

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001403 – 4951 JORDAN AVENUE

Applicant: MOMENTUM DESIGN BUILD

Owner: HAZELWOOD HOLDINGS LTD. (INC. NO. BC1482605)

Architect: ALVIN REINHARD FRITZ ARCHITECT INC.

Landscape Architect: MACDONALD GRAY CONSULTANTS INC.

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Light Industrial (I2)
<i>Location</i>	The subject property is located on the southeast corner of the Mostar Road and Jordan Avenue intersection and is between the Nanaimo Parkway and the Island Highway.
<i>Total Lot Area</i>	6,608.89m ²
<i>City Plan (OCP)</i>	Future Land Use Designation – Light Industrial Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	Form & Character Design Guidelines

The subject property is located in the Pleasant Valley/Rutherford Neighbourhood, between the Nanaimo Parkway and the Island Highway. The property is bound by Jordan Avenue to the northeast, Mostar Road to the west, and the Coca-Cola Bottling Limited Nanaimo Distribution Centre and Jordan Avenue Park to the south. The lot is currently undeveloped and slopes downhill towards the south property line.

The surrounding neighbourhood is a mix of residential and industrial uses. Adjacent properties include single residential dwellings across Mostar Road to the west, Jordan Avenue Park to the southeast, and a variety of industrial uses.

PROPOSED DEVELOPMENT

The proposed development is a three-storey multi-tenant light industrial building with a gross floor area of 3,666.9m² and a lot coverage of 18.5%. The ground floor is proposed for warehouse space, with accessory retail and office uses on the second and third floors.

Site Design

The site is accessed by two vehicle entrances from Jordan Avenue. Customer parking is provided in front of the building (to the north and east) and employee parking and loading areas are provided to the rear of the building (to the south). More parking is provided on-site than is required by the Parking Bylaw. The Parking Bylaw requires 18 parking spaces (at a rate of 1 space per 200m² of gross floor area). 63 parking spaces are provided, of which 2 spaces must be designated accessible. 3 loading spaces are required, and 6 loading spaces have been proposed. No short-term bicycle parking spaces are required, but 4 long-term bicycle parking spaces are required.

Long-term bicycle storage is proposed on the ground floor of the building and short-term bicycle parking is proposed outside of the east entrance. Sidewalks have been provided around the building.

Staff Comments:

- Loading areas have been located at the rear of the building, away from non-industrial uses and the public realm (2.1.3.2 & 3.6.3.4).
- Provide accessible pedestrian linkages to the on-site waste enclosure and public sidewalks off-site (2.1.2.1 & 3.6.3.5).
- Minimize surface parking between the front face of the building and the street and use landscaped islands and permeable pavers to maximize infiltration and reduce visual impact (2.1.3.1 & 2.1.3.9).
- Consider locating the accessible parking spaces closer to the elevator (2.1.5.9).

Building Design

The proposed building is rectangular with one angled side parallel to Jordan Avenue, and a flat roof. Exterior finishes include vertical metal cladding, painted fibre cement accent panels, and steel trim. Three-storeys are visible on the south side of the building and two-storeys are visible on the north and east sides. Canopies are provided over entrances and windows have been incorporated on all building faces.

Staff Comments:

- In addition to the metal siding, consider using some natural materials that provide texture and warmth such as heavy timbers (3.6.1.2).
- Explore ways to add visual interest and transparency to the west elevation where visible to the public realm (3.6.1.3).
- The longest face of the building is oriented towards the south, which will maximize solar access in the cooler months and take advantage of natural light. Consider providing solar shading devices to obstruct direct sunlight from entering the building, especially on west and south facing elevations (2.2.1.2 & 2.2.1.8).
- Consider incorporating on-site renewable energy capture and solar energy systems into the building design (2.2.1.12).
- Consider ways to distinguish individual units for wayfinding (3.6.1.5).

Landscape Design

Landscaping is proposed around the perimeter of the site and includes a mix of evergreen and deciduous trees, shrubs, groundcover, and a decorative stonescape feature with landscape boulders. Some vegetation and trees are proposed to be retained along the south boundary of the site adjacent to Jordan Avenue Park. An outdoor employee amenity space has been provided near the southeast corner of the building, including outdoor picnic tables and bollard lighting. A rooftop patio has also been provided as a common amenity space for employees. A waste management enclosure is proposed in the southeast corner of the site and is designed to accommodate three streams of waste. Two concrete walls with guardrails and two block landscape walls are proposed to manage grading. Several existing concrete walls with chain link fence are proposed to be retained.

Staff Comments:

- A combination of trees and plants have been included that are suitable for the Nanaimo area, including native species, food-bearing trees and vegetation, and pollinator habitat (2.4.2.2).

- Consider providing opportunities for art and cultural expression to be integrated within the site and landscape design (2.4.1.7).

PROPOSED VARIANCES

Staff have identified that a variance may be required to reduce the landscape buffer along some lot lines. This will be confirmed through further review and discussion with the applicant.