

STAFF DESIGN COMMENT

(Revised Submission)

DEVELOPMENT PERMIT APPLICATION NO. DP001300 – 3612 ISLAND HIGHWAY NORTH

Applicant: ROBERT ARMENEAU

Architect: ALAN LOWE ARCHITECT INC.

Landscape Architect: LOMBARD NORTH GROUP

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Mixed-Use Corridor (COR2)
<i>Location</i>	The subject property is located on the north side of the Island Highway, south of the intersection of Victoria Avenue and 106 th Street.
<i>Total Area</i>	8,190m ²
<i>City Plan</i>	Future Land Use Designation – Residential Corridor Development Permit Area DPA8 - Form & Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is located in the Long Lake neighbourhood. The property is flat with a residential area located to the north, commercial uses to the west, and Country Club Centre located to the east. The site has an existing automobile dealership building and service shop to be removed to facilitate the proposed development.

BACKGROUND

This application was previously presented to the Design Advisory Panel (DAP) on 2023-JUL-13. DAP accepted the height variance request and requested that the application return to a future DAP meeting with revised plans to address the following form and character recommendations:

- Consider re-siting the building to the corner of Island Highway N and 107th Street and relocate the parking to the back of the building, as per General Development Permit Area Design Guidelines.
- Review the tree list and incorporate more shade trees, evergreen trees, and trees suitable to climate change. Avoid invasive species.
- Consider options for pedestrian connection from the crosswalk at Island Highway N and 107th Street to Victoria Ave and/or into the site.
- Add diversity to the raingarden.
- Consider adding a rooftop deck or outdoor amenity area.
- Consider adding permeable or patterned paving to the parking lot.
- Consider making the wayfinding from the Island Highway N clearer.
- Consider green options such as solar panels or a green roof.
- Consider adding a significant landscaping feature at one of the property corners.
- Consider incorporating garbage and recycling into the building or ensure the refuse enclosure materials fit the character of the building.

- Ensure that site lighting does not intrude on the residential neighbourhood.
- Consider adding showers and a change room for staff.

The applicant has submitted revised plans for the Panel's consideration and have been included as attachments in this package. The primary design revisions are listed below.

- Additional trees/plantings have been incorporated along all frontages.
- Patterned concrete has been added to the surface parking and vehicle display areas.
- Additional landscaped islands have been added to the surface parking area.
- A pedestrian connection has been provided from 107th Street on to the site and to the main entrance of the building.
- Additional windows have been added to the south elevation.
- There are no proposed changes to the building siting, and no changes to building elevation materials.

PROPOSED DEVELOPMENT

Summary of Previous Staff Design Comments

The applicant is proposing a new 1,988m² automobile dealership (Nissan) with one and a half storeys and underground vehicle storage. The proposal includes a ground-level service centre, showroom, storage, and dealership office space on the ground-level and upper floor. The proposed site coverage is 19%, which is below the maximum permitted lot coverage of 60%. The proposed building height is 7.72m.

The proposed building will be located in the western portion of the site with a landscape buffer located along each property line. The primary access to the site will be via an existing access off Victoria Avenue and an additional existing site entrance off 106th Street. A refuse enclosure and waste oil tank are located at the northwest corner of the site. The proposed building includes a 1,711m² underground vehicle storage area for inventory. The 1,560m² ground-level contains a showroom with dealership office space, as well as ten service bays, three wash and auto detailing bays and a service drive-through. The upper storey is 428m² and includes additional dealership office space and storage, with the east portion open-to-below.

The proposed building has a flat roof, and some portions of the building are stepped-back to delineate between the first and second storey. LED wall pack lighting is proposed along each building face. The applicant anticipates fascia signage to be provided on two building faces, and the exterior building finishes include corrugated metal cladding, aluminum composite and concrete panels, with a red accent panel intended for signage, and significant glazing along the south and east elevations to emphasize the interior of the showroom.

The proposed development will include landscaping along the perimeter of the lot with some additional plantings on landscape islands within the customer parking area, east of the proposed building. Pole lights are proposed along the perimeter of the site and at both entrance locations. Additional pole lights are also proposed within the landscape islands of the customer parking area east of the building. Vehicles will be displayed along the perimeter of the site with additional vehicle display area abutting the showroom.

Site Design Revisions

Revisions to the site design include the addition of broom-finished concrete in areas designated for vehicle display along all site frontages. The broom-finished concrete is also located in the

surface parking area located east of the proposed building. This assists in delineating the surface parking areas from the drive aisles and pedestrian areas. Circular vehicle display areas are featured at the prominent property corners abutting the Island Highway.

A pedestrian connection is proposed from 107th Street on to the site and to the main entrance of the building. The connection passes through newly proposed landscape islands in the surface parking area.

There are no proposed changes to the building siting or the outdoor refuse enclosure. Horizontal corrugated metal is used to screen the outdoor refuse enclosure, which fits the character of the building.

Staff Comments:

- Consider providing weather protection for short-term bicycle parking.
- City design guidelines recommend buildings be located at prominent corners to empathize street presence with architectural features wherever possible. Staff recommend further consideration of ways to strengthen the building presence at the corners and/or along Island Highway North.

Building Design Revisions

There have been no changes to building elevation materials. Two additional windows have been added to the south to break up the concrete panelling and provide natural light to the service shop area. One window on the east elevation has been removed.

Landscape Design Revisions

Additional deciduous trees and plantings have been incorporated along all frontages of the site. The proposed tree species include Maples, Ginkgo, Locust, and Dogwood. There have also been revisions to the plant list, including the removal of invasive species.

Additional landscaped islands have been incorporated into the surface parking area, adjacent to the proposed pedestrian pathway through the site. The landscape islands include Princeton Sentry Ginkgo trees and Meidiland White Rose.

Common Rush and Slough Grass are proposed within the raingardens located within the surface parking area.

PROPOSED VARIANCES

Front Yard Setback

The COR3 zone permits a maximum front yard setback of 6.0m for at least 50% of the building face. The applicant proposes a front yard setback of 16.43m, a variance of 10.43m.

Location of Parking Area

Section 9.6.1 of the Zoning Bylaw prohibits parking between the front property line and the front face of a building or within the 6.0m maximum front yard setback area in Corridor zones. A variance is required for the proposed vehicle display area between the front face of the building and front property line and includes some parking within the maximum front yard setback area.

Maximum Allowable Height

Section 9.7 of the Zoning Bylaw requires a minimum building height of two storeys above grade. As the proposed building is not comprised of two full storeys, a variance is required.