGROUND

A development permit application has been received from K. Paul Architect Inc. on behalf of Brooks Landing Centre Inc. to permit the development of a 714.7 m² freestanding, multi-tenant, single storey commercial pad building.

Subject Property and Site Context:

The subject property is an underutilized paved parking lot with perimeter hedges and legacy pylon signage foundations, which provides overflow parking for the neighbouring Brooks Landing Shopping Centre to the southeast.

The property is bound by the Island Highway to the southwest and single family residential lots to the north.

A development permit (DP000999) was previously issued for a similar multi-tenant commercial building for the subject property in 2016; however, the owner chose not to proceed with the development at that time.

DISCUSSION

Proposed Development

Site Design

Similar to the previously approved design, the proposed building is oriented towards the existing shopping centre. There is an existing pedestrian access into the site via a pedestrian tunnel under the Island Highway. The pedestrian access from the tunnel will be extended to access all the way through the site to the Staples store and the main shopping plaza. This will be accomplished with the installation of a new concrete curb, concrete sidewalks and a brightly painted secure cross-walk. Improved lighting will also be required on Highland Boulevard.

Required parking is provided and wiring for future EV facilities. There are existing easements and covenants in place that allow all of the parking to be accommodated on the adjacent shopping centre property. Short term bike racks and long term bike lockers are also provided.

Garbage/recycling facilities are located within a fenced enclosure in the northern corner facing the shopping centre. Two loading spaces are sited in front of the garbage enclosure.

Building Design

The proposal is for a new freestanding, multi-tenant, single storey commercial/retail building, 714.7 m² representing a floor area ratio (FAR) of 0.48. Exterior building materials include generous storefront glazing, cement board siding and neutral coloured pre-finished metal awnings to provide weather protection above the unit entries. The material palette compliments the existing shopping centre.

Landscape Design

Landscaping consists of a combination of trees and shrubs within the building setback areas with the intention to break up and soften the building massing. The applicant proposes to manicure/prune, where possible, the existing perimeter hedge.

Three trees in tree grates are provided within the existing parking area, together with landscaped islands planted with trees and shrubs at either end of the parking spaces.

The proposed site, building, and landscape design meets the intent of the General Development Permit Area Design Guidelines.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2022-NOV-24, accepted DP001286, as presented with support for the proposed variance. The following recommendations were provided:

- Consider incorporating an outdoor amenity space somewhere on the property;
- Consider adding conifer trees on the site;
- Consider larger canopies over the entrances to the retail units perhaps similar to the other building on the property;
- Consider bike lockers on the site;
- Consider providing a roof deck as an amenity space;
- Consider green options where possible; and,
- Consider adding more trees to the back of the property.

The applicant subsequently revised the development proposal in response to the DAP recommendations with the following changes:

- Four bistro tables have been added in front of the building encircling the trees, with additional seating provided adjacent the sidewalk heading towards Staples.
- Eight coniferous trees (Serbian Spruce) have been added to better screen the back of the property from the neighbouring residential lot.
- The overall depth of the fabric canopy along the entire storefront has been increased from 0.9m to 1.2m and the corner feature mid-height eyebrows have been increased from 0.76m to 0.9m.
- Bike lockers have been added adjacent to the loading bay.
- Green options include changing the main building structural system from steel construction to more sustainable wood construction and incorporating double-pane energy efficient windows for heating/cooling energy reduction.

- Additional trees have been added to the back of the property.
- A rooftop amenity space has not been added, as this was determined by the applicant not to be viable. Instead, additional amenity space and tables are proposed at-grade.

PROPOSED VARIANCE

Minimum Side Yard Setback

Subsection 10.5.1 of the Zoning Bylaw requires a minimum side yard setback of 3.0m in the CC2 Zone. A variance is requested to decrease the minimum south (parking lot) side yard setback from 3.0m to 1.13m. The requested reduced setback brings the building closer to the internal lot line within the parking lot and creates a more urban character without compromising the pedestrian walkway in front of the building.

Staff support the proposed variance.

SUMMARY POINTS

- Development Permit application No. DP1286 proposes a new 714.7 m² freestanding, single-storey commercial pad building.
- The site, building and landscape design meets the intent of the General Development Permit Design Guidelines.
- A variance is requested to reduce the minimum south (parking lot) side yard setback from 3.0m to 1.13m. Staff support the proposed setback variance.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plans
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Renderings
ATTACHMENT F: Landscape Plan and Details

Submitted by:

Lainya Rowett
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Concurrence by:

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Director, Development Approvals

Dale Lindsay
General Manager, Development Services /
Deputy CAO