

# STAFF DESIGN COMMENT

## DEVELOPMENT PERMIT APPLICATION NO. DP001341 – 6450 ISLAND HIGHWAY NORTH

**Applicant:** RW (BOB) WALL LTD.

**Architect:** O.C.A. ARCHITECTURE INC.

**Owner:** BGR HOLDINGS INC.

**Landscape Architect:** VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

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### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Woodgrove Urban Centre (CC4)
<i>Location</i>	The subject property is located on the east side of Island Highway North between Enterprise Street and Aulds Road/Hammond Bay Road.
<i>Total Area</i>	1.16ha
<i>City Plan (OCP)</i>	Future Land Use Designation: Secondary Urban Centre Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is a large commercial lot located in north Nanaimo. The grade change of the property is approximately 6m and slopes down to the northeast. Established commercial developments predominantly characterize the surrounding area, with the Green Thumb Garden Centre (future Bowers District development site) to the east. The subject property currently contains two existing mini storage buildings that will remain, and a multi-tenant commercial building proposed to be removed to facilitate the proposed development.

The applicant is in the process of amending the existing CC4 zone (RA497) for the subject property to add “mini storage” as a site-specific use in order to allow the expansion of an existing non-conforming mini-storage facility to accommodate the proposed development.

### PROPOSED DEVELOPMENT

The applicant is proposing a four-storey mini storage and office building with a total gross floor area of 4,792m<sup>2</sup> and a proposed FAR of 1.08. The proposed total site coverage with the addition of the new building is 38% and the height of the new building is 13.8m.

#### Site Design

The proposed building is oriented to face the Island Highway frontage. Vehicle access to the site will be from the existing access off the Island Highway and Marlin Way with 63 surface parking spaces. Six long-term bicycle parking spaces are proposed in a room at the back of the building with short-term bicycle racks (six spaces) located near the entrance of proposed Building C. An existing refuse enclosure is located at the rear of the site, next to the Marlin Way entrance. A pedestrian network connects the existing buildings and the new Building C to an employee amenity area at the rear of the site, across from existing Building B.

Staff Comments:

- Consider opportunities to increase pedestrian connectivity along the internal drive aisle for the front of the building.

### Building Design

Proposed Building C presents a modern urban form with curtain wall and glazing facing the highway exposure and large overhangs at the roof level. Exterior finishes include a mix of Hardie panel and fascia; metal siding; masonry veneer; metal flashing; glass and metal railings, aluminum windows and doors; a canopy over the front entrance; metal roll-up loading doors; wall mounted lighting; and mechanical screening.

#### Staff Comments:

- Consider opportunities to further emphasize the building entrance facing the Island Highway.
- Consider extending glazing of the south facing office unit to the corner of the building.
- Consider ways to create a more cohesive design with the existing storage buildings and greater use of corporate colours to add visual interest.

### Landscape Design

The proposed development includes existing landscaping to be retained throughout most of the site. New landscaping is proposed along a portion of the north lot line and the northwest corner of the site; and the proposed employee amenity area at the rear of the site includes various deciduous trees, evergreen hedging, shrubs, groundcover, ferns, and vines. The amenity area will also include an arbour and bench. A green roof is proposed to cover 50% of the building roof with sedum.

#### Staff Comments:

- Provide robust year-round screening between the parking areas and Island Highway to mitigate headlight glare.
- Consider more visual interest in the landscaping at the site entrance off Marlin Way.
- Consider wayfinding, onsite lighting, and illuminated entrances.

## **PROPOSED VARIANCES**

### *Minimum Side Yard Setback*

The minimum required side yard setback in the CC4 zone is 3.0m. The applicant is proposing a minimum north side yard setback of 1.5m, a requested variance of 1.5m.

### *Off-Street Parking*

The minimum required number of parking spaces 69. The applicant is proposing 63 parking spaces, a requested variance of 6 parking spaces.