

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001324 – 3180 ISLAND HIGHWAY NORTH

Applicant: BFA STUDIO ARCHITECTS

Architect: BFA STUDIO ARCHITECTS

Landscape Architect: ETA LANDSCAPE ARCHITECTURE

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	City Commercial Centre (CC3)
<i>Location</i>	The subject property is northwest of the intersection of Norwell Drive and Island Highway North.
<i>Total Area</i>	1,444m ²
<i>City Plan</i>	Future Land Use Designation – Secondary Urban Centre Development Permit Area DPA 4 – Abandoned Mine Workings Development Permit Area DPA 8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is located southeast of Country Club Centre and is surrounded by commercial development, including various automobile dealerships to the south across the Island Highway. The site is currently vacant and flat. A previous Development Permit (DP1216) was issued for a car wash in this location; however the permit lapsed and the current owner wishes to proceed with a different car wash design.

PROPOSED DEVELOPMENT

The applicant is proposing a new 362m² automated car wash with one and a half storeys and sheltered pay stations. The total proposed Floor Area Ratio (FAR) is 0.25. The proposed lot coverage is 28%, which is below the maximum permitted lot coverage of 50% in the CC3 zone.

Site Design

The proposed building will be located at the centre of the site and offers street presence along Norwell Drive with visual interest from the building and robust landscaping. The development site will be accessed from the Island Highway and Norwell Drive by an existing easement located to the west at 3190 Island Highway North. Vehicle movement on site is limited to one-way circulation and vehicles will enter the pay stations and alternate lines entering the queue and car wash tunnel. An emergency/maintenance exit is located on the east portion of the site, adjacent to the car wash tunnel and the refuse enclosure is located adjacent to the site entrance on the west side of the property.

The “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”) requires two off-street parking spaces at a rate of one space per 15m² of sales floor area plus two spaces per

service bay or car wash bay. Two short-term bicycle parking spaces are located at the building entrance.

Staff Comments:

- Ensure the queueing of vehicles is screened from street views.
- Consider ways to facilitate non-tandem parking.

Building Design

The proposed building includes a two-lane pay station with additional kiosks located inside the building. An electrical room, universal washroom and staff room are included on the ground level alongside the car wash tunnel. Mechanical rooms are located on the ground floor and mezzanine level and the remainder of the upper level is open to the car wash tunnel below.

The car wash tunnel portion of the building has a butterfly roof with generous glazing offering visual interest and transparency into the building. A metal wave is also featured on this building face. Overhead doors are located on the north and south elevations to service the mechanical room and car wash tunnel. Additional windows are located on all building elevations, which are faced with corrugated metal cladding in various shades. Business and directional signage is anticipated on all building elevations.

Staff Comments:

- Consider the addition of long-term bicycle storage within the building for Staff.
- Consider ways to increase transparency and/or visual interest on the building façade facing the Island Highway.
- Canopies provide weather protection for Staff and patrons, as per the General Development Permit Area Design Guidelines.

Landscape Design

A wide landscape buffer between Norwell Drive and the car wash tunnel is proposed and will include a single Heritage River Birch and a variety of shrubs and perennials. Additional landscaping is proposed within the Ministry of Transportation and Infrastructure (MoTI) right-of-way at the rounded corner of Norwell Drive and Island Highway North. Plantings in this area and along Island Highway North are dense and include Box Leaf Honeysuckle, Autumn Stonecrop, and Dwarf Strawberry Madrone to screen the view of headlights from the adjacent roads. All work within the MoTI right-of-way will be completed under a MoTI Permit. Additional landscaped areas are located adjacent to the refuse enclosure and along the drive aisle to exit the site with areas of decorative drain rock throughout the site. The area of the site intended for emergency/maintenance egress is lined with permeable pavers.

Staff Comments:

- Consider the addition of outdoor seating adjacent to building entrances.
- Ensure proposed landscaping does not obscure vehicle driver vision of pedestrians or bicycle routes.
- Consider the addition of landscaping between the kiosk and the internal drive aisle.

PROPOSED VARIANCES

Projections

Section 6.5.1 of the Zoning Bylaw does not allow the projection of canopies. The application proposes to allow the canopy to project 2.85m into the flanking side yard setback.

Landscape

Section 17.2 of the Zoning Bylaw requires a 1.8m landscape buffer along the flanking side yard of the subject property. The applicant proposes no landscape buffer. All required landscaping will occur within the MoTI right-of-way.