

DATE OF MEETING February 15, 2016

AUTHORED BY Gary Noble, Development Approval Planner, Planning and Design

SUBJECT **DEVELOPMENT PERMIT – 867 BRUCE AVENUE / 538 EIGHTH STREET**

## OVERVIEW

### **Purpose of Report**

To obtain Council authorization to issue a development permit for a mixed use commercial and 27 unit multi-family residential development.

### **Recommendation**

That Council issue Development Permit DP000955 at 867 Bruce Avenue / 538 Eighth Street, subject to lot consolidation and including a variance to increase the maximum height of the multi-family residential building by 3m.

## BACKGROUND

A development permit application DP000955 (Attachment A) was received from Daryoush Firouzli Architecture Inc. (Daryoush Firouzli), and Doyle Construction (Chris Doyle), on behalf of Kelland Foods Holdings Inc.

<i>Zoning</i>	CC2 – Neighbourhood Centre
<i>Location</i>	The subject property is located one lot north on the west side of the street from the Eighth Street and Bruce Avenue intersection.
<i>Total Area</i>	18,418m <sup>2</sup>
<i>Official Community Plan</i>	Map 1 – Future Land Use Plans – Neighbourhood, Commercial; Map 3 – Development Permit Area DPA No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development – Harewood Neighbourhood Plan
<i>Relevant Design Guidelines</i>	Harewood Neighbourhood Plan – Urban Design Framework and Urban Design Guidelines – South Harewood Village Centre General Development Permit Area Design Guidelines

This evening, Council will be considering approval of a road closure (LD2721) along the south property line which abuts the multi-family residential building (see Attachment A, Schedule A – Location Plan).

Staff and the Design Advisory Panel support the application, including the proposed variance, and recommend Council approve the development permit.

Regular Open Council  
2016-FEB-15

## **DISCUSSION**

### ***Proposed Development***

The proposed development is a mixed use development which consists of the following:

- Grocery Store (4,653m<sup>2</sup>) – mid site
- Commercial Rental Unit (697m<sup>2</sup>) – fronting Bruce Avenue
- Multi-family Residential Building (13,024m<sup>2</sup>) – 3-storeys/27 units, fronting Georgia Avenue

A 3m height variance is required for the multi-family residential building. The maximum allowable height is 10m, which would allow the construction of a 3-storey flat-roofed building on a flat site. The 3m increase in building height on the sloped building site allows for 31 parking spaces under the building, unit floor-to-ceiling heights of 2.74m instead of 2.44m, a sloped roof, and an overall improved building design.

The proposed development meets the intent of the General Development Permit Area Design Guidelines as well as the Urban Design Guidelines of the Harewood Neighbourhood. The proposed development conforms to the Zoning Bylaw regulations, with the exception of the requested height variance.

### ***Site Context***

The subject property is adjacent and behind the Mid Island Co-op Gas Bar. A vacant building (closed Co-op grocery store) occupies the site along with a large expanse of asphalt.

The subject property is surrounded by an existing 1 and 2-storey residential neighbourhood. Vacant land in the immediate area is being subdivided for more residential housing.

### ***Site Design***

The proposed site design meets the Neighbourhood Guidelines by encompassing the following attributes:

- An aesthetically pleasing and functional 4m public pedestrian/bike pathway which traverses the subject property and allows a direct connection from Georgia Avenue through to Bruce Avenue.
- Vehicle and truck access, from Eighth Street and Bruce Avenue.
- Internal site parking with an additional area under the multi-family residential building which includes 31 parking spaces.
- Pedestrian connections available through the interior parking area to Eighth Street and the abutting commercial development, once it is redeveloped.
- A 1-storey commercial building fronts 50% of the subject property's Bruce Avenue frontage to provide an urban street edge.
- The main entry to the grocery store and small entry plaza (to host small public events and showcase product) mid-site is visible from Bruce Avenue.

### Landscape Plan

The landscape plan uses hard and soft landscape to create an urban streetscape along Bruce Avenue and a unique causeway for public pedestrian and bike traffic through the site. Hard landscape along with three columnar trees and planters is used to define the urban plaza which defines entry to the grocery store.

Trees and hedges are used along subject property edges to create screening and to add a village ambiance.

Front yards are defined for each of the four ground-level entry, multi-family units which front Georgia Avenue.

The plant palette is predominately native with good resilience during drought conditions. A bioswale is used mid-site within the parking lot, to address site run-off.

### Building Design

#### *Commercial Rental Unit*

- The small commercial rental unit (CRU) fronts Bruce Avenue with storefront glazing. A pedestrian arcade along the south building elevation provides weather protection to pedestrians entering the site from Bruce Avenue, moving toward the grocery store.
- The shed roof of the CRU, which is support by an entry pillar and the clerestory windows above the storefronts provides a strong street presence along Bruce Avenue, which contrasts the simple architecture of the abutting gas bar.

#### *Grocery Store*

- The grocery store uses a similar roof profile on the east elevation which faces Bruce Avenue. The same roof language, with a band of clerestory windows, invites customers into the site and the grocery store's main entrance on the south elevation.
- The exterior building finishes are predominately a matrix of panels in solid colours, or a camouflage of colours. The overall strategy of the panels is both to articulate the building elevations as well as reduce the building mass and scale and overcome the building's horizontality.

#### *Multi-family Residential Building*

- The multi-family residential building borrows the shed roof detail in order to say this building is part of the village redevelopment as a whole.
- Building bays, balconies, fenestration rhythm and panel exterior finishes reduce the building mass and provide a residential scale, which is required to fit into the abutting neighbourhood.
- Street front entries to four units, as well as the main building entrance, allow the residential building a good street presence.

***Design Advisory Panel Recommendation***

At its meeting held September 24, 2015, the Design Advisory Panel (DAP) accepted DP000955 as presented with support for the variances but with the exception that the applicant improve the street frontage along Bruce Avenue (see Attachment B – Design Advisory Panel Recommendations).

The applicant reviewed the DAP recommendations and has made all the necessary changes to resolve outstanding issues. Staff support these changes.

***Harewood Neighbourhood Association***

The Harewood Neighbourhood Association was consulted regarding the application and revisions. No response or comment was received.

**SUMMARY POINTS**

- Development Permit DP000955 is for a proposed mixed use commercial and residential development.
- The proposed development meets the intent of the applicable design guidelines and conforms to the zoning regulations, with the exception of a height variance for the multi-family residential building.
- The proposed mixed use development will establish the South Harewood Village as a viable pedestrian-oriented retail and service node.

**ATTACHMENTS**

Attachment A: Development Permit DP000955  
Attachment B: DAP Recommendation  
Attachment C: Aerial Photo

**Submitted by:**



B. Anderson  
Manager, Planning and Design

**Concurrence by:**



D. Lindsay  
Director, Community Development

# ATTACHMENT A



**DEVELOPMENT PERMIT NO. DP000955**

**KELLAND FOODS HOLDINGS LTD.**

**Name of Owner(s) of Land (Permittee)**

**867 BRUCE AVENUE / 538 EIGHTH STREET**  
**Civic Address**

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description(s):

**PID - 025-520-016**  
**LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN VIP74483**

**PID – 005-947-812**  
**LOT 2, SECTION 1, NANAIMO DISTRICT, PLAN 5937 EXCEPT PART IN**  
**PLAN 37506 & PLAN VIP74483**

**PID – 01-174-223**  
**LOT 3, SECTION 1, NANAIMO DISTRICT, PLAN 12363**

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

**Schedule A Location Plan**  
**Schedule B Site Plan**  
**Schedule C Site Data**

- Schedule D Elevations, Grocery Store
- Schedule E Elevations, Commercial Rental Unit
- Schedule F Elevations, Multi-family Residential Building
- Schedule G Floor Plan, Multi-family Residential Building
- Schedule H Site Sections
- Schedule I Overall Landscape Plan
- Schedule J Technical Information, Pedestrian/Bike Pathway

- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
- 4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.
- 5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

*Maximum Height – Section 10.6.1 (Size of Buildings)*

The maximum permitted building height for the multi-family residential building is 10m. The building height is 12.69m, a variance of 2.69m.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE  
DAY OF

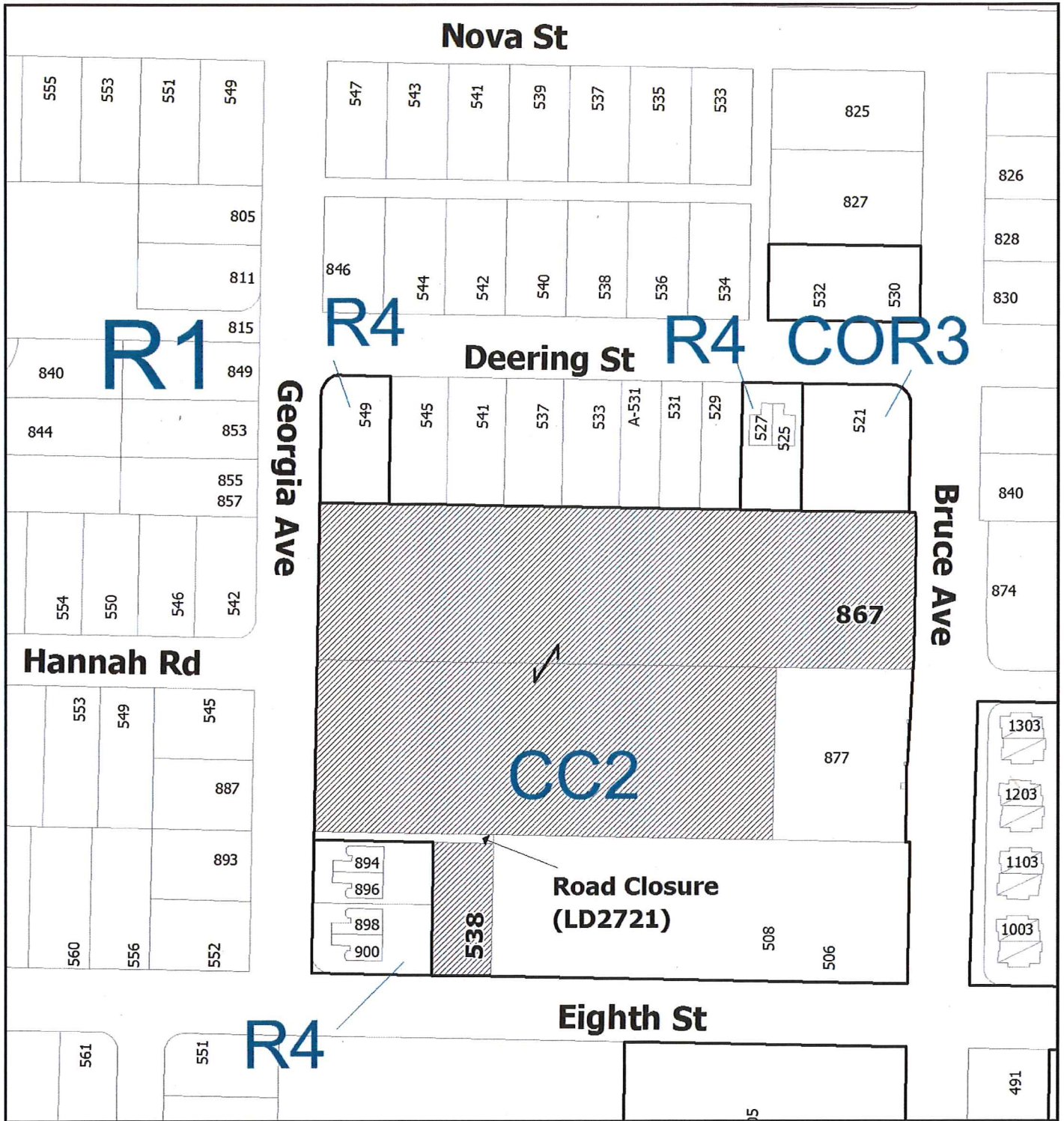
\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Date

GN/in

\\PROSPERO\PLANNING\DEVPERMIT\DP000955\ATT A Development Permit dp955.docx

SCHEDULE A



DEVELOPMENT PERMIT NO. DP000955

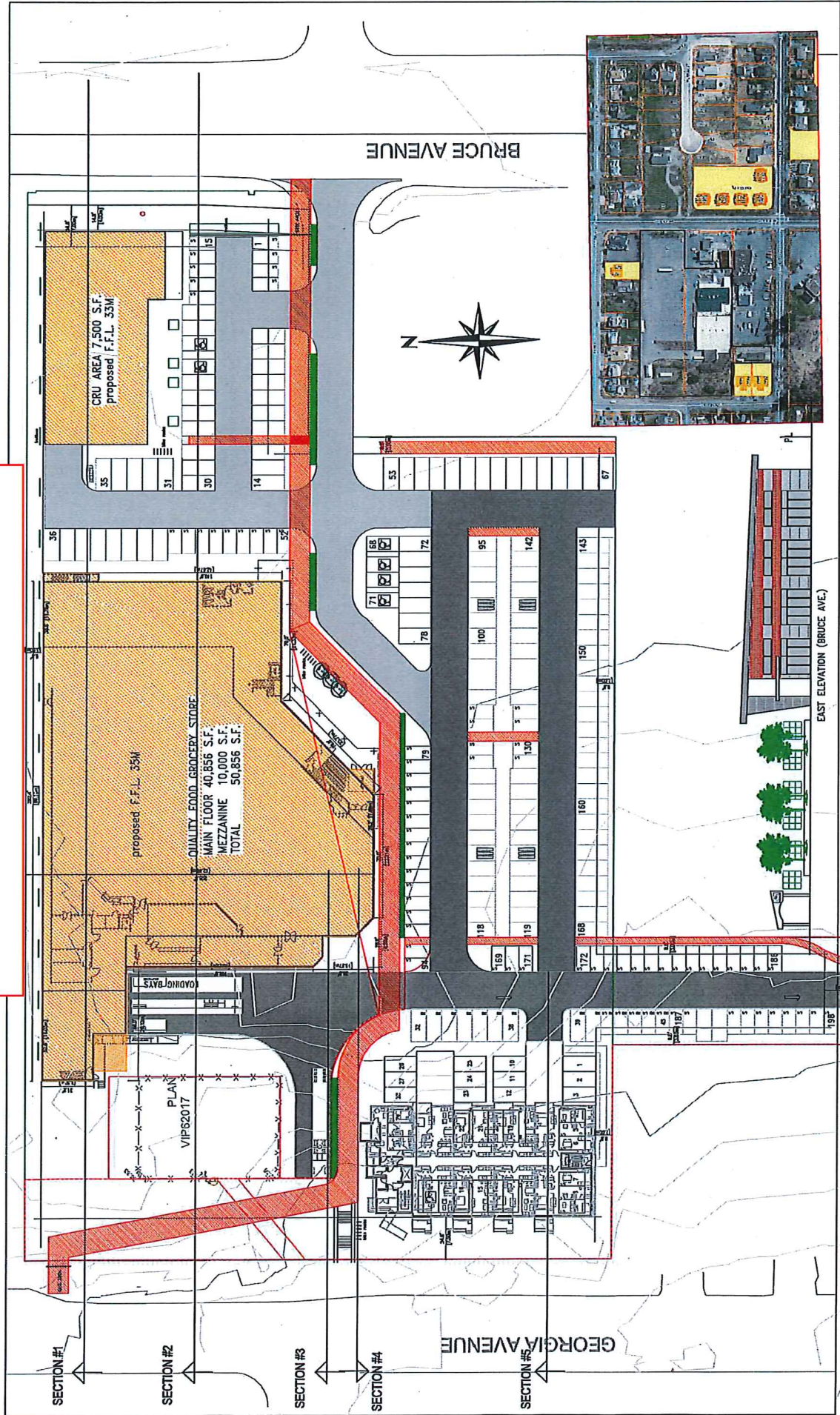
**LOCATION PLAN**

Civic: 867 Bruce Avenue and 538 Eighth Street  
 Lot 1, Section 1, Nanaimo District, Plan VIP74483  
 and Lot 2, Section 1, Plan 5937  
 Except part in Plan 37506 and Plan VIP74483

 **Subject Properties**

**Schedule B**  
**SITE PLAN**

Development Permit DP000955  
 867 Bruce Avenue / 538 Eighth Street



	DATE: 04 DEC 15 DRAWN: [blank] CHECKED: [blank]	PROJECT: HAREWOOD QUALITY FOOD NANAIMO, BC	CLIENT: KELLAND FOODS HOLDING LTD	PROJECT NO: 2421	SHEET NO: <b>A1.1</b>
	SITE PLAN				



**D-ARCHITECTURE**  
 1155-1200 10TH ST, NANAIMO, BC V9X 1A1  
 TEL: 250-754-1111  
 WWW.D-ARCHITECTURE.COM



Development Permit DP000955  
867 Bruce Avenue / 538 Eighth Street

Schedule C

**SITE DATA**

**SITE PARTICULARS**

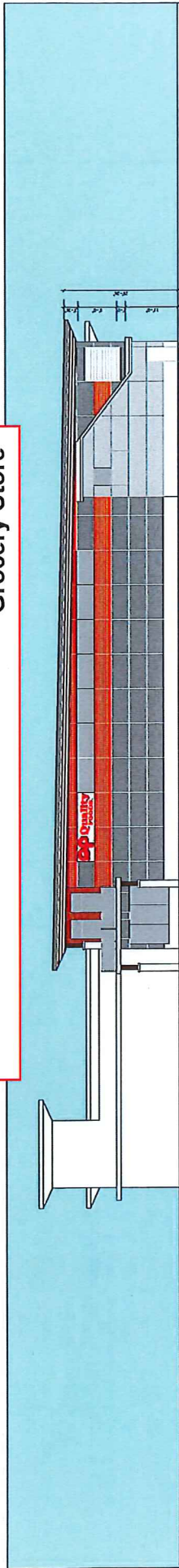
**CIVIC ADDRESS:** 867 Bruce Avenue & 538 Eighth Street, NANAIMO, BC  
**LEGAL ADDRESS:** Lot 1, Section 1, Nanaimo District , Plan VIP74483 and Lot 2, Section 1, Plan 5937 Except ...  
**SITE AREA:** 4.55 Acres  
198,252 sq.ft. (18,418 m2)  
**ZONING:** CC2 Neighbourhood Centre

**PROJECT DATA**

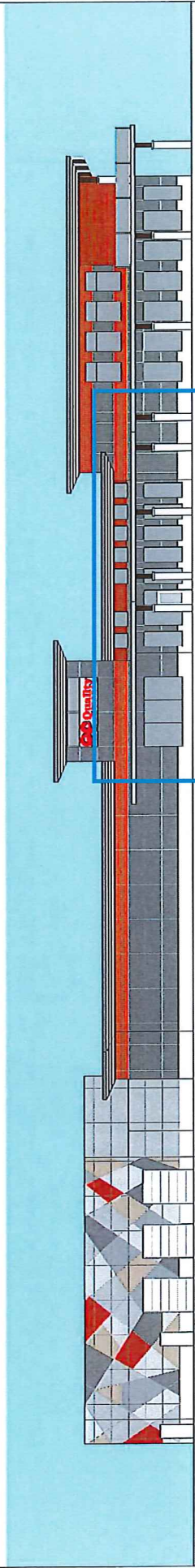
DESCRIPTION	ALLOWED / REQUIRED	PROPOSED		
USE	Commercial & Retail & Residential	Commercial & Retail & Residential		
LOT AREA	10,764 sq.ft. (1,000 m2) Minimum	198,252 sq.ft. (18,418 m2)		
LOT COVERAGE	50% = 99,126 sq.ft. (9,209 m2)	28.5 % = 56,502 sq.ft. (5,249 m2)		
BUILDING GROSS FLOOR AREA		CRU:	Quality Foods:	Residential:
		Main Floor: 7,500 sq.ft.	Main Floor Plan: 40,408 sq.ft. Mezzanine: 9,665 sq.ft.	Covered parking: 8,594 sq.ft. Main Floor Plan: 8,015 sq.ft. Second Floor Plan: 7,968 sq.ft. Third Floor Plan: 7,968 sq.ft. Total: 32,545 sq.ft.
		Total 7,500 sq.ft.	Total 50,073 sq.ft.	
		Total Buildings Area: 90,118 sq.ft. (8,372 m2)		
DENSITY	0.55 = 109,038 sq.ft. (10,130 m2)	0.45 = 90,118 sq.ft. (8,372 m2)		
SETBACKS	FRONT (Min.): 14.76' (4.5 m) Min. FRONT (Max.): 24.61' (6.0 m) Max. REAR: 14.76' (4.5 m) Min. SIDE: 9.84' (3.0 m) Min. SIDE (flanking street): 13.12' (4.0 m) Min.	FRONT: 14.76' (4.5 m) Min. FRONT (Max.): 24.61' (6.0 m) Max. SIDE: 14.76' (4.5 m) Min. REAR: 9.84' (3.0 m) Min. SIDE (flanking street): 13.12' (4.0 m) Min.		
HEIGHT OF BUILDINGS	32.81' (10 m) Max.	CRU: 24.2' (7.35 m2)	Quality Foods: 32.33' (9.85 m2)	Residential: 41.64' (12.69 m2) variance required: 4'4" - 8'10"
AMENITY AREAS				
OFF-STREET PARKING	- Shopping Mall Retail stores parking stall requirement: 1 stall per 23.25m2 net space Total net area of retail is 4,814 m2 - Residential 1.66 spaces for each unit Retail 207 stalls Residential 45 stalls TOTAL REQUIRED: 252 stalls	RETAIL STALLS PROVIDED: - 123 large stalls provided - 70 small stalls provided - 5 Loading bay provided - 6 HC stalls provided Total: 204 provided TOTAL PROVIDED : 249 stalls provided (99%)		Residential Stalls provided: - 30 large stalls provided - 14 small stalls provided - 1 HC stalls provided Total: 45 provided variance required: for 3 stalls

RECEIVED  
By Planning & Design Section at 1:03 pm, Dec 21, 2015

Development Permit DP000955 Schedule D  
 867 Bruce Avenue / 538 Eighth Street  
**BUILDING ELEVATIONS,**  
 Grocery Store

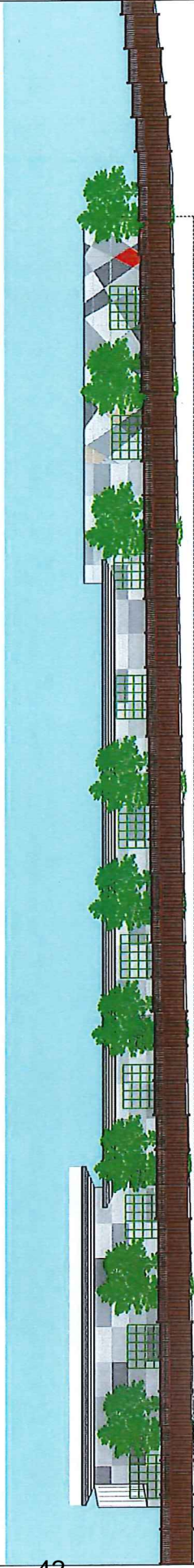


EAST ELEVATION

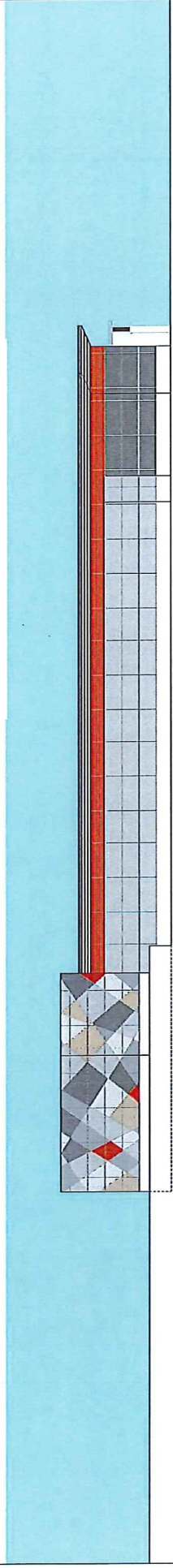


SOUTH ELEVATION

Main Entrance visible to Bruce Avenue and Parking Lot



NORTH ELEVATION (Facing Single Family Dwelling back yards)



WEST ELEVATION



**D-ARCHITECTURE**  
 8177 Inuvik Drive, Vancouver, BC V6P 1W4  
 Tel: 604-273-8811, Fax: 604-273-8811  
 www.d-architect.com



Scale: 3/32" = 1'-0"  
 Date: 04 DEC 15

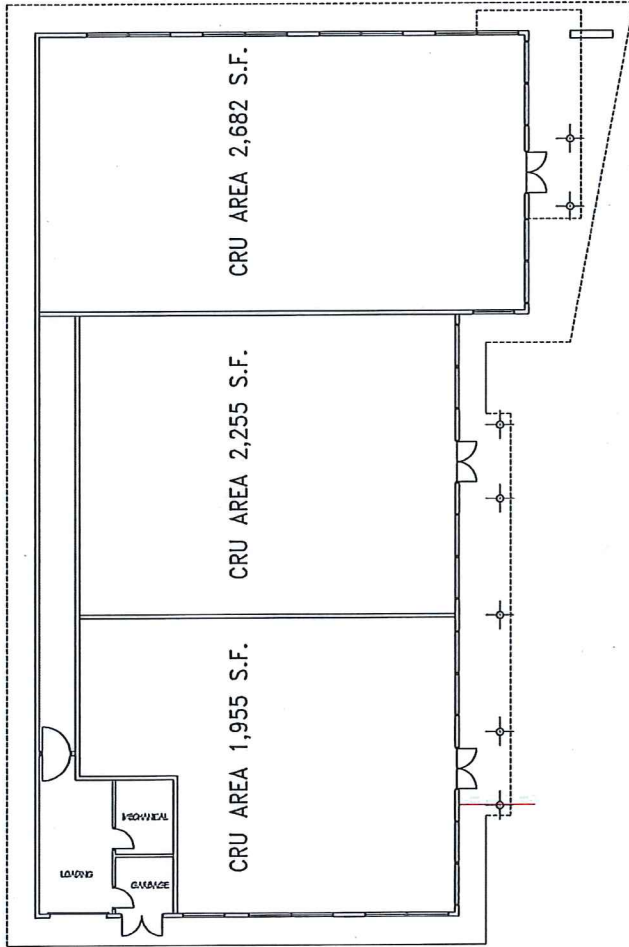
CLIENT: HAREWOOD QUALITY FOOD  
 NANAIMO, BC

OWNER: KELLAND FOODS  
 HOLDING LTD  
 PROJECT NO.: 2421

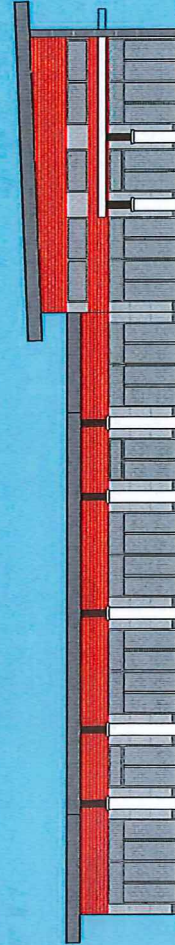
PROJECT: QF GROCERY STORE  
 ELEVATIONS  
 PRELIMINARY  
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 By: Planning & Design Section at 12:52 pm, Dec 31, 2015

PROJECT NO.: **A2.5**

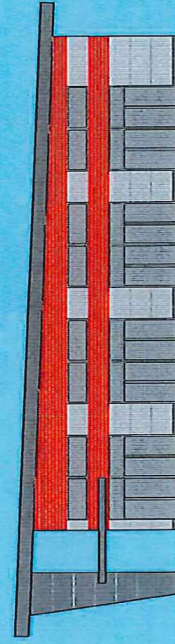
**Schedule E**  
**Development Permit DP000955**  
**867 Bruce Avenue / 538 Eighth Street**  
**BUILDING ELEVATIONS,**  
**Commercial Rental Unit**



CRU FLOOR PLAN



SOUTH ELEVATION



EAST ELEVATION (BRUCE AVE.)

**NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING ACT AND THE BC BUILDING REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AT ALL TIMES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

**D+ARCHITECTURE**  
 8877 MARSH CREEK, VANCOUVER, BC V6P 1K4  
 TEL: 604-273-1111, FAX: 604-273-1112  
 WWW.DARCHITECTURE.COM

CONSULTING FIRM

SCALE: 1/8" = 1'-0"  
 SHEET NO. 2-421  
 DATE: 04 DEC 15

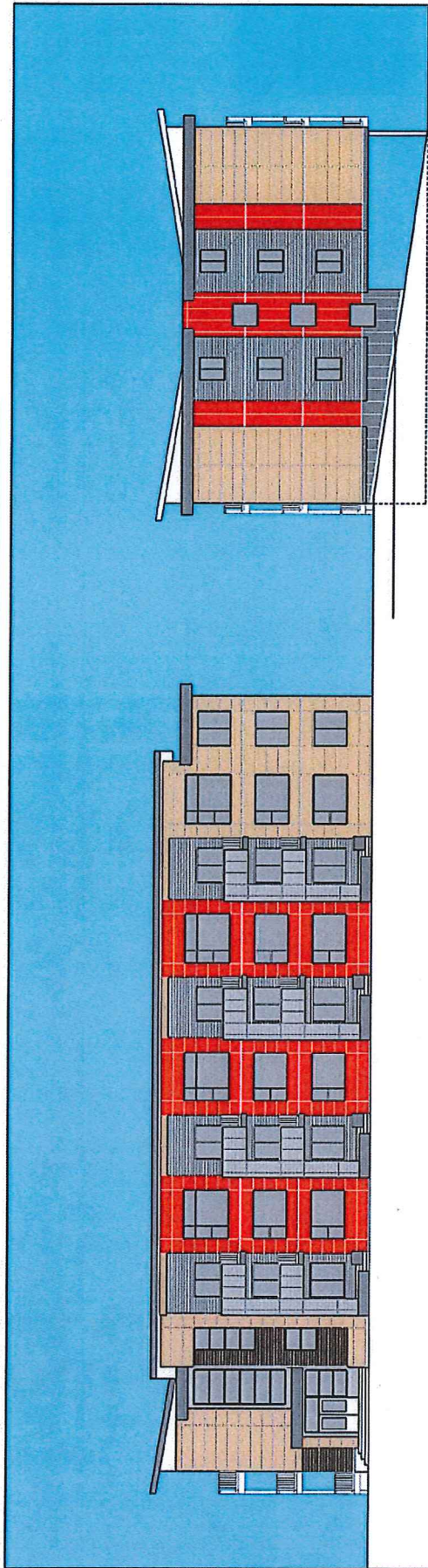
PROJECT: HAREWOOD QUALITY FOOD  
 NANAIMO, BC

CLIENT: KELLAND FOODS  
 HOLDING LTD  
 PROJECT NO.: 2-421

DATE FILED: CRU PLAN &  
 ELEVATIONS  
 RECEIVED  
 By Planning & Building Division on 12/15/15, Date: 12/15/15

SHEET NO. **A3.1**  
 TOTAL SHEETS: 10

Development Permit DP000955  
 867 Bruce Avenue/ 538 Eighth Street  
 Schedule F  
 FLOOR PLAN  
 Multi-family Residential Building



SOUTH ELEVATION


WEST ELEVATION



NORTH ELEVATION

EAST ELEVATION

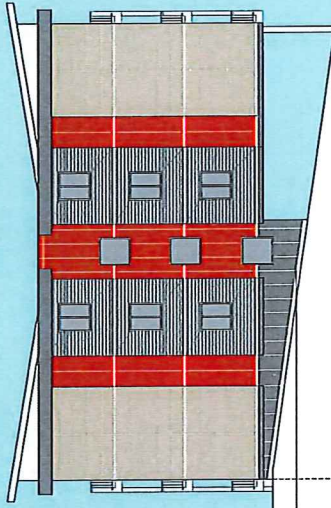
Under-the-Building Parking

 D+ARCHITECTURE 4177 BRUCE AVENUE, VANCOUVER, BC V6L 4K4 TEL: 604-273-1111   WWW.DARCHITECTURE.COM	PROJECT NO. RESIDENTIAL ELEVATIONS PRELIMINARY	CLIENT KELLAND FOODS HOLDING LTD PROJECT NO. 2421	PROJECT NO. HAREWOOD QUALITY FOOD NANAIMO, BC	SCALE 1/8" = 1'-0" DATE 04 DEC 15	PROJECT NO. A4.2
	ARCHITECT'S DECLARATION: I, the undersigned, being a duly qualified Architect, certify that I am the author of the design and content of the drawings herein, and that I am a duly licensed Architect under the laws of the Province of British Columbia and Canada.				

Development Permit DP000955 Schedule F  
 867 Bruce Avenue / 538 Eighth Street  
**BUILDING ELEVATIONS,**  
**Multi-family Residential Building**



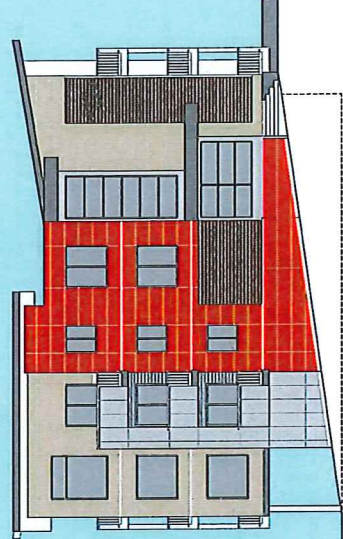
WEST ELEVATION (Georgia Avenue)



SOUTH ELEVATION



EAST ELEVATION (Under-the-Building Parking)



NORTH ELEVATION

**NOTES**  
 1. All work shall be in accordance with the Building Code of the City of Vancouver.  
 2. The applicant is responsible for obtaining all necessary permits and approvals.  
 3. The architect is not responsible for the construction of the building.  
 4. The architect is not responsible for the safety of the building.  
 5. The architect is not responsible for the structural integrity of the building.  
 6. The architect is not responsible for the fire safety of the building.  
 7. The architect is not responsible for the accessibility of the building.  
 8. The architect is not responsible for the energy efficiency of the building.  
 9. The architect is not responsible for the environmental impact of the building.  
 10. The architect is not responsible for the social impact of the building.



**D-ARCHITECTURE**  
 8777 MARINE DRIVE, SUITE 100, VANCOUVER, BC V6V 1K4  
 TEL: 604-273-1111 FAX: 604-273-1112  
 WWW.D-ARCHITECTURE.COM

PROFESSIONAL SEAL

SCALE  
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 DATE: 04 DEC 15

PROJECT  
 HAREWOOD QUALITY FOOD  
 NANAIMO, BC

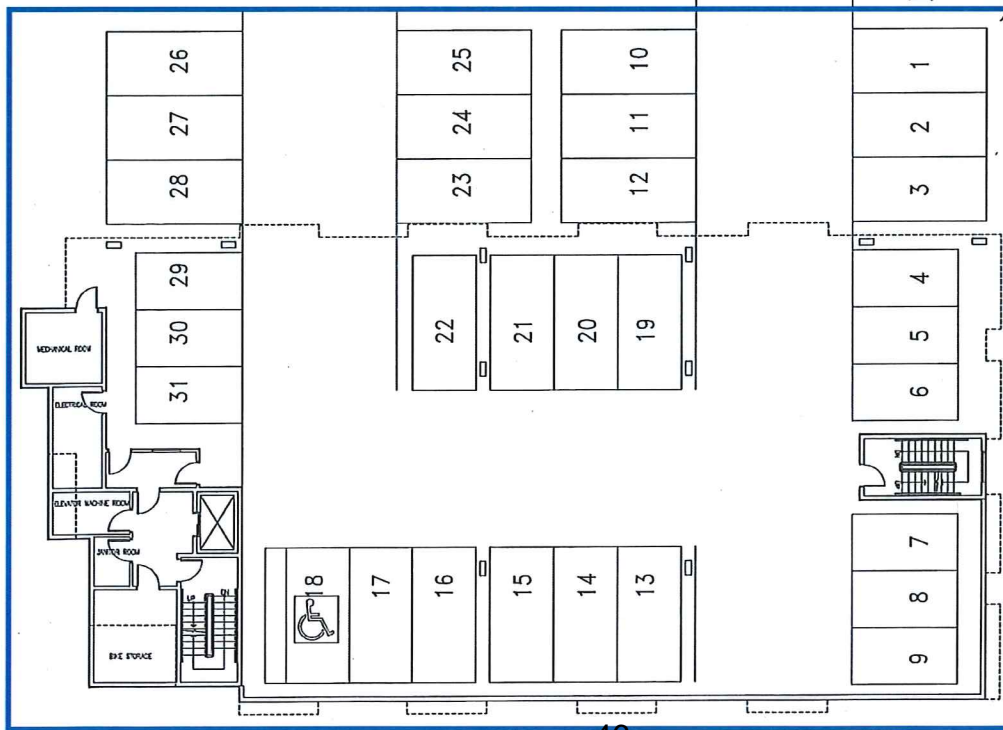
CLIENT  
 KELLAND FOODS  
 HOLDING LTD

PROJECT NO. 24-21  
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 RESIDENTIAL ELEVATIONS  
 1001 LILAC BLVD.  
 By Planning & Design Services Ltd. (Dec 21, 2015)

PAGE NO. **A4.2**  
 TOTAL PAGES

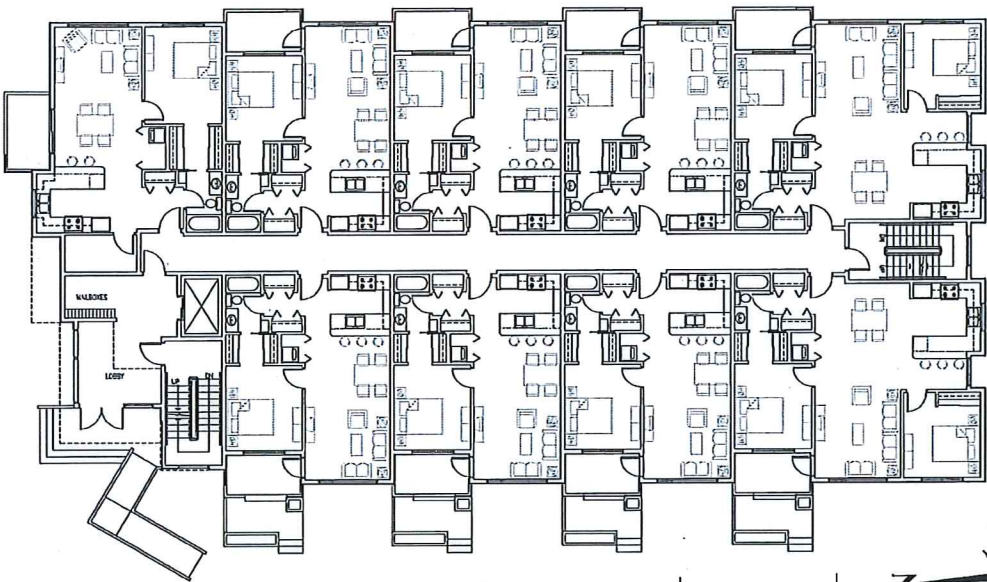
Development Permit DP000955  
867 Bruce Avenue / 538 Eighth Street

**Schedule G**  
**FLOOR PLANS**  
**Multi-family Residential Building**

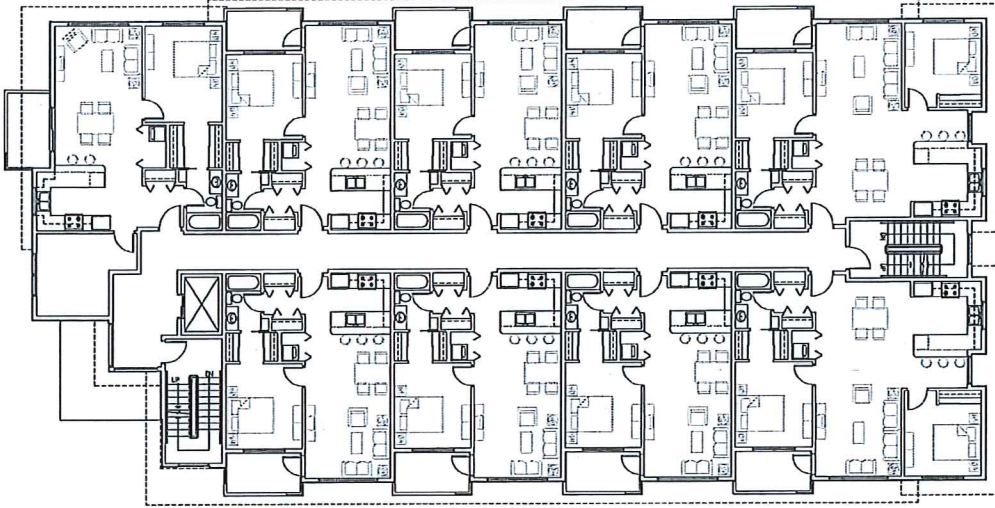


PARKING LEVEL

(Under-the-Building Parking)



MAIN FLOOR



2ND & 3RD FLOOR

**D-ARCHITECTURE**  
3877 Main Street, Nanaimo, BC V9Y 1A4  
DANIEL DUBOIS, ARCHITECTURE INC.

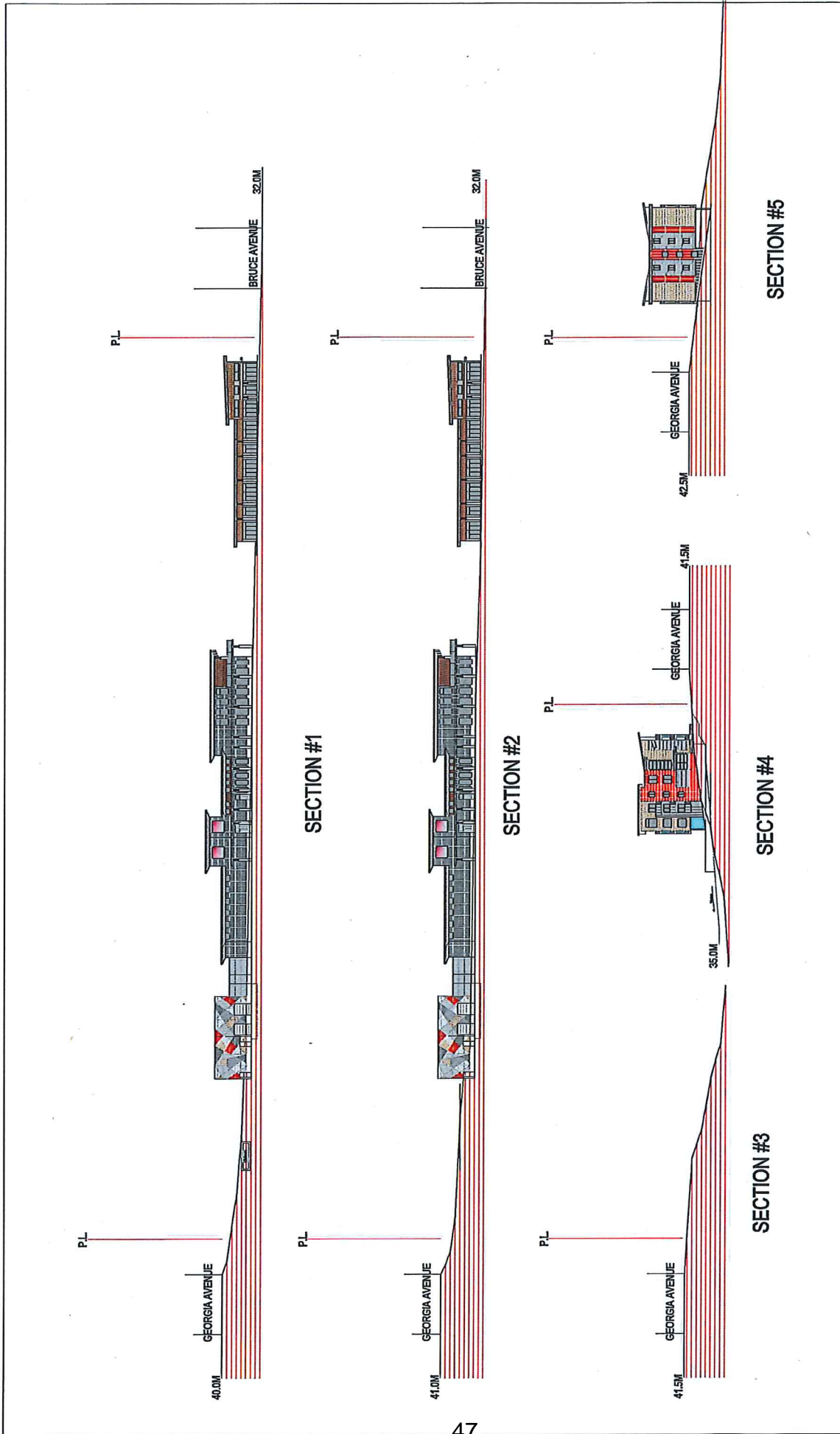
DATE: 04 DEC 15  
SCALE: 1/8" = 1'-0"

PROJECT NO. 2421  
CLIENT: KELLAND FOODS HOLDING LTD

RECEIVED  
RESIDENTIAL PLANS PRELIMINARY  
By Planning & Design Section at 8:57 pm, Dec 21, 2015

PROJECT NO. A4.1


Development Permit DP000955 Schedule H  
 867 Bruce Avenue / 538 Eighth Street  
**SITE SECTIONS**



	DATE: _____ DRAWN: _____ CHECKED: _____ DATE: 04-DEC-15	PROJECT: HAREWOOD QUALITY FOOD NANAIMO, BC	SHEET NO. 2421 PROJECT NO.	RECEIVED SITE SECTIONS A1.2 12/15/15
	47	RECEIVED SITE SECTIONS A1.2 12/15/15	RECEIVED SITE SECTIONS A1.2 12/15/15	RECEIVED SITE SECTIONS A1.2 12/15/15


**Schedule I**  
**Development Permit DP000955**  
**867 Bruce Avenue / 538 Eighth Street**  
**OVERALL LANDSCAPE PLAN**

**NOTES:**  
 For grading information, see Civil  
 For lighting information, see  
 Electrical drawings.

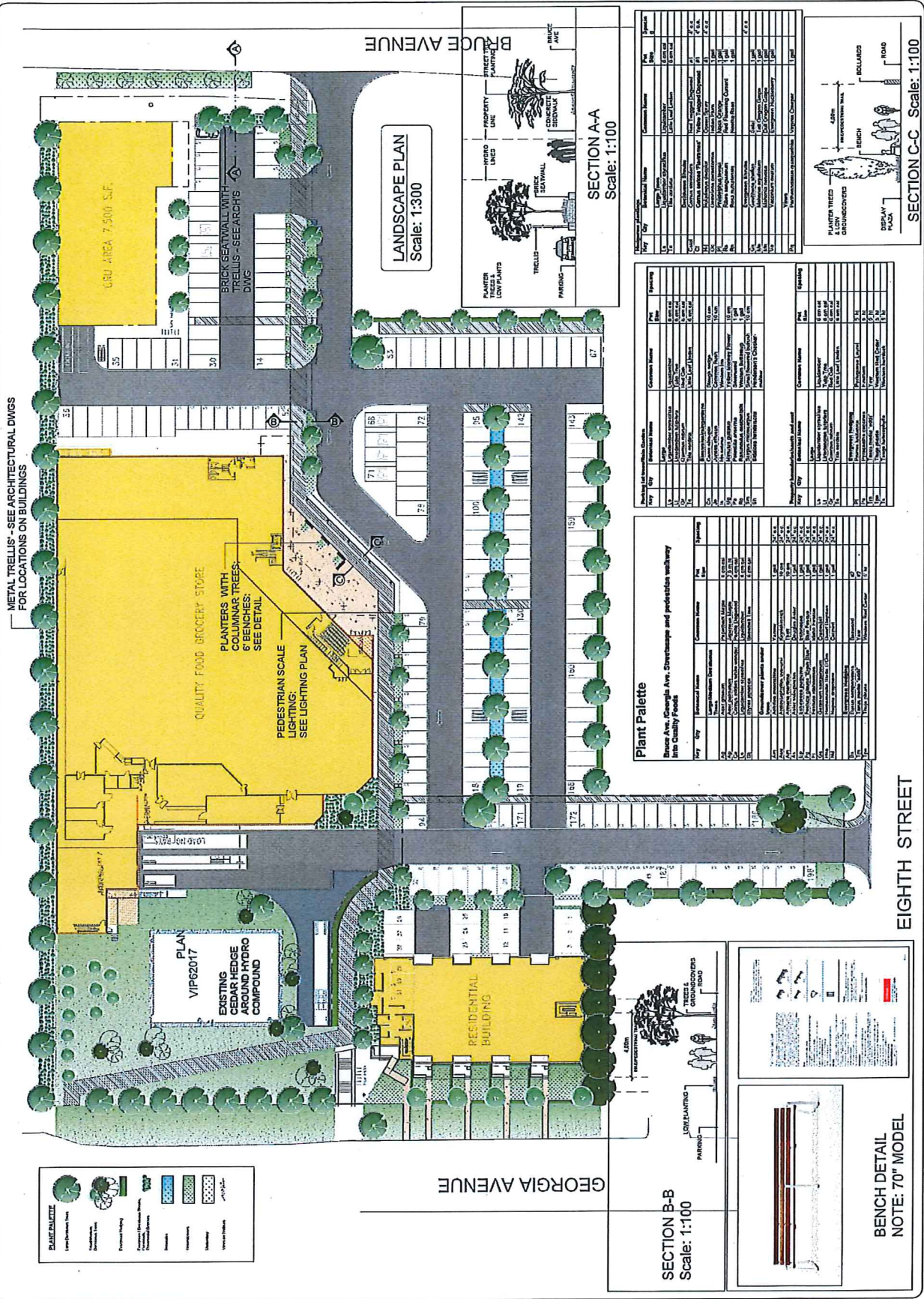
  
**NORTH**

**REVISIONS:**

	Issued for DP - 201559p14
	Re-issued for DP - 201559p21
	Re-issued for DP - 201559p22
	Re-issued for DP - 201559p14

**CONSULTANT:**  


**PROJECT:**  
**QUALITY FOODS**  
 867 BRUCE AVE & 538 EIGHTH ST  
 NANNING, BC



**PLANT PALETTE**

	Tree
	Shrub
	Plant
	Grass
	Water
	Path
	Furniture
	Lighting
	Other

**Plant Palette**  
 Bruce Ave, Georgia Ave, Overcharge and protection walkway  
 Site Quality Foods

Key	Plant Name	Quantity	Planting
1	Tree	10	Planting
2	Shrub	20	Planting
3	Plant	50	Planting
4	Grass	100	Planting
5	Water	1	Planting
6	Path	1	Planting
7	Furniture	1	Planting
8	Lighting	1	Planting
9	Other	1	Planting

**Plant Palette**  
 Bruce Ave, Georgia Ave, Overcharge and protection walkway  
 Site Quality Foods

Key	Plant Name	Quantity	Planting
10	Tree	10	Planting
11	Shrub	20	Planting
12	Plant	50	Planting
13	Grass	100	Planting
14	Water	1	Planting
15	Path	1	Planting
16	Furniture	1	Planting
17	Lighting	1	Planting
18	Other	1	Planting

**Plant Palette**  
 Bruce Ave, Georgia Ave, Overcharge and protection walkway  
 Site Quality Foods

Key	Plant Name	Quantity	Planting
19	Tree	10	Planting
20	Shrub	20	Planting
21	Plant	50	Planting
22	Grass	100	Planting
23	Water	1	Planting
24	Path	1	Planting
25	Furniture	1	Planting
26	Lighting	1	Planting
27	Other	1	Planting

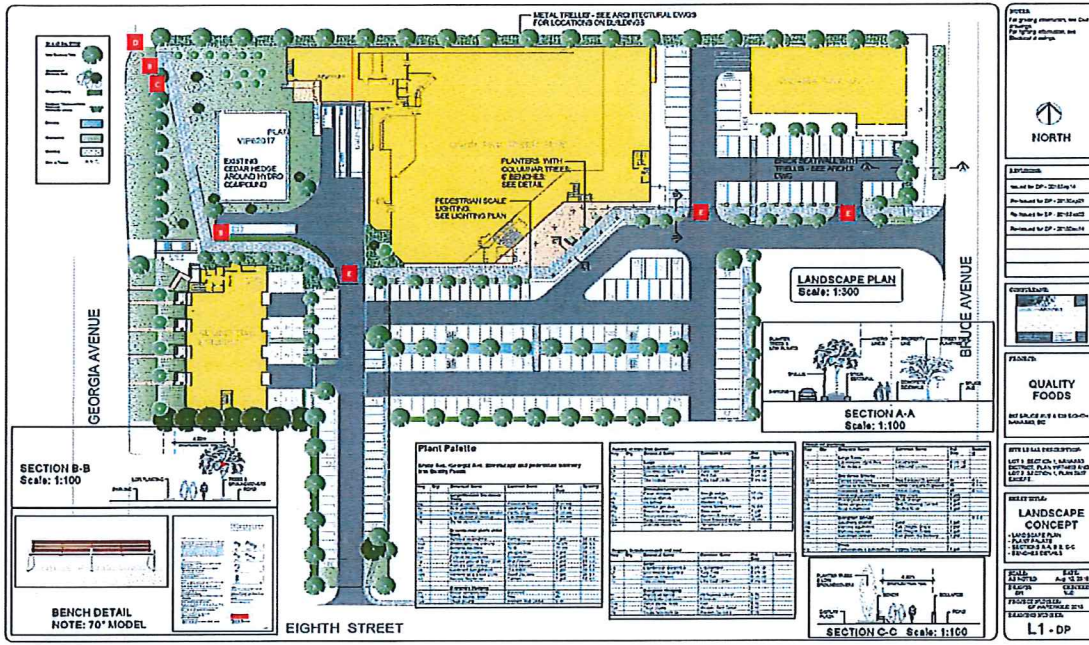
**Plant Palette**  
 Bruce Ave, Georgia Ave, Overcharge and protection walkway  
 Site Quality Foods

Key	Plant Name	Quantity	Planting
28	Tree	10	Planting
29	Shrub	20	Planting
30	Plant	50	Planting
31	Grass	100	Planting
32	Water	1	Planting
33	Path	1	Planting
34	Furniture	1	Planting
35	Lighting	1	Planting
36	Other	1	Planting

**Plant Palette**  
 Bruce Ave, Georgia Ave, Overcharge and protection walkway  
 Site Quality Foods

Key	Plant Name	Quantity	Planting
37	Tree	10	Planting
38	Shrub	20	Planting
39	Plant	50	Planting
40	Grass	100	Planting
41	Water	1	Planting
42	Path	1	Planting
43	Furniture	1	Planting
44	Lighting	1	Planting
45	Other	1	Planting





**4** On the way and these corners it has improve the alignment for bikes.

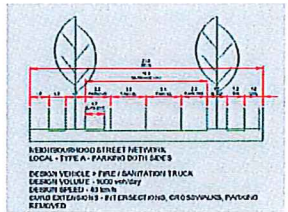
**5** Suggest a grade for 8th. This from the TAC - Heavy Traffic Control, Grades - 2nd Edition - 2012

**6** **4.4.2 Hill Sign for Bicycles (WA-41)**

The Hill Sign for Bicycles is used in advance of a downgrade of 10 percent or more and where the length of the downgrade is 50 m or more. It is also used where the grade is on a horizontal curve which makes higher speed dangerous. A Distance Advisory supplementary tab sign (WA-285) may be used to indicate the length of highway over which the cyclist can expect to encounter the grade. Care should be taken to ensure that all applicable advance warning signs are appropriately placed on the downgrade. Consideration must be given to the potentially higher speed of cyclists.



**7** Detail for connection to roadway. This is done to work and connect on Georgia to the 8th. All have some on down 8th. Curb below at 8th path to 8th. It would be ideal to have it integrated into a curb extension @ 3m from parking lot curb face.



**8** Pathway design - 10 mph - 16 km/h

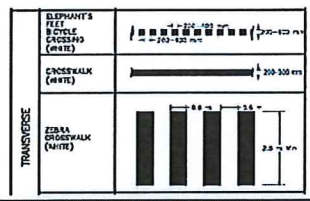
Use 18-25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



**9** Signal work markings with elephant's feet on either side for multiple crossing. See below extracts from TAC & heavy Guidelines

**7.3.3 Elephant's Feet Bicycle Crossing Lines**

Elephant's feet bicycle markings are used to define a specific crossing area adjacent to a roadway, typically where a roadway will intersect a path or driveway. The elephant's feet markings may be placed on each side of the pedestrian or vehicle markings. The other option is to place the elephant's feet on one side of the roadway markings, depending on the location of the trail relative to any sidewalk. The decision as to how to place the bicycle markings and the pedestrian markings are placed in the practitioner's or designer's best on site specific conditions. See Figure 7.3.3 for typical elephant's feet markings applications (Section 7).



Development Permit DP000955 Schedule J  
 867 Bruce Avenue / 538 Eighth Street  
**TECHNICAL INFORMATION,**  
**Pedestrian/Bike Path**

# ATTACHMENT B

## RE: DEVELOPMENT PERMIT NO. DP000955 - 867 BRUCE AVENUE / 538 EIGHTH STREET - DESIGN ADVISORY PANEL RECOMMENDATION

The Design Advisory Panel, at its meeting held on 2015-SEP-24, accepted DP000955 as presented with support for the variances but with exception that the Applicant improve the street frontage along Bruce Avenue. The following additional recommendations were provided:

- *Consider adding a pedestrian link from Eighth Street to the Quality Foods grocery store building*
- *Consider adding a pedestrian link to the Commercial Rental Units from the parking area*
- *Look at methods to add texture to the north elevation of the Quality Foods grocery store*
- *Consider the shadow impact to the neighbouring residential properties to the north of the project*
- *Look at adding an amenity space for residents of the multi-family residential building*
- *Consider CPTED (Crime Prevention through Environmental Design) issues for the entire site*
- *Consider potential, future development for the site, with consideration given as to how the development will link to neighbouring properties*
- *Consider the elimination of parking stalls to improve traffic flow*
- *Provide a Site Lighting Plan to be reviewed by staff*

### Applicant Response

The applicant has responded to the DAP recommendations as follows:

- A pedestrian link has been established to allow pedestrians to move from the grocery store and the pedestrian/bike way to Eighth Street.
- There is a pedestrian link from the commercial rental unit through the parking area and to the pedestrian/bike way.
- The north elevation of the grocery store has more texture via further articulation:
  - A rhythm of 10 (3m x 3m) freestanding metal arbours, every 6m along the building elevation, which are designed for a variety of vines
  - A rhythm of columnar trees.
- A shadow study was completed and confirmed the grocery store had limited shadowing impact on the rear yards of the abutting residential houses which front Deering Street.
- An amenity space for the multi-family residents is located at the northwest corner of the site.
- The site and building design conform to CPTED principles.
- A pedestrian link has been designed to link with the corner commercial site.
- Parking spaces have been eliminated and the site plan has been changed to improve traffic flow.
- The site lighting plan has been reviewed and is acceptable.

Staff have reviewed the applicant's response and have approved the changes.

# ATTACHMENT C - AERIAL PHOTO

