

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001297 – 5801 Turner Road

Applicant/Architect: Elsa Yip/WA Architects Ltd.

Owner: 0807593 BC Ltd (c/o GWL Realty Advisors Inc.)

Landscape Architect: PMG

Subject Property and Site Context:

<i>Zoning</i>	City Commercial Centre (CC3)
<i>Location</i>	5801 Turner Road (Longwood Station Shopping Centre) – southeast corner of Turner Road and Island Highway
<i>Site Area</i>	1.56ha
<i>City Plan</i>	Future Land Use Designation: Mixed Use Corridor Development Permit Area(DPA) 8: Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject site is located within the Longwood Station Shopping Centre. The shopping centre includes six buildings with a total floor area of approximately 5,660m². The Thrifty Food store is the anchor tenant of the shopping centre with a gross floor area of approximately 3,310m².

The design and layout of the shopping centre, including the Thrifty Foods store, was approved under DP97-06 in 1997.

The shopping centre is bound by the Island Highway to the southwest, Turner Road to the north, Uplands Drive to the east, and a forested area and a multi-family development to the south.

PROPOSED DEVELOPMENT

The current proposal is to undertake an exterior renovation to the existing Thrifty Foods building with no changes to the existing floor area and building footprint. The current building was last updated during a remodel of the pharmacy department in 2008.

Site Design

There are no changes proposed to the existing site layout including on-site parking, pedestrian access and landscaping. Existing cart corrals will be replaced with new covered corrals in their current location.

Building Design

The proposed exterior renovations are intended to bring the building up to the current brand standards of Thrifty Foods and include a mix of contemporary exterior materials and colours.

The existing centre gable at the front of the building is to be reconstructed using synthetic stucco (Exterior Insulation and Finish Systems - EIFS) clad in anodized aluminum storefront with spandrel glazing to create a glass box feature.

The existing sloped roof structures adjacent to the existing centre, and gable features over the two existing entrances are proposed to be reconstructed as flat roof structures. Exterior grade

cedar is proposed to be used as structural supports and to create an accent feature that complements the contemporary new look and the existing building character.

The Thrifty Foods sign is proposed to be relocated to the west side of the front elevation to direct customers to the store entrance. Two new Thrifty “button signs” are to be integrated under the revised roof line of the centre glass box feature to increase brand awareness and to inform customers of its services and products. A Separate sign permit application will be required for the proposed new signage.

The majority of the existing wall finishes (exposed brick, concrete and stucco and EIFS) that run the perimeter of the building is to be pressure washed and repainted to modern colours.

Staff Comments:

- Consider sloping roof forms of adjacent buildings/surrounding area to ensure more of a complementary form;
- Consider integrating the new Thrifty Food sign under the revised roofline.

Landscape Design

The built landscape largely conforms to the original development permit for the Thrifty Foods store approved in 1997 and features planted islands and a combination of deciduous and coniferous trees to break up the surface parking area in front of the Thrifty’s store.

As part of the current development permit application, the applicant’s landscape architect submitted a landscape inventory report noting deficiencies from what was originally approved. This inventory notes that four trees are missing and 13 others are in poor condition.

Staff Comments:

- Replace missing and poor condition trees.