

Memo

File: 3060-20 / DP 5A 19

DATE: June 11, 2019

TO: Advisory Planning Commission
(Electoral Area A)

FROM: Planning and Development Services Branch

RE: Kensington Comprehensive Development Permit Area
Lot 3, Plan EPP15507, Island Highway (34083 Yukon Inc)
Lot 3, District Lot 154, Nanaimo District, Section 32, Township 1 and District Lot
28, Nelson District, Plan EPP15507, PID 028-731-531

Please note the following addendum to the memo dated June 4, 2019. The following sections should be deleted.

Rainwater

A majority of roof water will be collected into three large scuppers that will drain into a landscape pool under the covered walkway adjoining the two buildings. The landscaping pool will drain into an underground cistern to be reused for irrigation. The scupper on the east side of the building will drain into a small rain garden. A Rainwater Management Plan, dated May 28, 2019, prepared by Adam Cooper, Eng. L. and Bob Hudson, P. Eng of McElbanney Consulting Services notes the probable percentage of impervious surfaces (for proposed lot, not existing lot) is 85 per cent. The report recommends that roof water and other hard surfaces are routed into a series of on-site subsurface storage/infiltration facilities. On-site storage should accommodate a 1 in 10 year, 24 hour storm event. A control manhole should be installed at the point of connection to the future off-site stormwater system. With the exception of roof water, all runoff will be routed through catch basins equipped with grit sumps, upstream of proposed infiltration galleries, to remove settleable solids and debris. The modelling in the drainage plan does not account for the underground storage tank for on-site irrigation or use of permeable paving in the parking areas. These features will provide an increased factor of safety by serving to further reduce peak runoff rates and total volumes.

Energy Conservation, Water Conservation and Reduction of Greenhouse Gas Emissions

The guidelines require the applicant contemplate how the proposed development will incorporate energy efficient systems or features. The building is designed to a net zero standard, uses solar panels, reuses roof water for irrigation and utilizes LED lights in all light fixtures.

The text above should be replaced with the following:

Rainwater

The proposal originally included an underground cistern for the collection of rainwater. The proposal has been revised to remove the underground cistern. Roof water will be collected in three large roof scuppers, which will drain into three landscape rain gardens located on the north, south, and east sides of the building. Surface runoff from the parking lot and walkways will be collected in catch basins. Both roof and surface runoff will then be routed into infiltration galleries proposed

within the parking lot area as per the Rainwater Management Plan, dated May 29, 2019, prepared by Adam Cooper, Eng. L. and Bob Hudson, P. Eng of McElhanney Consulting Services. The Rainwater Management Plan notes the probable percentage of impervious surfaces (for proposed lot, not existing lot) is 85 per cent. The report recommends that roof water and other hard surfaces are routed into a series of on-site subsurface storage/infiltration facilities. On-site storage should accommodate a 1 in 10 year, 24 hour storm event. A control manhole should be installed at the point of connection to the future off-site stormwater system. Runoff will be routed through catch basins equipped with grit sumps, upstream of proposed infiltration galleries, to remove settleable solids and debris. Exact locations and configuration will be defined during detailed servicing design. The use of landscaped rain gardens was not accounted for in the modelling for the subsurface storage/infiltration facilities and will provide an increased factor of safety by serving to further reduce peak runoff rates and total volumes. The building will be serviced with potable water which can provide irrigation supply to landscape areas (Appendix A and B).

Energy Conservation, Water Conservation and Reduction of Greenhouse Gas Emissions

The guidelines require the applicant contemplate how the proposed development will incorporate energy efficient systems or features. The building is designed to a net zero standard, uses solar panels and proposes LED lights in all light fixtures.

Sincerely,

T. Trieu

Ton Trieu, MCIP, RPP
Manager of Planning Services
Planning and Development Services Branch

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Attachments: Appendix A – “Revised Design Rationale, dated June 10, 2019”
Appendix B – “Revised Architectural Renderings, dated June 10, 2019”

UNION BAY DISCOVERY CENTRE

Island Highway S, Union Bay, BC

Design Rationale

The Union Bay Discovery Centre is the first building proposed for Union Bay Estates. The building conforms to the Union Bay Design Guidelines.

The building will initially be comprised of a sales centre, offices, a trellised walkway connecting to a deli/ convenience store and café. Conforming to the CDA-3, the Sales Centre will be converted to other professional services and office uses after the real estate sales are finished. The café/ deli will continue with a flexible use of food services and retail.

The building is intended to be designed to net zero energy standards, utilizing only as much or less energy than it produces.

The building has a low sloped folded metal roof with solar panels on the south facing sides of the roof. The roof ridge rises to a peak at the northwest corner of the property, acting as a gateway to the first phase of Union Bay Estates.

The Island Highway façade references the past Union Bay wooden pier with large angled wood columns supporting the generous roof overhang, in front of a modern curtain wall, wood and concrete clad facade.

An exposed timber frame structure behind the curtain wall facade blends old and new, with a mix of traditional island and contemporary architecture.

The proposal has 22 parking spaces on site for office, sales centre and restaurant/ deli including 2 accessible parking spaces. There are 10 secure bicycle parking spaces.

Public Realm + Landscape

The principal planning concept for The Union Bay Discovery Centre is to create a vibrant social beginning to the Union Bay Estates development with an iconic building. A new commercial storefront will add life to the entrance to the development on Russell Street.

We are envisioning a neighbourhood café in the eastern wing of the building, with indoor and outdoor seating, and perhaps a deli/ convenience store. This will service the local Union Bay neighbourhood as well as those locally employed in the area.

Architectural Response

The building is a one and a half story wood frame building that wraps around the north and east part of the site, defining the street edges and sidewalks.

The low slope, folded rooflines rise from east to west and north to south. The roof form creates a recognizable iconic profile for the building. The roof sweeps out to create a wide covered outdoor area in front of the café on the east side of the building. The roof drainage will be collected in three large roof scuppers. The three large scuppers will drain into landscape rain gardens on the north, south, and east sides of the building. Surface runoff from the parking lot and walkways will be collected in catch basins. Both roof and surface runoff will be routed into a series of infiltration galleries proposed within the parking lot area (per the Drainage Plan). Exact locations and configuration of the infiltration galleries will be defined during detailed servicing design.

The cladding is a mix of cedar siding, metal siding, and architectural concrete with a contemporary curtain wall of smart glass. Windows will be framed with natural aluminum. The roof is galvalume standing seam metal with photovoltaic solar panels. A south facing second story balcony attached to the offices will have glass balcony guards with wood rails.

Project Components

Access, Parking, Loading

Access for parking, loading, garbage and recycling will be from the laneway on the southeast side of the property. Garbage and recycling bins will be screened with metal clad fencing. Garbage and recycling bins will be bear proof roll down bins.

Loading for the commercial component will be from the loading bay provided on the site. Required parking for the building is 14 spaces and we are providing 22 spaces, including 2 accessible parking spaces. Required secure bicycle parking spaces are 2 and we are providing 10 spaces.

Density

Allowable Floor Area Ratio on this site is 2,787 sq.m. and we are proposing 724.6 sq.m. Allowable Site Coverage is 90% and we are proposing 21.4% site coverage.

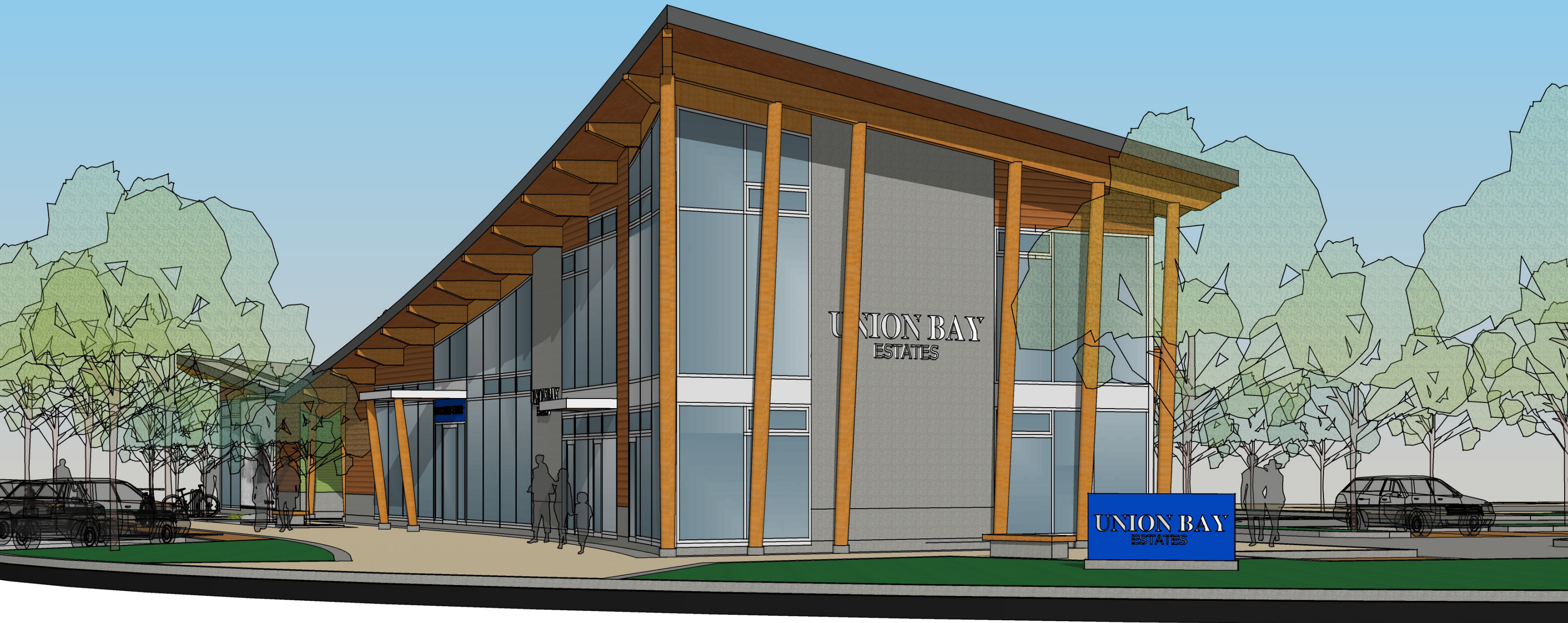
Site Servicing

The building will be tied into a waste water treatment facility developed for Union Bay, which will be complete before occupancy of this building.

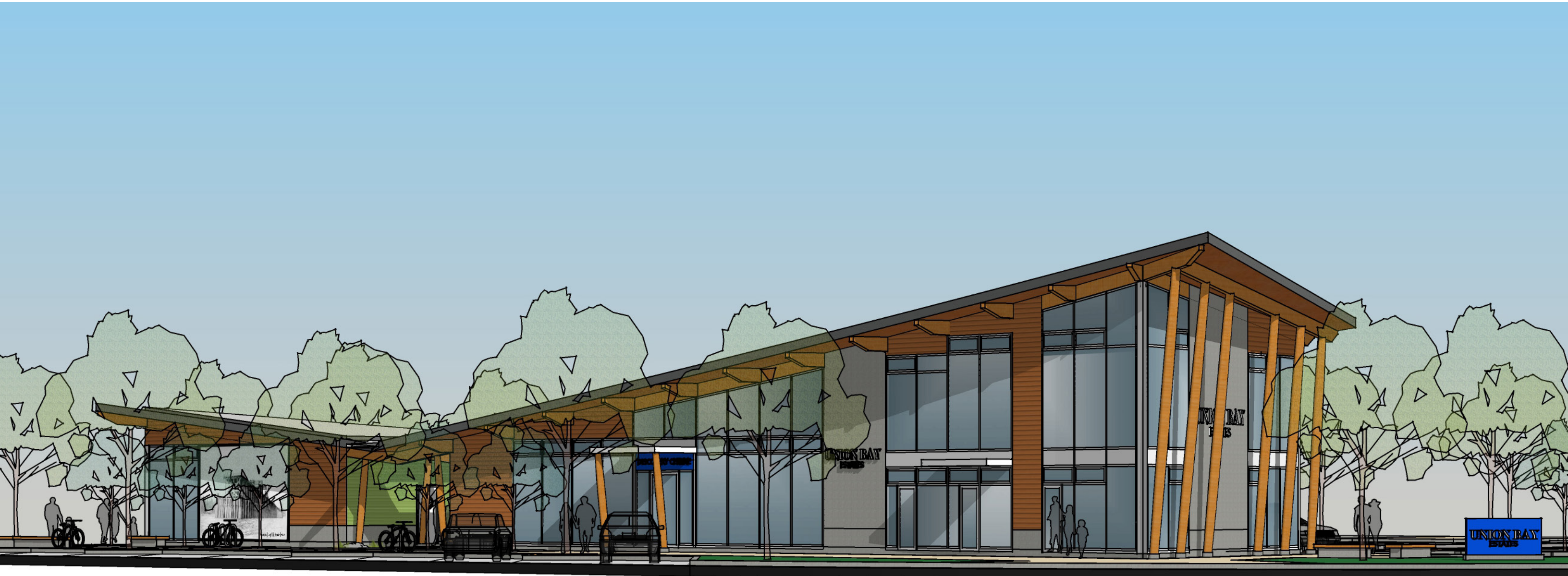
Potable water will be provided from the Union Bay water system. This service can also provide irrigation supply to landscape areas.

Conclusion

The Union Bay Discovery Centre will provide a mixed-use building with offices and a sales centre on Russell Street, and deli/ café on Strata Street. As a gateway to this new sustainable community and village, the building will set a high-quality precedent for Union Bay Estates.



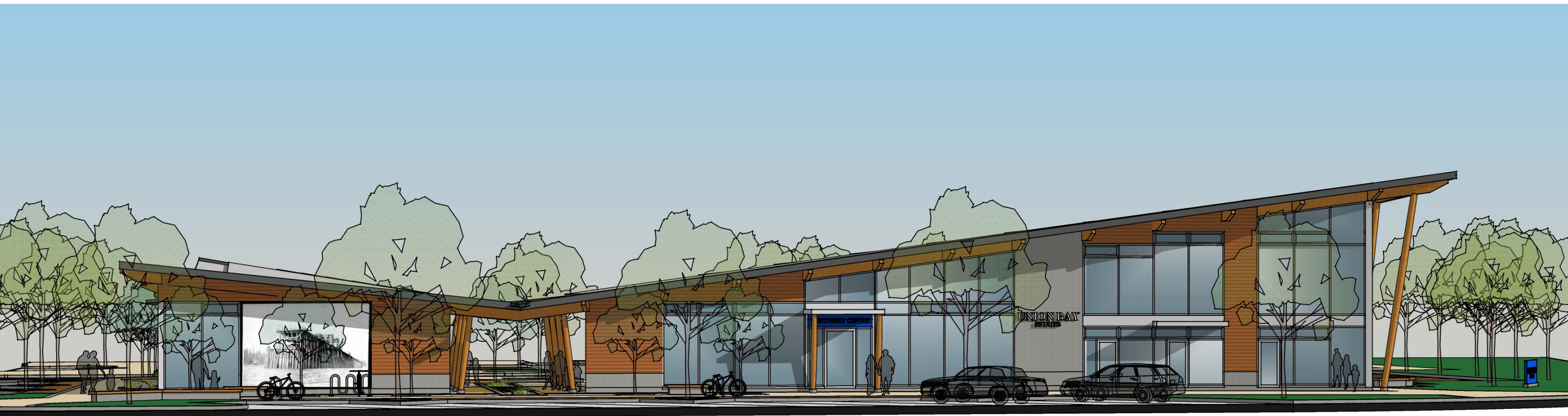
Union Bay Estates • Discovery Centre
View of North-West Corner from Island Highway at Russell Street



Union Bay Estates • Discovery Centre

View from corner of Island Highway and Russell Street, approaching from the North

2019-06-10



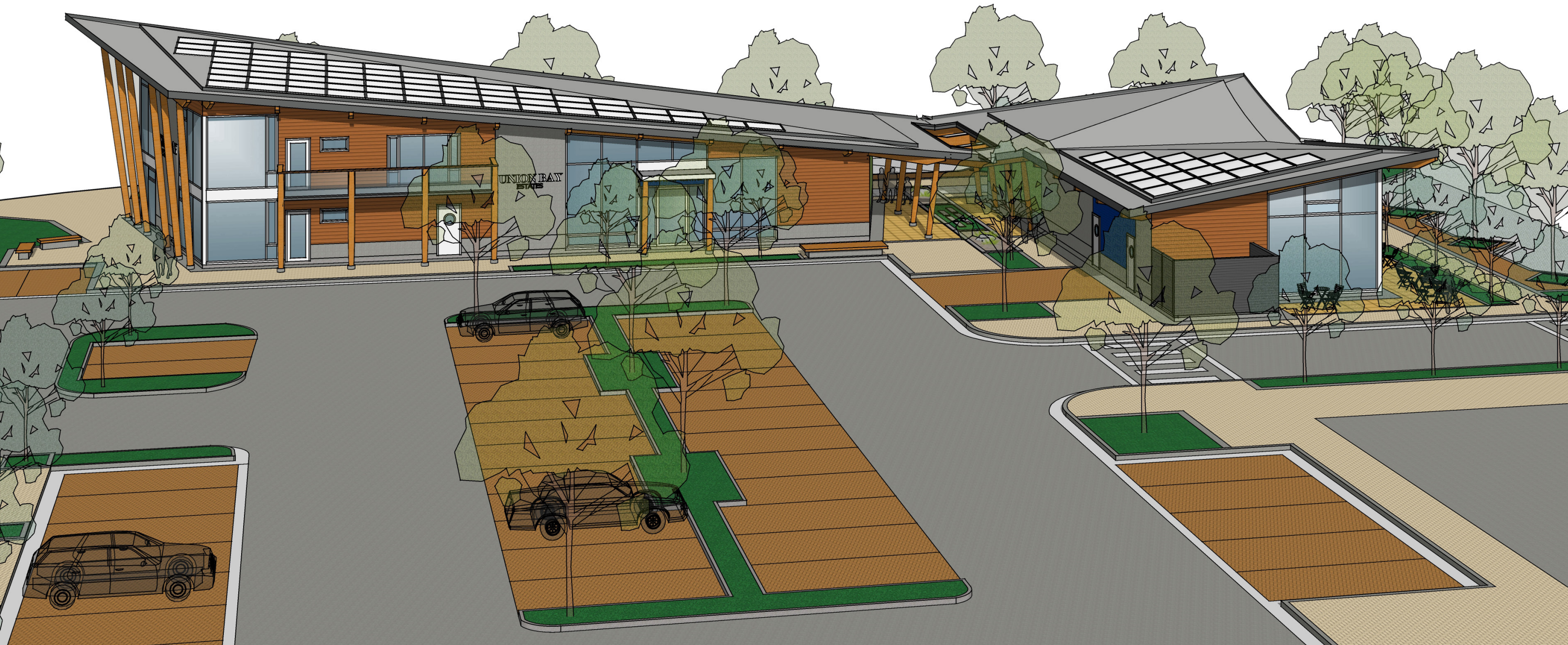
Union Bay Estates • Discovery Centre
View of North Facade from Russell Street

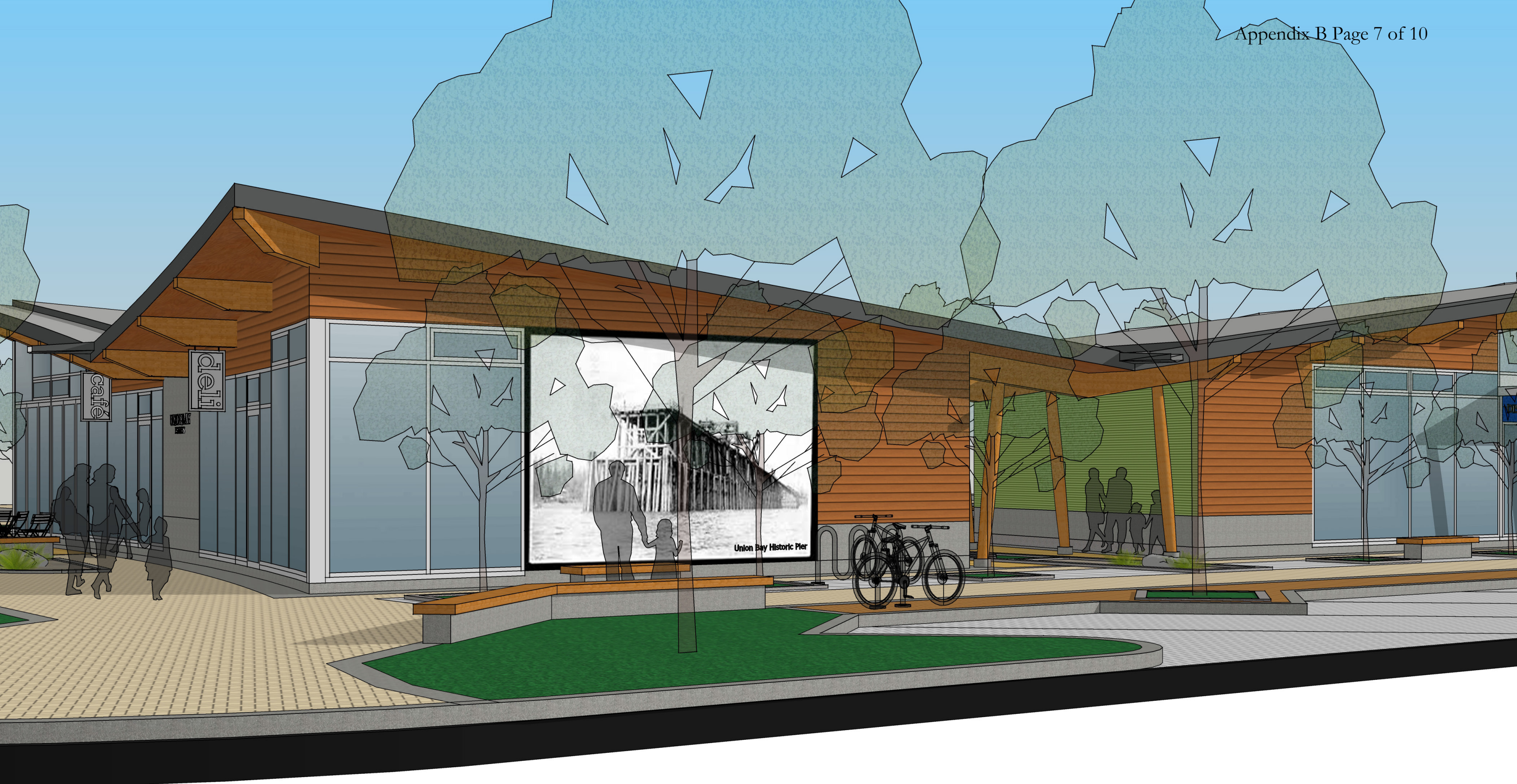


Union Bay Estates • Discovery Centre
Corner of Russell Street and Strata Road, viewed from the North-East



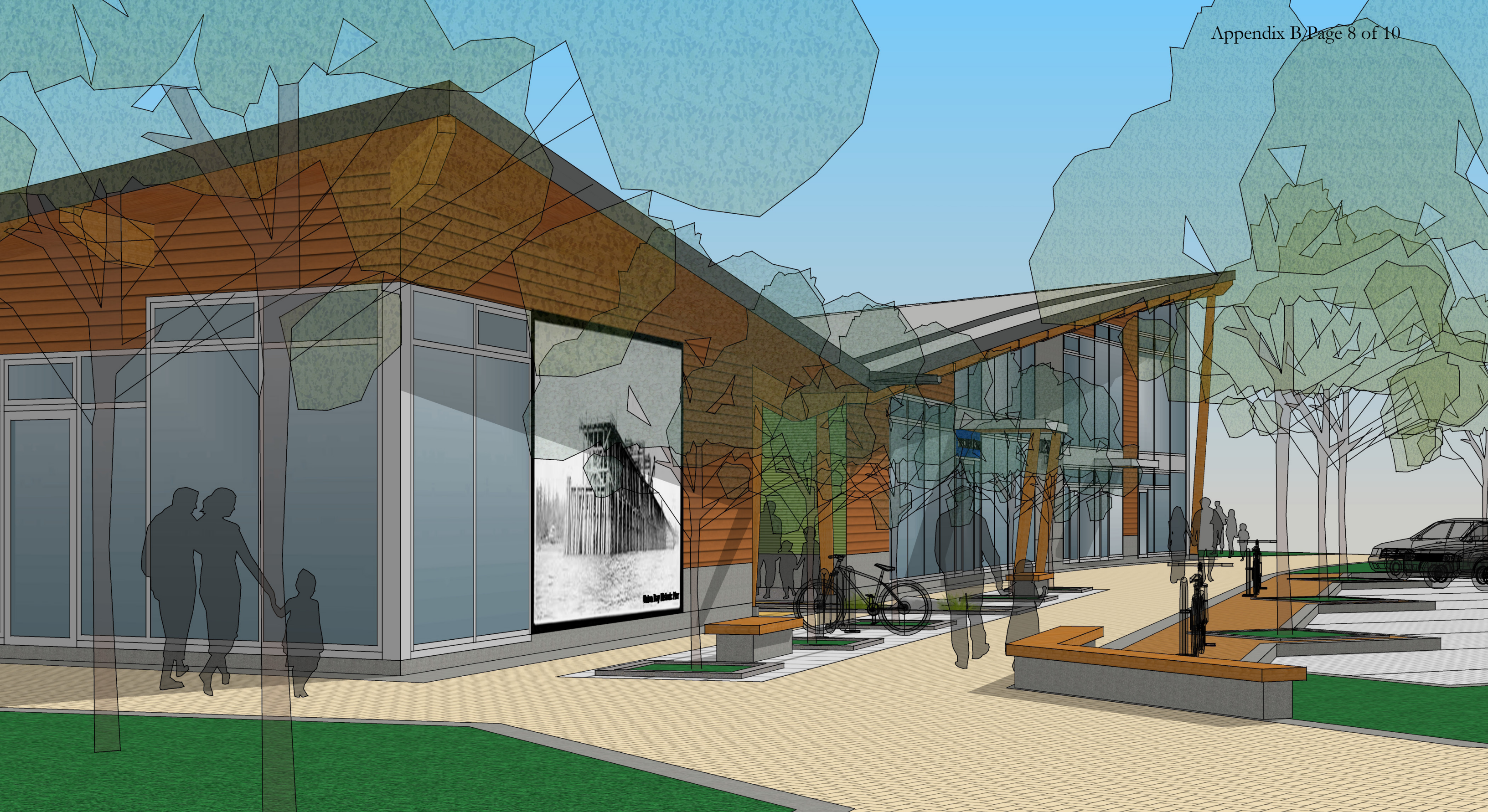
Union Bay Estates • Discovery Centre
View from Strata Road, approaching from the South-East



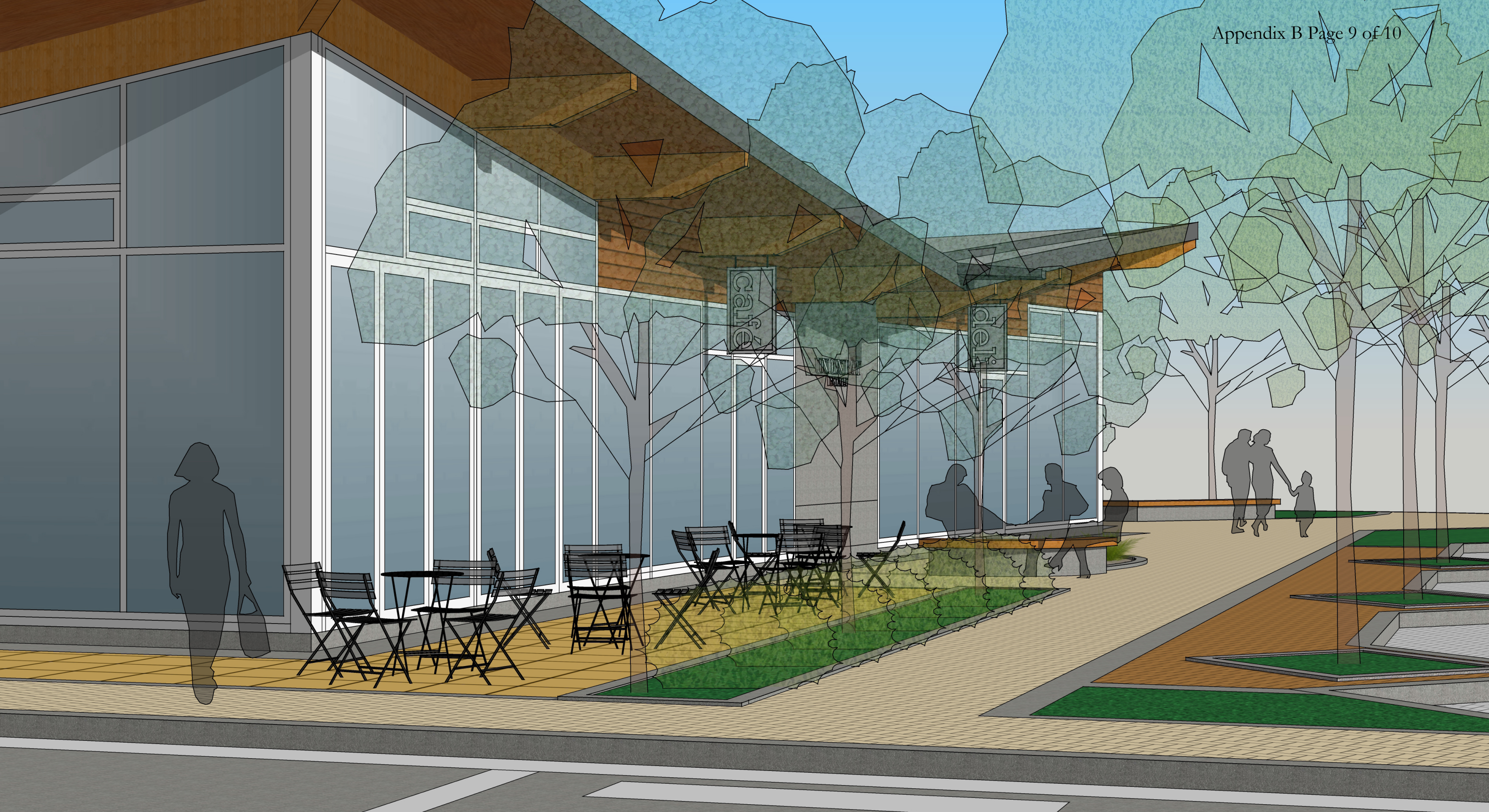


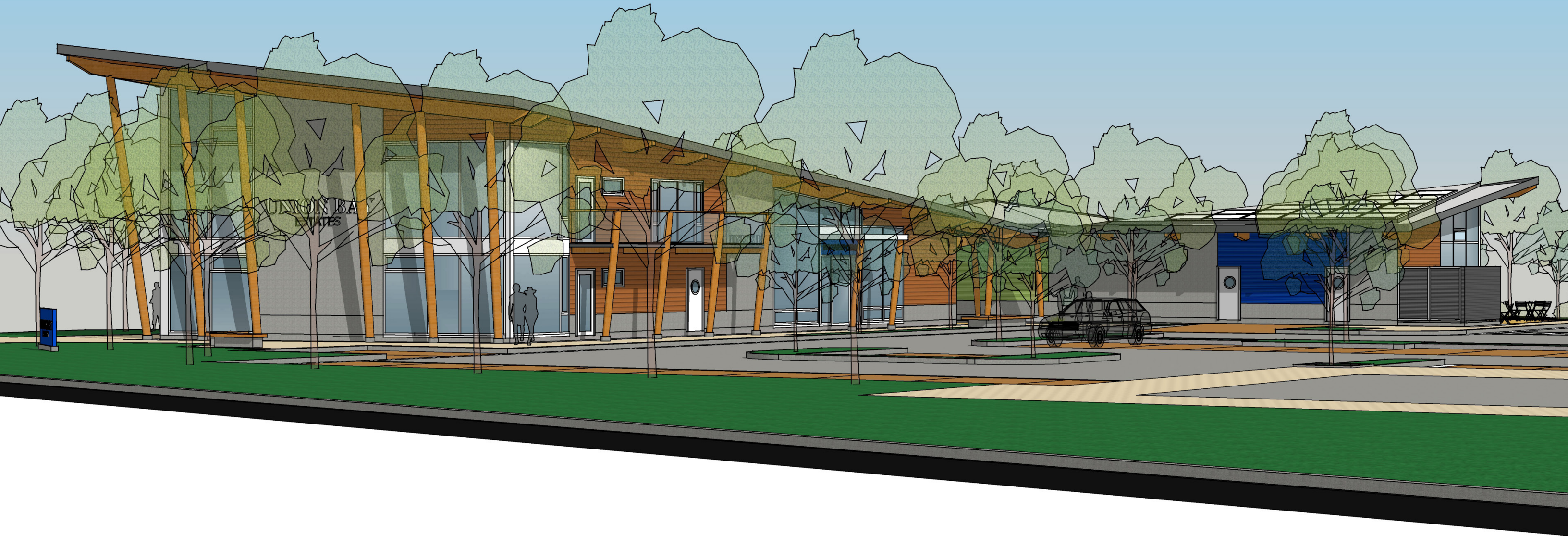
Union Bay Estates • Discovery Centre

Detailed View of North-East Plaza and Proposed Mural from Russell Street



Union Bay Estates • Discovery Centre
Detailed View of North-East Corner from Russell Street at Strata Road





Union Bay Estates • Discovery Centre
View of South Plaza and Parking from Island Highway