



Coppersmith Corner Proposed Expansion

April 15, 2015 DP Panel Presentation



Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
April 15, 2015.



Brief Project Summary

- Previous DP submission July 03, 2014
- Proposed tenant - Bulk Barn
- Proposed expansion area - 557 sq m
- Proposed parking stalls – 432 stalls. 17 over bylaw parking requirement



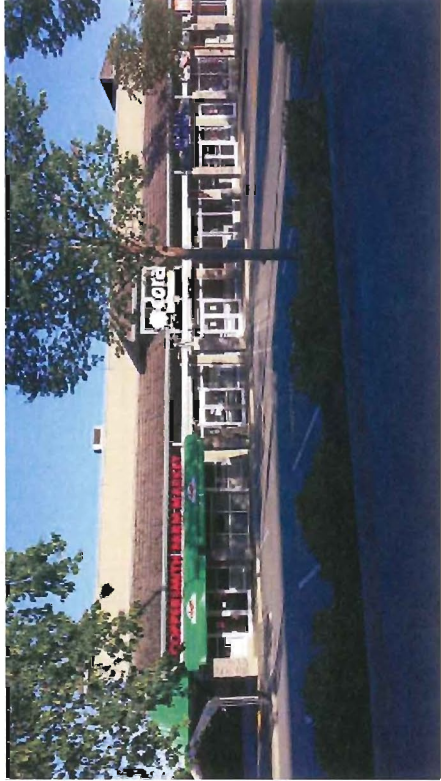
Comments from July 2014 DP Panel

Enhancements to urban design and architectural form and character that would improve integration with other buildings on the site and accessibility to neighbouring site.

This comment was addressed in the revised submission through:

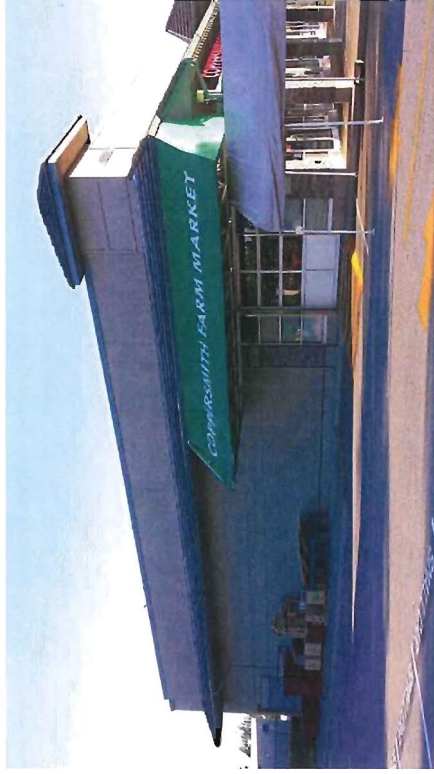
- Matching the governing heights, matching window heights and modules, repetition of the steel canopy detail, employing a simpler and more unified materials palette drawn mostly from the existing Centre and incorporating a feature entry to continue the theme of 'feature towers'.

Integration Into Existing Centre

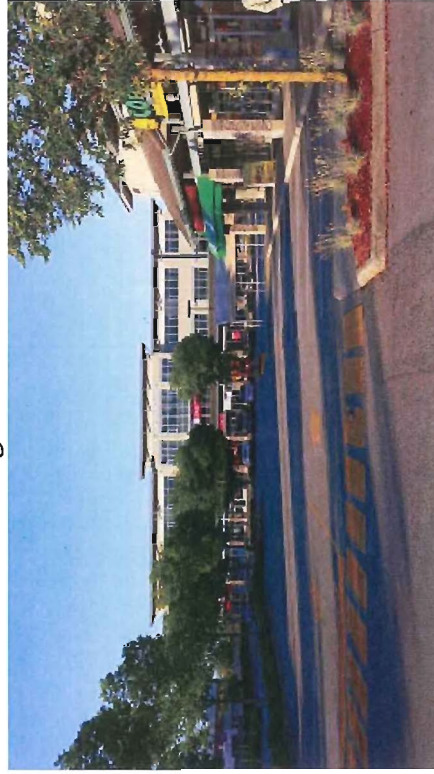


Views of existing CRU 1 & 2

Integration Into Existing Centre



Views towards existing farm market

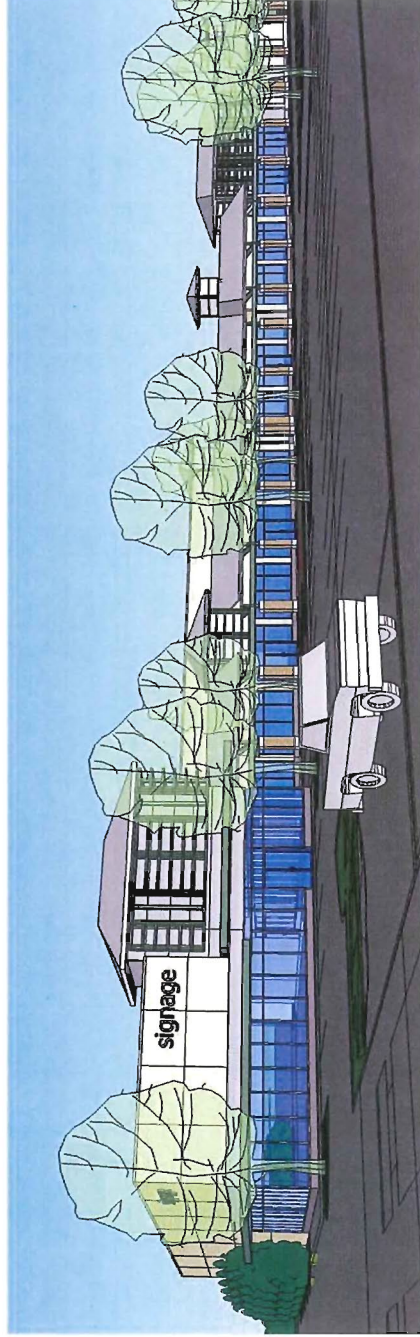


View to south property

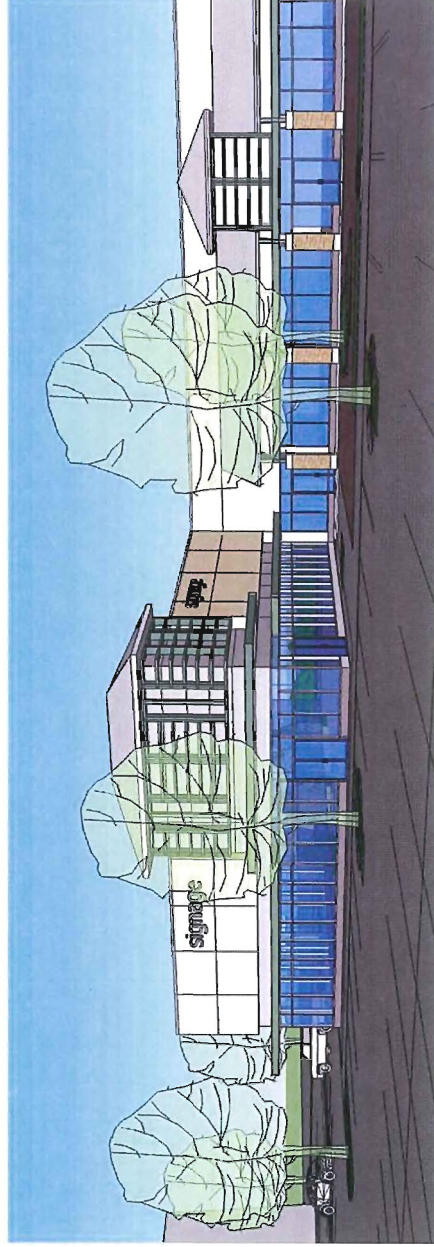


View to east of site

Integration Into Existing Centre



View of expansion from south east



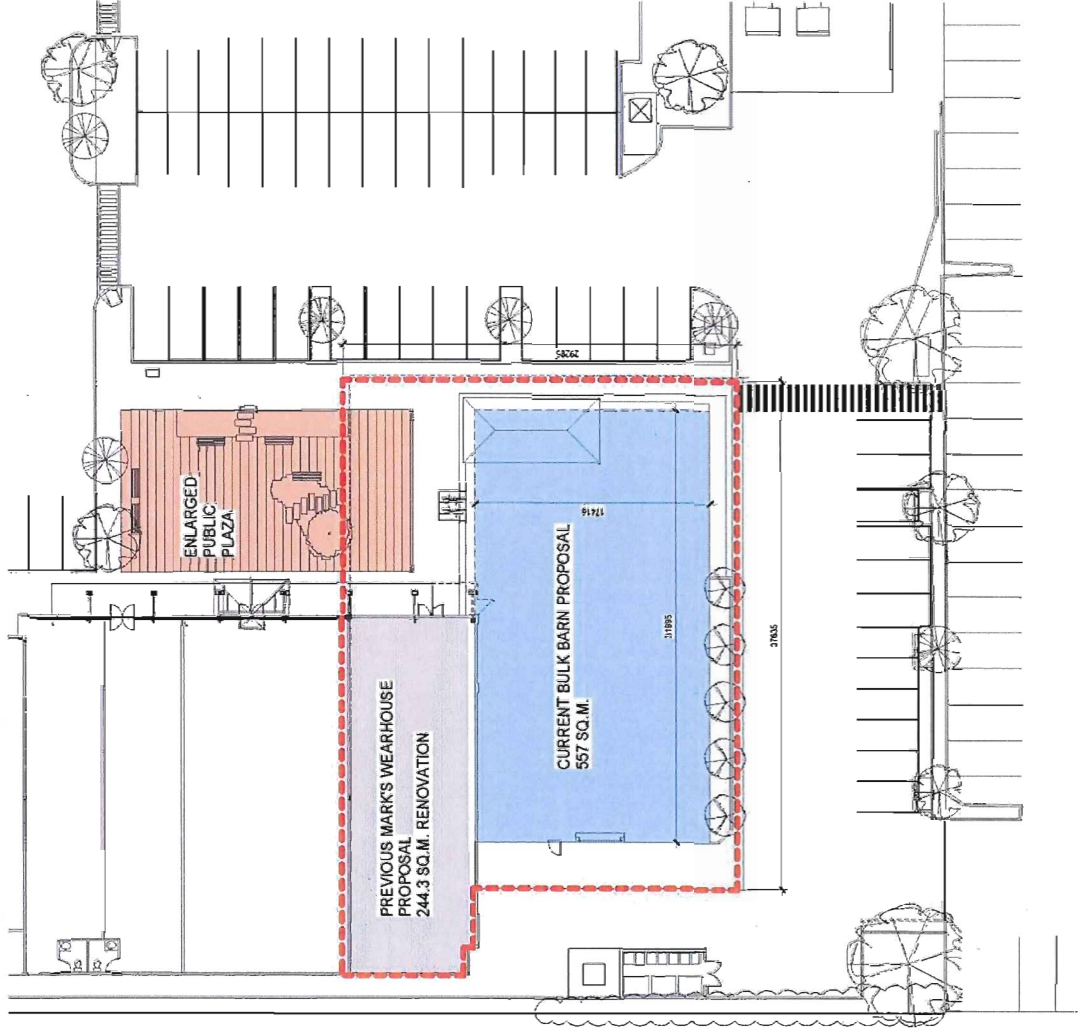
Front view of the expansion



Comments from July 2014 DP Panel

- Mitigating the impact of the proposed addition on the south neighbour by:
 - reducing the building area by 1/3 (879 sm vs. 557 sm),
 - reducing the north frontage by approx. 8 feet,
 - adding glazing to the south façade, and
 - re-instating the landscaping on the south property line.
 - replacing the sloped canopy with a glazed canopy to improve visibility to the neighbors building
 - encouraging a direct pedestrian connection from our new development to the neighbour's retail units

Mitigating the Impact



Previous expansion area: 879 sm

Revised expansion area: 557 sm





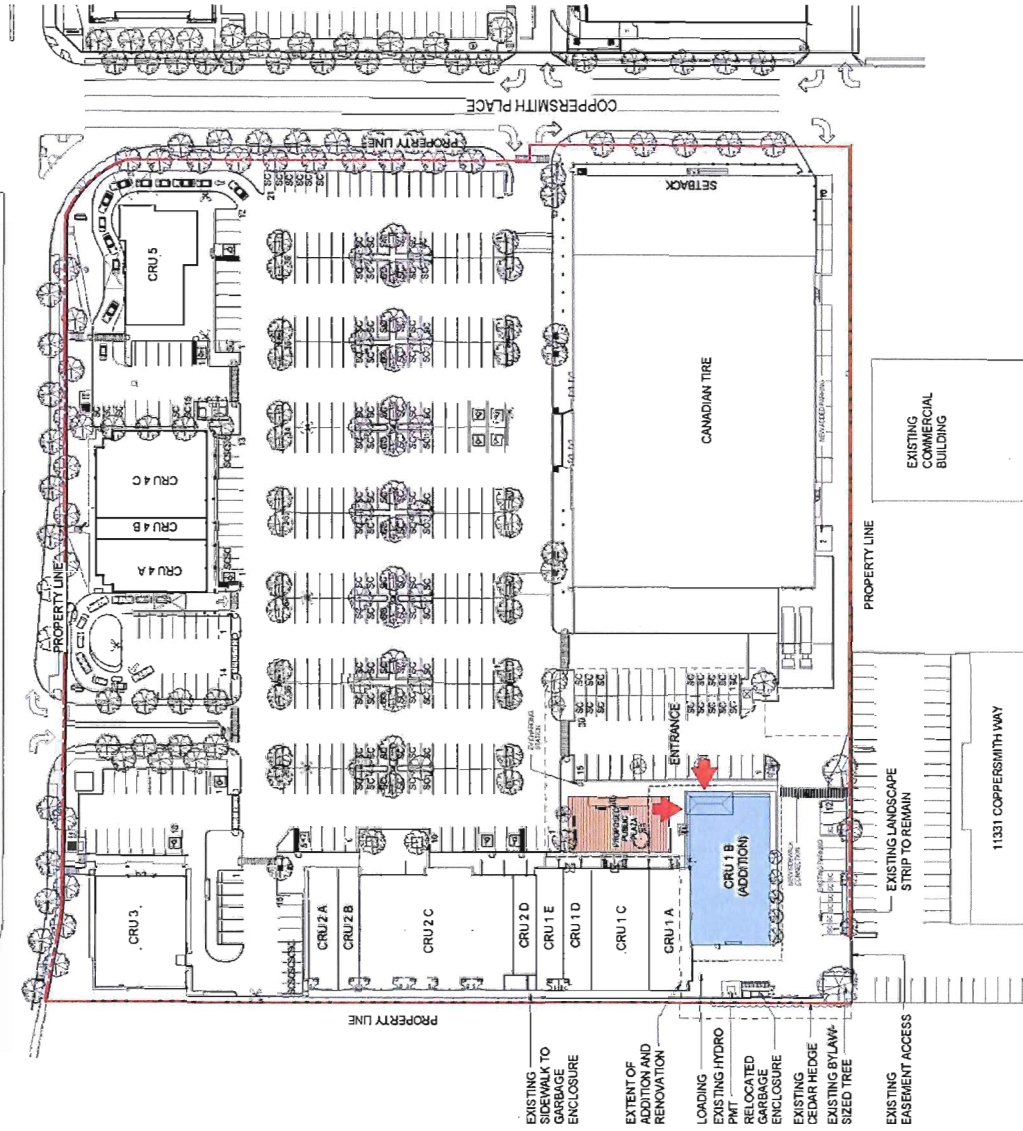
Comments from July 2014 DP Panel

Changes to the location and ratio of small vehicle and regular vehicle

This comment was addressed in the revised submission through:

- Parking layout revised and have distributed the small car stalls throughout the entire Centre's parking area.

Re-distributing Parking



Existing parking required : 397
 Existing parking provided: 471

Proposed parking required: 419
 Proposed parking provided: 432



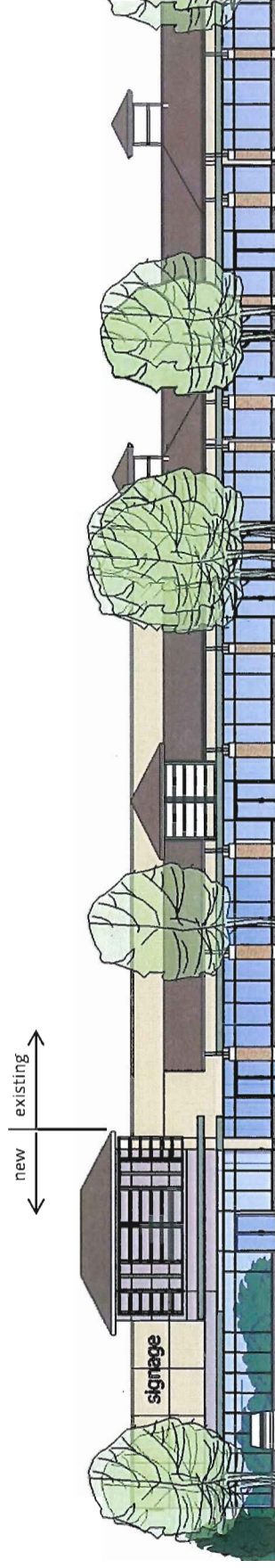


Comments from July 2014 DP Panel

Options to include the renovation of the entire site in the development permit.

This comment is no longer applicable. The current revised proposal is compatible with the existing centre. The extent of the application has been reduced to the new building only.

Compatible with the Existing Centre



Proposed East Elevation

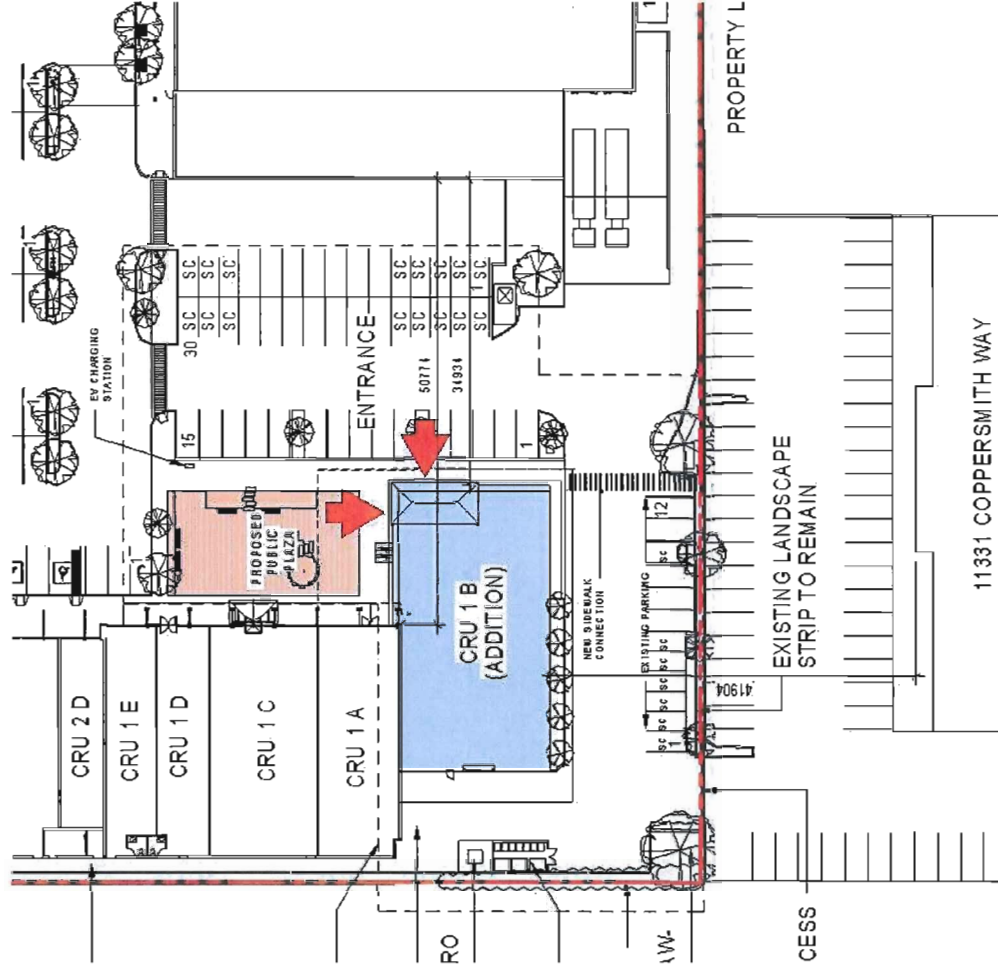


Proposed South Elevation

Landscape Plan



View Analysis - plan



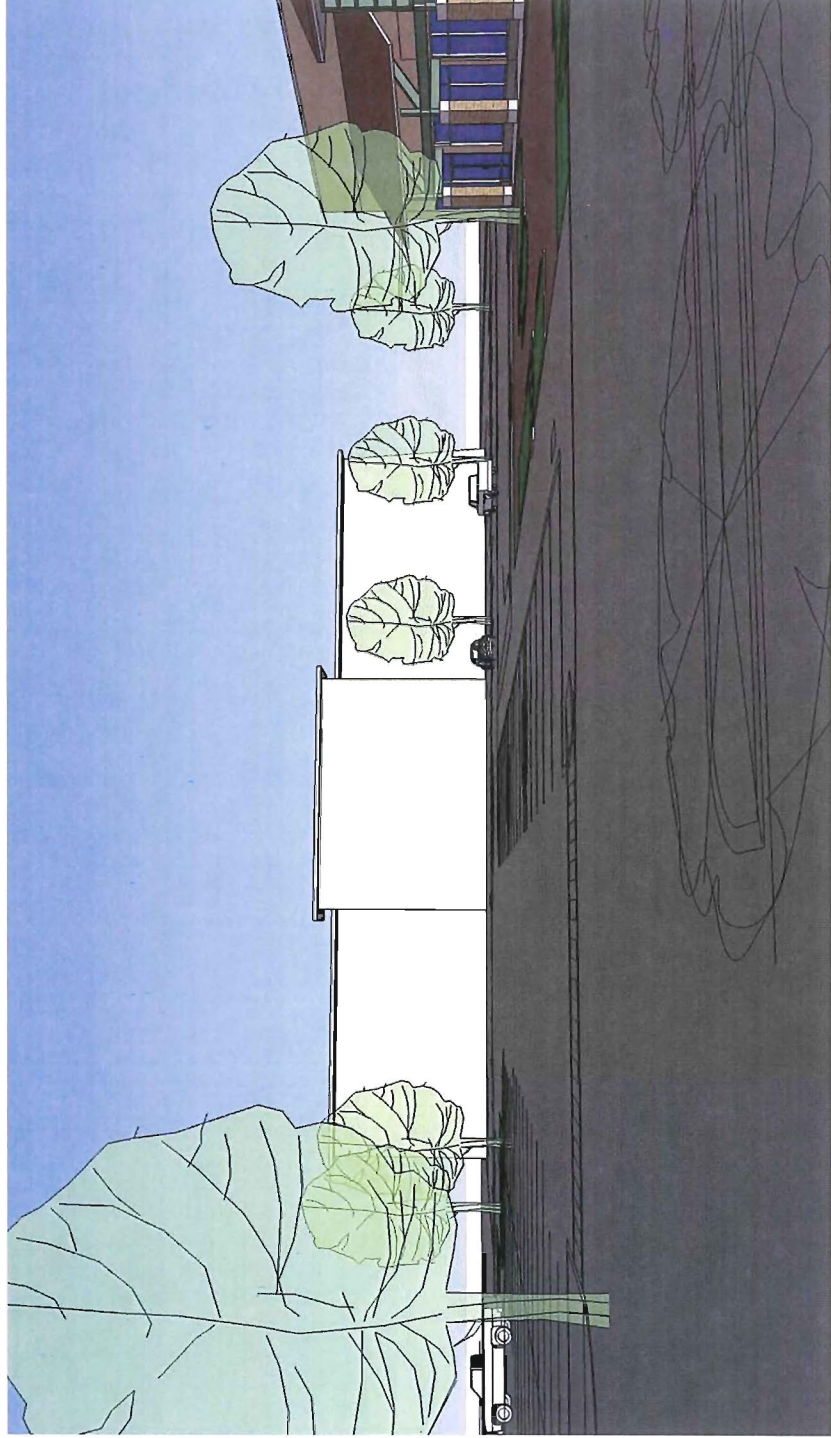
Distance between CRU # 1&2 and CT:

Previous: 50 meters

Current: 35 meters

View reduced by : 30%

View Analysis – before and after



Before

View Analysis – before and after



After