

## DESIGN RATIONALE - 289 ISLAND HIGHWAY, VIEW ROYAL

### The Site:

This site is currently used by Namaste restaurant with a large surrounding parking lot and is located on the north-east corner of Island Highway and Helmcken Road. The site is bordered by Island Highway, a busy corridor on the south and Helmcken Road on the west, that connects the ocean front with View Royal Elementary school and Helmcken Central Park. On the north and east of the site are residential buildings.

This highly visible corner site provides a tremendous opportunity to create a landmark, gateway building that, if designed correctly, will set an outstanding precedent for future development along this corridor.

### The Context:

Across Island Highway on the south-east corner is View Royal Square, a two-story commercial use building. To the west, on the south side is one-story residential building and the Salvation Army Thrift store. Across Helmcken Road to the west on the north side, there is an undeveloped site. To the immediate north, at the slightly higher elevation, there are single family buildings that potentially are going to be developed into townhomes. To the immediate east of the site, there is Lion's Cove, a three-story residential building seated at a visibly higher elevation than the subject site. The site is also in close proximity to the ocean front, parks and schools.

### The Proposal:

Consistent with View Royal's OCP and to ensure activation of the pedestrian streetscape, we are proposing a mixed-use development with commercial use at grade with a variety of multiple unit residential uses above.

The two parking uses are intentionally split – the parking for commercial use has been placed behind the building fronting onto Island Highway yet it has been designed as convenient parking for the commercial users providing direct access from their vehicles into the main commercial use. This is proposed to be accessed via a convenient right-in right out access for those heading west along the highway.

A large landscaped buffer is introduced between the surface parking and the 3 properties fronting onto Eltham Road c/w a high hedge and large trees to ensure adequate buffering

between our proposal and the rear of the future townhouses proposed for those three sites once consolidated.

All residential parking, for security purposes are proposed as being housed in a secured underground parkade accessed along the more benign street, Helmcken.

The commercial convenience parking is placed behind the building where it is not visible. A tremendous streetscape opportunity emerges here as ample room is now allocated to a very large, activated public gathering plaza in front of the commercial use.

This space is envisioned to become very well used when an active retailer is selected for the commercial use. This space will become a meeting place for friends and family, spillover areas for the retail use (ie, outdoor seating, benches, and a place to simply relax at this gathering area).

### **Commercial Use:**

In selecting a commercial user, we envision a tenant that provides a convenience offering for both the residents for the project, as well as the community at large, and further, a tenant that would assist in aiding towards the active and colourful streetscape activities.

We believe that a small boutique grocery retailer to this site, will provide all the active streetscape opportunities that are envisaged for this important site and will include outdoor colourful fruit and vegetable displays, overhead doors allowing the transition between the store and sidewalk/plaza to become seamless, a coffee bar with outdoor seating, outdoor flower displays, outdoor seating and the like.

### **Residential Uses:**

In order to designate the ground floor of the Island Highway frontage as purely pedestrian-activated, we have located the main residential entry adjacent to the residential parkade entry along the west side of the building on Helmcken where the pedestrian activity will be much more benign.

The proposal consists of a very wide variety of units ranging from one-bedroom units for first time purchasers and investors for rental to 3-bedroom family units. This wide variety is intended to appeal to all socio-economic demographics as much as possible including renters, first time purchaser's, young families, empty-nesters, seniors and the disabled.

### **Common Amenities:**

While the "standard and typical" strata meeting room has been conveniently placed on the ground floor adjacent the building's entry, a large area on the roof of the building has been allocated for other common amenity uses (to be defined) but is not limited to an exercise studio, yoga room, common work place/offices, etc. It is also located on the roof to provide direct access to large outdoor patio and urban agricultural gardening plots for the residents, as the views from this terrace will be outstanding and will capture water views as well as maximizing sun exposure for growing medium for the proposed resident gardening plots.

Ample bicycle storage, EV charging stations and the like are implemented into the parkade design and ample room has been reserved for other amenities desired from future residents like, kayak storage, etc.

**Massing:**

The massing has been very intentionally designed so the building in its entirety reads as 3 stories of residential around the building's commercial floor with the top two floors of residential set far back from the main façade:

This form of terracing also ensures no overlooking, privacy nor overshadowing will occur between the proposal and the adjacent multiple-unit residential project named "Lion's Cove" which is also well set back from the common property line and has a significant existing tree buffer separating the two buildings.

The accent is intentionally given to the corner element, taking in consideration the site's gateway location to View Royal.

**Summary:**

It is anticipated that the building design will be highly enjoyed by the building's ultimate users, the public and visitors alike, will be harmonious at the same time distinct from the surrounding context.