

1026 Venture Way Proposed Development Overview & Site Description

The subject property is zoned Light Industrial Zone 1 (I-1) which allows for limited industrial uses. The property is surrounded by the Recycling Depot property on the north and east sides. On the west side of the subject property is the Coastal Craft Yachts manufacturing and sales. Directly south, across the Venture Way, are various light industrial businesses, namely glassblowing production, equipment rentals and bottle depot. Farther areas surrounding the subject property are much diversified and include single and multi-family developments, live-work units and commercial buildings.

The proposed development will be new headquarters for SGM Custom Design & Fabrication Ltd. where light industrial manufacturing such as Computer Numerical Control (CNC) metal fabricating will take place. The new 3 storey building will also incorporate office space and single dwelling unit for the security person accommodation. The building is divided into two distinct areas: the west portion of the building will be 2 storey interconnected spaces for the manufacturing portion of the site, while the east portion of the building will house uses ancillary to the manufacturing.

A Development Permit is required to establish Form and Character as per Development Permit Area No. 6. Adding density in a form of the attractive industrial building and pedestrian oriented landscaping buffer would contribute to the municipal efforts to improve the image of this established industrial area.

Development Permit Area 6 Review

Building Form and Character

The project is designed with the idea of transforming the simple & efficient industrial building box form into the attractive design with a street presence. The elevation facing the street is articulated with several distinct areas.

The south-east corner is designed with massive windows which provide natural light and views of the outdoors therefore increasing a visual connection to the community. Deep balconies and overhangs are provided to counteract solar heat gain.

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The building portion situated west from the stairwell has distinct presence articulated with staggered building walls, different cladding and colours, and windows shaded by substantial roof overhang.

Entire building will be finished in durable metal cladding of varying profiles. The soft grey colours tones provide lighter feel to the massing and the pop of blue colour is strategically added to further enhance the visual interest.

Exterior lighting is minimized in order to limit the light pollution. The exterior building lights will provide just enough light around building entrances. Existing street lighting is in quite close to the property, therefore there is no need for additional building and security lighting.

Screening and Landscaping

The building is stepped back from the street as much as possible to allow for the landscape buffer between the vehicular area and the street. North side along the property line will have the green strip of hardy evergreen plants to screen the adjacent property buildings and equipment.

Each fronting corner of the site is landscaped in diverse mix of plants. There is an opportunity to use the grass area on the south-east corner as a staff picnic zone, weather permitting, which will help promote community feel of the area. The proposed landscape will provide year round colour and interest.

New low fencing is proposed along the east property line up to the south-east building corner in order to delineate the existing properties. All the support facilities such as garbage and recycling will be housed inside the building. Any outdoor rooftop equipments will be screened with metal screens.

Signs

The sign for the SGM headquarters is architecturally coordinated with the overall design and will be permanently attached to the building. The sign coordinates with the colours of the building and is centrally located on the front of the building facade.

Transitions

The properties surrounding the 1026 Venture Way are light industrial operations with structures very close to the west and north edge of the subject property. Therefore, the proposed development will not adversely impact its neighbours in terms of visual privacy, noise and shadows.

Parking

Existing vehicular access to the property along the south side will be utilized and improved. This access is leading to the driveway and parking area in front of the proposed building. Ten parking spaces are provided in smaller groupings and each parking cluster is separated from the main road municipal by a landscape buffer.