

STAFF DESIGN COMMENT
(Revised Architectural Submission)

DEVELOPMENT PERMIT APPLICATION NO. DP001407 – 921 MAUGHAN ROAD

Applicant/Designer: KEVIN LAMONT PROJECT FACILITATOR LTD.

Owner: 1359659 B.C. LTD.

Architect: VENTURE ARCHITECTURE INC.

Landscape Architect: JANICE NEW L.A.T. – NEW LANDSCAPES

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Industrial (I4)
<i>Location</i>	The subject property is located in the Duke Point industrial area near the BC Ferries terminal.
<i>Total Lot Area</i>	Approximately 5,847m ²
<i>City Plan (OCP)</i>	Future Land Use Designation – Industrial Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	Form & Character Design Guidelines

BACKGROUND

The application was previously considered by the Design Advisory Panel (DAP) on 2026-FEB-12. DAP deferred consideration to a future meeting to allow time for an architect to revise the plans to address 11 recommendations. The applicant has subsequently submitted revised architectural plans, and design rationale, and a written response letter for the proposed changes.

PROPOSED DEVELOPMENT

The proposed development includes a new single-storey industrial shop and storage building with a Gross Floor Area (GFA) of 1,626 m². An existing accessory office building with a floor area of approximately 100 m² will be retained, resulting in a total GFA of 1,726 m². The proposed building will provide enclosed space for storage, assembly, shipping, and packing activities associated with the processing of various manufactured metal products.

Site Design

The proposed building will be located within the western portion of the property, with vehicular access retained from Maughan Road. The site layout is designed to maximize on-site truck maneuvering and operational efficiency.

Revisions to the site design include the provision of safe pedestrian routes through the site via a marked pedestrian walkway, wayfinding signage, measures to minimize impacts to existing trees,

clarification of site lighting, and the inclusion of a covered outdoor amenity space for employees. Refer to the attached submission for the applicant's responses to the DAP recommendations.

Staff Comments:

- Identify and clearly demarcate pedestrian connections between the buildings and the waste management enclosure, including consideration of alternative surface materials to create textural distinction (2.1.2.1).
- Identify the construction materials for the outdoor amenity area and consider the use of a robust and durable roofing material for the amenity structure (2.2.1.1).

Building Design

The proposed building is a long, rectangular pre-engineered steel structure. Revisions to the building design include enhanced entry definition, increased transparency, the incorporation of natural light, and improvements to façade articulation. Refer to the attached submission for the applicant's responses to the DAP recommendations.

Staff Comments:

- Consider incorporating the NIIK Steel corporate orange colour as the accent within the building design.

PROPOSED VARIANCES

The I4 zone requires minimum side yard setbacks of 3.0 m (Side Yard #1) and 6.0 m (Side Yard #2). The existing accessory building is set back approximately 3.01 m from the north side lot line. The proposed new building is setback 3.0 m from the south side lot line, resulting in a required variance of 3.0 m.