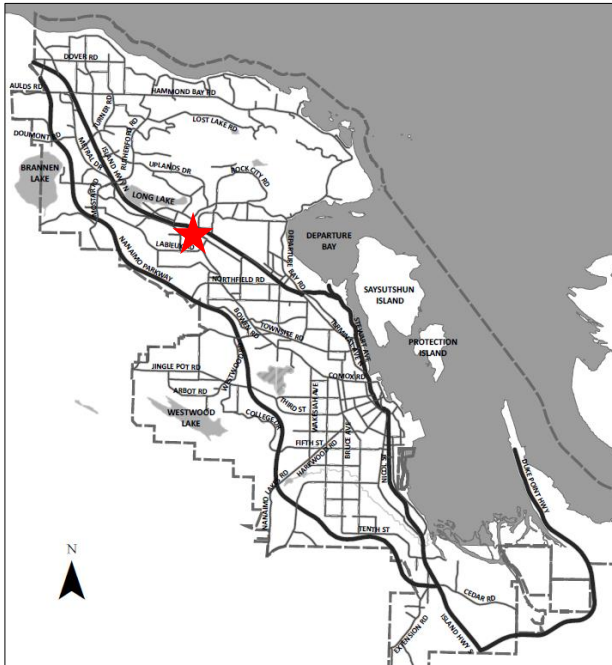


DATE OF MEETING | September 25, 2023

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1279 – 2595 BOWEN ROAD



Proposal:

An automobile sales, service and rental development.

Zoning:

COR3 – Community Corridor

City Plan Land Use Designation:

Mixed-Use Corridor

Development Permit Areas:

DPA8 – Form & Character

Lot Area:

2,428m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for an automobile sales, service, and rental development at 2595 Bowen Road.

Recommendation

That Council issue Development Permit No. DP1279 for an automobile sales, service and rental development at 2595 Bowen Road with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2023-SEP-25.

BACKGROUND

A development permit application, DP1279, was received from dHK Architects for an automotive dealership building with a showroom, service area and offices at 2595 Bowen Road.

Subject Property and Site Context

The subject property is located in the Diver Lake neighbourhood. The rectangular shaped lot abuts Bowen Road to the east and the Island Rail Corridor to the north. Established commercial developments predominantly characterize the surrounding area including automotive dealerships to the west, south, and east across Bowen Road, and Country Club Centre across the Island Highway to the north. The subject property contains an existing building (formerly the Mitsubishi dealership) and is relatively flat with a gentle slope down to the east.

DISCUSSION

Proposed Development

The applicant proposes a 1,553m² auto dealership with a multi-storey showroom, dealership office and service area specifically designed to house and showcase exotic and rare vehicles. The proposed height of the building is 15.3m (the maximum permitted height of a principal building in the COR3 zone is 14.0m).

Site Design

The proposed building is sited in the northeast corner of the lot with parking along the west and south lot lines. The showroom, offices and customer areas face Bowen Road and Island Highway with the service area located at the rear of the subject property. Service bays are accessed via a two-storey porte cochère on the south side of the building. Vehicle access to the site is off Bowen Road, and a total of 19 parking spaces are proposed (vehicle displays are proposed predominantly indoors). Long-term bicycle parking spaces are located in the service bays and a short-term bicycle rack is provided across from the refuse enclosure. Three-stream waste management containers are located in a refuse enclosure sited in the southwest corner of lot.

Provision of a statutory right-of-way between 0.45m to 1.6m along the east property line adjacent to Bowen Road is included as a condition of the Development Permit to facilitate future road widening.

Building Design

The proposed building is comprised of a 951m² main floor, 382m² second floor and 211m² third floor that encompasses a showroom, offices and service area. The building is contemporary in design with stepped storeys (ranging from one- to three-storeys) topped with flat roofs and incorporates a prominent porte cochère to emphasize the building entrance. Weather protection over doorways adds further visual interest and a rooftop deck accessed from the second storey provides an amenity area for staff and customers. The building incorporates three-storeys of vehicle display serviced by a car elevator facing the corner of the Island Highway and Bowen Road. The building façade is clad with corrugated metal siding, metal panel siding, wood-look metal plank, and generous glazing.

Landscape Design

The proposed landscaping includes a bioswale along the west property line and planting with decorative black aluminum fencing around the perimeter and a paver seating area with benches facing Bowen Road. The planting palette includes five species of trees (26 trees total), seven species of shrubs and five species of ground cover.

The proposed development meets the intent of the General Development Permit Area Design Guidelines including well-articulated building design, continuous glazing along sidewalks, landscaping to enhance the interface between building and street, and provision of a rooftop deck.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2022-SEP-22, accepted DP1279 as presented and provided the following recommendations:

- Consider some area for a green roof;
- Consider grouping the trees along Bowen Road and outside wall of porte cochère to create masses that can compete with the scale of the building;
- Consider improvements to the staff amenity area; and,
- Consider better quality paving in keeping with the building quality.

The applicant subsequently submitted revised plans in response to the DAP recommendations, including the following key design revisions:

- Trees are proposed to be grouped along Bowen Road at the southeast corner of the building and incorporate a second tree species along the outside wall of the porte cochère; and,
- The rooftop deck is proposed to be used an amenity space for staff and customers.

Proposed Variances

Siting of a Principal Building

The minimum required front yard setback abutting a major road in the COR3 zone is 5.5m (3.0m minimum front yard setback and an additional 2.5m where dedication to achieve future widening is required). The applicant is proposing a front yard setback of 3.09m, a requested variance of 2.41m. Staff support the variance as a minimum 3.0m front yard setback has been achieved; a functional building envelope has been provided; a tapered statutory right-of-way between 0.45m

to 1.6m adjacent to Bowen Road will be secured as condition of the Development Permit to facilitate future road widening; and the minimum landscape buffer can be accommodated outside the statutory right-of-way area.

Building Height

The maximum height of principal building in the COR3 zone is 14m. The proposed building height is 15.3m, a requested variance of 1.3m. Staff support the variance as the height variance is only for a portion of the building encompassing a parapet cap and three storey car elevator accessing the vehicle display area. No negative impacts are anticipated, and the design provides a prominent architectural element to address the street corner and complement surrounding commercial uses.

Minimum Landscape Buffer

The minimum required landscape buffer width is 1.8m. A variance is proposed to reduce the landscape buffer width along a portion of the rear yard (west) lot line from 1.8m to 1.57m and along a portion of the side yard (north) lot line from 1.8m to 0.12m, a requested variance of 0.23m and 1.68m respectively. A variance is also proposed to vary the minimum landscape treatment level adjacent to the Island Rail Corridor (north) side lot line and Bowen Road (east) front lot line. Staff support the proposed variances as the adjacent properties are a car dealership to the west and the Island Rail Corridor and Island Highway to the north; robust landscaping is proposed around the perimeter of the site; and as trees have been clustered to enhance sightlines similar to other auto dealerships.

Parking & Loading Spaces

The minimum number of parking spaces required for the proposed development is 81 parking spaces (based on a rate of one space per 10m² sales floor area as well as one space per service bay), of which, two must be designated accessible. The proposed number of parking spaces is 19 (including two designated accessible), a variance of 62 parking spaces. Staff support the proposed variance as:

- In accordance with Council's *Policy for Consideration of a Parking Variance*, the applicant has submitted a parking study which observed the parking demand for several typical dealerships in Nanaimo and found the average customer demand is one space/92m² of gross floor area and one space/employee which would equal a demand of 22 spaces for the proposed development. However, as the proposal is for a specialty car showroom with appointment-based sales, the anticipated demand is seven parking spaces (five for staff and two for customers). The applicant is providing 19 parking spaces.
- Vehicle display is provided within the building (approximately 21 spaces) and offsite spaces for vehicle display are available within the Island Rail Corridor (approximately 10 spaces).
- The volume of vehicle display (sales floor area) within the building has increased the parking requirements.
- Given the specialized nature of the business, inventory will be limited.
- Customers will access the building by appointment only.
- Long-term and short-term bicycle parking spaces have been provided.
- Proximity of the development to public transportation and active transportation routes.
- Staff review of parking requirements for automotive dealerships in comparable jurisdictions indicate the parking provided is sufficient for the proposed use. Additionally, the spaces

provided can meet the parking requirements for other uses permitted in the COR3 zone including custom workshop, furniture and appliance sales and production studio uses.

The minimum number of loading spaces required for the proposed development is two. A variance is proposed to reduce the number of loading spaces from two to one. Staff support the proposed variance as the building is proposed to serve a single business and as the applicant has demonstrated truck turning can be facilitated on the lot.

Staff support the proposed variances. |

SUMMARY POINTS

- Development Permit application No. DP1279 proposes a new 1,553m² automobile sales, service and rental development at 2595 Bowen Road.
- Variances are requested to:
 - Reduce the minimum required front yard setback abutting a major road (Bowen Road) from 5.5m to 3.09m;
 - Increase the maximum permitted height of a principal building from 14.0m to 15.3m;
 - Reduce the minimum landscape buffer width from 1.8m to 1.57m along the rear yard (west) lot line and from 1.8m to 0.12m along the side yard (north) lot line;
 - Vary minimum landscape treatment level 1(d) along the front yard (east) lot line and vary minimum landscape treatment level 2(c) along the side yard (north) lot line;
 - Reduce the required minimum number of parking spaces from 81 to 19; and
 - Reduce the required minimum number of loading spaces from 2 to 1.
- Staff support the proposed variances. |

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plan
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Renderings
ATTACHMENT F: Landscape Plan and Details |

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