

DATE OF MEETING | March 16, 2020 |

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**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1143 –
2338 KENWORTH ROAD**

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for an automobile sales, service, and rental development at 2338 Kenworth Road. |

Recommendation

That Council issue Development Permit No. DP1143 at 2338 Kenworth Road with the following variances:

- increase the maximum front yard setback to allow 100% of the building face to be more than 6m from the front property line;
- allow parking between the front property line and the front face of the proposed building;
- waive the minimum building height requirement to allow the building as proposed; and
- reduce the minimum planting requirements of Minimum Landscape Treatment Level 1c within the front yard setback. |

BACKGROUND

A development permit application, DP1143, was received from Island West Coast Developments Ltd., on behalf of Bowen Road Developments Ltd., to permit the development of a 580.58m² building for the new location of European Specialty Car Dealership (currently located on Northfield Road) at 2338 Kenworth Road.

Subject Property and Site Context

<i>Zoning</i>	COR3 – Community Corridor
<i>Location</i>	The subject area is located between Labieux Road and the Island Highway at the newly created intersection of Labieux Road and Kenworth Road, to the west of the Province of BC offices and City Public Works yard.
<i>Total Area</i>	0.427ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor; Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject site is Lot 4 within a recently approved eight-lot subdivision (SUB1234) of 2560/2590 Bowen Road (former Madill industrial lands). The subject property was rezoned (RA288) on 2017-NOV-03 from High Tech Industrial (I3) to Community Corridor (COR3) with a site-specific use permitting Automobile Sales, Service, and Rental use within some of the lots, as well as commercial and residential development. A subsequent rezoning (RA378) was adopted on 2018-JUL-08 in order to permit an additional automobile dealership on the subject site, Lot 4.

DISCUSSION

Proposed Development

Site Design

The proposed dealership office and service building will be located approximately within the centre of the property, with the office facing Kenworth Road and the service area to the rear. Service bays are accessed from both sides of the building. Staff and customer parking is provided to the side with a pedestrian connection to the street.

Vehicles will be displayed in front of the building on a scored concrete pad facing Kenworth and Labieux Roads, and to the rear and east side of the building with landscape screening from the Island Highway.

Building Design

The proposed building includes a 547.6m² main floor and 32.98m² mezzanine office area. The front façade (south elevation) includes prominent glazing in order to feature the interior of the show room. A projecting canopy connects to the ground and is used to break up the front façade wall face. Timber features above the windows on the south and east elevation are used to soften the façade and provide contrast with the other materials.

Building and vehicle entrances are highlighted with a canopy, with the principle entrance offset from the pedestrian connection. A covered vehicle drop-off area is attached to the front façade and will be visible from the road.

The west elevation features a rectangular wall opening with an LED strip, which will allow the building tenant to feature vehicles displayed inside. The north elevation, facing the Island Highway, includes a wash bay and glazing.

Landscape Design

Given the curve of the road and the location of the vehicle display parking area, the proposed landscape design includes a variable width landscape buffer ranging from 2m to 6m adjacent to the front yard setback. The landscape buffer continues along the east property line to provide a buffer between the property and future road extension. A narrow drainage basin or rain garden is located within the centre of the landscape buffer. Surrounding plant material includes low-height deciduous shrubs and native shrubs, such as Oregon grape and salal.

A tall and narrow evergreen shrub buffer is provided along the north property line to screen the property from the Island Highway and the City of Nanaimo pump house. The garbage facilities will be screened with landscaping and an enclosure.

Design Advisory Panel

The Design Advisory Panel, at its meeting held 2019-JUL-25, accepted DP1143 as presented with support for the proposed variances and provided the following recommendation:

- Look for opportunities to use different tree species around the site.

The applicant responded on 2019-AUG-01 by removing two red flowering currents and adding one English oak and two sword ferns, in addition to substituting three columnar maple trees for one kwanzan flowering cherry and two Corinthian linden trees.

Proposed Variances

Maximum Front Yard Setback

Section 9.5.1 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) requires a maximum setback of 6m for at least 50% of the building face in the COR3 zone. The building setback varies from approximately 10.75m to 20.79m; therefore, a variance is required to allow 100% of the building face to be more than 6m from the front property line.

Staff support the proposed setback variance, as architectural features on the building (such as glazing) enhance the street presence. In addition, the setback variance will accommodate a front yard landscape buffer that varies in width from roughly 2m to 6m.

Parking

Section 9.6.1 of the Zoning Bylaw prohibits parking between the front property line and the front face of a building and within the maximum front yard setback area (6m) within Corridor zones. A variance is therefore required for the proposed parking between the front face of the building and front property line along Kenworth Road.

The use of this building is for auto sales and rental, and vehicle display is necessary for the business operation. In addition, the landscape buffer will provide separation between the vehicle display and the public realm. Therefore, Staff support the variance to allow parking between the front property line and the front face of a building and within the maximum front yard setback area.

Minimum Building Height

Section 9.7.1 of the Zoning Bylaw requires a minimum building height of two storeys above grade within the COR3 zone. The majority of the building is 7m in height and the building includes a small, second floor mezzanine (32.98m²). As the building is not a full two levels of floor area, a variance is required.

Although the building is not a full two levels of floor area, the façade of the building presents a two-storey height to maximize street presence in accordance with the City's design guidelines. Staff support the proposed minimum building height variance.

Minimum Landscape Treatment Level 1c

Part 17 of the Zoning Bylaw requires deciduous trees within the front yard landscape buffer. At least five trees are required based on the proposed landscape width of 3m, in accordance with Landscape Treatment Level 1c. No trees are provided within the front yard landscape buffer; therefore, a variance is required. Staff support the variance as there is an adequate landscape buffer proposed and street trees were planted along the boulevard in front of the subject property due to the recent upgrades on Kenworth Road and Labieux Road.

SUMMARY POINTS

- Development Permit No. DP1143 proposes a 580.58m² building for the new location of European Specialty car dealership.
- The proposed building meets the intent of the City's design guidelines.
- Staff support the proposed variances.

ATTACHMENTS:

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Proposed Site Plan
ATTACHMENT D: Proposed Floor Plan
ATTACHMENT E: Proposed Building Elevations
ATTACHMENT F: Proposed Landscape Plan
ATTACHMENT G: Aerial Photo |

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