

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001370 200 TENTH STREET

Applicant: ISLAND WEST COAST DEVELOPMENTS

Architect: APLIN MARTIN ARCHITECTURE STUDIO

Landscape Architect: LADR LANDSCAPE ARCHITECTS

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Light Industrial (I2)
<i>Location</i>	The subject property is located on the north side of Tenth Street, approximately 375m east of Douglas Avenue.
<i>Total Area</i>	1.53 ha
<i>City Plan</i>	Future Land Use Designation – Suburban Neighbourhood Development Permit Area DPA1 – Environmentally Sensitive Areas Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is panhandle lot located in the Harewood neighbourhood with frontage along Tenth Street. The lot has been substantially cleared and is surrounded by low density residential lots to the north, industrial and commercial businesses to the east, and an undeveloped forested parcel to the south. Applegreen Park is located primarily to the west and Wexford Creek transects the southwest corner of the panhandle.

A previous development permit application, DP1189, was approved in 2024, however, the prospective tenant has changed, and the owner wishes to proceed with a different design.

PROPOSED DEVELOPMENT

The applicant proposes to a construct a light industrial development comprising of a two-storey 3,019m² distribution warehouse with an additional 232m² of accessory office space, as well as related site improvements.

Site Design

The building is sited on the lot to allow for vehicle movement on all sides. Employee parking is proposed along the east side of the property, while the parking on the west side of the site is intended for truck trailers. The site is secured with chain link fencing around the perimeter (excluding the panhandle portion) and vehicle access, as well as a pedestrian trail to Applegreen Park, is proposed from the panhandle.

The “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”) requires 16 parking spaces at a rate of 1 space per 200m² of the gross floor area, two of which must be accessible. Additionally, three loading spaces are required.

Staff Comments:

- Ensure the combination of fencing and landscaping along the north and west properties lines adequately screens industrial activities.

Building Design

The proposed building is 12.0m tall to accommodate the operation needs of the service bays and the accessory office space is proposed on both the first and second storey. The building has a flat roof design with an emphasized primary building entrance at the most prominent corner of the site. The entrance features a large cedar support beam, double-height glazing and a wood-look metal panelling. The remaining building elevations are faced with a colour-block design in various shades of grey. Canopies are utilized to provide weather protection and are installed at varying heights and large windows are proposed in the warehouse area to provide natural light.

Staff Comments:

- Consider the addition of showers and change facilities for staff.
- Consider adding corporate colours as accents for visual interest.

Landscape Design

A landscape buffer is provided along all property lines and is proposed to include trees, shrubs, and a variety of groundcover plantings. An addition 42 trees will be planted on site, and a 5.0m landscape buffer is proposed along the north property line, abutting the neighbouring residential properties to assist in screening the proposed industrial activity. A large stormwater detention and rock pit is proposed on site and a pedestrian trail will connect Tenth Street to Applegreen Park through the panhandle. Riparian planting adjacent to the pedestrian trail will occur in accordance with the previously approved Development Permit.

Staff Comments:

- Consider a green roof feature on top of the primary building entrance.
- Consider additional landscape islands in the parking area and an outdoor amenity space for staff in the northeast corner of the site.