

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001395 1030 OLD VICTORIA ROAD

Applicant: S2 ARCHITECTURE

Architect: S2 ARCHITECTURE

Landscape Architect: PERRY & ASSOCIATES LANDSCAPE ARCHITECTURE

SUBJECT PROPERTY AND SITE CONTEXT

<i>Current Zoning</i>	I3 – High Tech Industrial
<i>Location</i>	The subject property is located at the intersection of Old Victoria Road and Mckenzie Road, west of Island Highway South.
<i>Total Area</i>	9,765m ²
<i>City Plan</i>	Future Land Use Designation – Light Industrial Development Permit Area DPA 4 – Abandoned Mine Workings Hazards Development Permit Area DPA 8 – Form and Character
<i>Relevant Design Guidelines</i>	Form & Character Design Guidelines

The subject property is located in the Chase River Neighbourhood and slopes down approximately 2.0m from north to south. The site currently operates as a temporary housing site, and the surrounding neighbourhood is characterized by light industrial uses, a place of worship, and low-density residential development.

PROPOSED DEVELOPMENT

The applicant proposes to construct a four-storey personal care facility (supportive housing) consisting of 60 studio units. The site is currently undergoing a concurrent subdivision (SUB1522) and rezoning application (RA525) to allow the proposed personal care facility as a site-specific. The total proposed Gross Floor Area (GFA) is 3,210m² and the proposed Floor Area Ratio (FAR) is 0.60.

Site Design

Site access is proposed from Mackenzie Road via a two-way drive aisle loop. The proposed building is centrally located on the site and well separated from adjacent dwellings. Pedestrian connections to the street and onsite circulation are proposed. Three-stream waste management is provided in the east portion of the site to avoid conflicts with vehicles and pedestrians. Surface parking is proposed between the building and the street, and a separate building intended for e-mobility storage is proposed in this northwest corner of the site. An area at the back of the site is reserved for a large outdoor amenity space.

The “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”) requires 12 parking spaces (at a rate of 0.2 spaces per sleeping unit). The plans show the required spaces are provided. One space must be designated as an accessible space.

Staff Comments:

- Vehicle loading spaces and waste management are situated to avoid conflicts with vehicles, pathways, pedestrians, etc. (2.1.3.4).
- Consider opportunities to further screen the surface parking from street view (2.1.3.1 and 2.1.3.8 (iv)).

Building Design

The proposed building is contemporary with a flat roof design. Exterior finishes include fiber cement planks in light and dark wood tones and white panels intended to provide visual interest and highlight the glazing pattern. Artwork is proposed on the west and south building elevations with details to be provided. All building entries include weather protection, and a number of internal amenity/common areas are proposed, including a dining area, lounge, kitchen, and other tenant supports.

Staff Comments:

- Consideration has been given to energy performance, solar orientation, and high quality materials (2.2.1.1 and 2.2.1.4).
- New development that is adjacent to or visible from Provincial Highways should be designed to provide an attractive façade or natural buffer facing the highway. Consider adding visual interest to the north building façade (3.6.2.4).

Landscape Design

The site will be fenced with a combination of 1.2m to 1.8m tall wood fences and existing chain-link fence to remain abutting Island Highway South. A series of coniferous and deciduous plantings are proposed along the property lines, surrounded by a combination of shrubs and groundcover plantings. A large open amenity space is provided at the rear of the site and includes a shared community garden for residents, a covered smoking area, a pedestrian walking loop, and outdoor seating. The development is well-lit with a series of bollard and pole lighting used to illuminate the amenity space, parking area, and building entrances.

Staff Comments:

- Outdoor lighting is used to ensure visibility and wayfinding (2.1.5.4).
- Pedestrian circulation is provided on site to connect building entrances, parking areas, and amenity spaces (2.1.2.1). Consider extending the concrete paving to replace the proposed pavers adjacent to the south building elevation to facilitate universal design (2.1.3.10).
- Consider adding additional elements to the outdoor amenity space to ensure the area is programmed for intentional use (2.1.4.1).