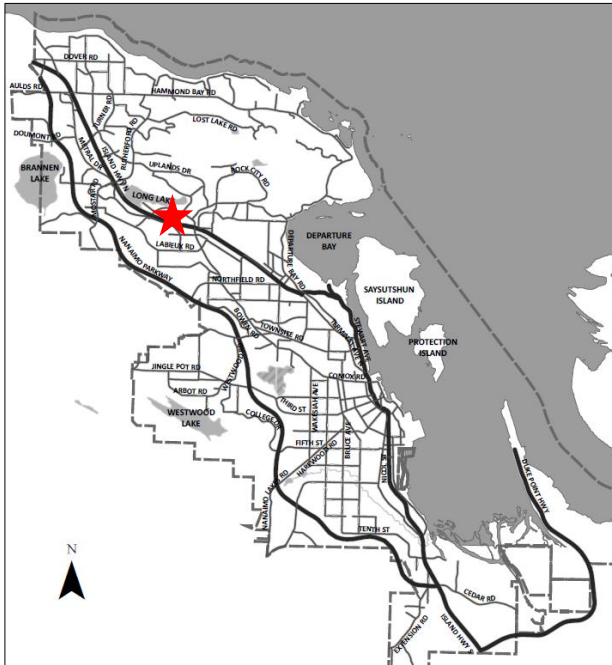


DATE OF MEETING | November 6, 2023

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1300 – 3612 ISLAND HIGHWAY NORTH**



Proposal:

An automobile sales and service development.

Zoning:

COR2 – Mixed Use Corridor

City Plan Land Use Designation:

Residential Corridor

Development Permit Areas:

DPA8 – Form and Character

Lot Area:

8,190m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for an automobile sales and service development at 3612 Island Highway North.

Recommendation

That Council issue Development Permit No. DP1300 for an automobile sales and service development at 3612 Island Highway North with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2023-NOV-06.

BACKGROUND

A development permit application, DP1300, was received from Island West Coast Developments Ltd. on behalf of Justin McElhone to permit an automobile sales and service development at 3612 Island Highway North.

Subject Property and Site Context

The subject property is located within the Long Lake neighbourhood, immediately north of the Island Highway with road frontage on all four property lines. The surrounding area includes residential, commercial, and industrial uses including Country Club Centre to the east, commercial retail and automobile sales to the west, low density residential to the north across Victoria Avenue, and industrial uses to the south across the highway.

The site currently contains an automobile sales and service operation within two individual buildings and surface parking. There is no existing landscaping on the site and minimal plantings along the undeveloped street frontages. A large refuse area enclosed with chain link fencing is located at the northwest corner of the site. The applicant proposes to continue operating the business in the existing building located at the southeast corner of the site while the site is redeveloped. The need to sustain business operation at this location has informed the proposed building siting.

DISCUSSION

Proposed Development

The applicant is proposing to construct an automobile sales and service building with underground vehicle storage and at-grade vehicle display and site improvements. The proposal also includes a ground-level service centre, showroom with dealership office space on the ground-level and mezzanine. The proposed gross floor area is 1,962m² and the total Floor Area Ratio (FAR) is 0.24.

Site Design

The proposed building is located in the western portion of the site with a landscape buffer located along each property line. The primary access to the site is via existing accesses off Victoria

Avenue and 106th Street. The dealership office space faces the front property line abutting Island Highway North; a series of service bays and separate wash and auto detailing bays face 106th Street. A service drive-through is located at the rear of the building, facing Victoria Avenue. The refuse enclosure and waste oil tank remain at the northwest corner of the site; however, the size has been significantly decreased and it will be fully screened with materials matching those of the proposed building.

The proposed development provides the required 50 parking spaces, based on a rate of one parking space per 10m² of sales floor area plus one parking space per service bay. Two spaces must be designated accessible. Two loading spaces and bicycle parking are also provided. A total of ten electric vehicle charging stations are also provided, though not required. Vehicles will be displayed predominantly along the highway, 106th Street and 107th Street frontages, with additional display area abutting the showroom.

Provision of a 0.78m wide statutory right-of-way (SRW) along the 106th Street property line and a 2.58m SRW along the Victoria Avenue property line will be included as a condition of the development permit, to facilitate the installation of sidewalks.

Building Design

The proposed building includes a 1,604m² underground vehicle storage area with 52 stalls, intended to store vehicle inventory only. The 1,534m² ground-level contains a showroom with dealership office space, ten service bays, three wash and auto detailing bays and a service drive-through. The mezzanine is 428m² and includes additional dealership office space and storage, with the east and west portions open-to-below.

The proposed building has a flat roof, and some portions of the building are stepped-back to delineate between the first storey and the mezzanine. LED wall pack lighting is proposed along each building face. Exterior building finishes include corrugated metal cladding, aluminum composite, and concrete panels, with a red accent panel intended for signage, and significant glazing along the south and east elevations to emphasize the interior of the showroom. The applicant anticipates fascia signage to be provided on two building faces.

Landscape Design

The proposed development will include landscaping along each property line with additional plantings in the rain gardens to break up the surface customer parking area, east of the proposed building and along the front face of the building.

The applicant is proposing seven tree species for a total of 41 trees, and 12 species of shrubs and grasses to be located within the landscape buffer and islands. Pole lights are to remain along the perimeter of the site with additional pole lights within the landscape islands of the customer parking area. The pole lights will be downward facing in accordance with dark sky principles.

The proposed development meets the intent of the General Development Permit Area Design Guidelines, including, robust landscaping, enhanced pedestrian circulation and connection to the street, outdoor seating areas, the use of differing materials for surface parking, and significant glazing on prominent building faces.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2023-JUL-13, considered the landscaping plans and recommended the application return to a future DAP meeting with revised plans for a form and character review with the following recommendations:

1. Consider re-siting the building to the corner of Island Highway N and 107th Street and relocate the parking to the back of the building, as per General Development Permit Area Design Guidelines.
2. Review the tree list and incorporate more shade trees, evergreen trees, and trees suitable to climate change. Avoid invasive species.
3. Consider options for pedestrian connection from the crosswalk at Island Highway N and 107th Street to Victoria Avenue and/or into the site.
4. Add diversity to the raingarden.
5. Consider adding a rooftop deck or outdoor amenity area.
6. Consider adding permeable or patterned paving to the parking lot.
7. Consider making the wayfinding from the Island Highway N clearer.
8. Consider green options such as solar panels or a green roof.
9. Consider adding a significant landscaping feature at one of the property corners.
10. Consider incorporating garbage and recycling into the building or ensure the refuse enclosure materials fit the character of the building.
11. Ensure that site lighting does not intrude on the residential neighbourhood.
12. Consider adding showers and a change room for staff.

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

- Additional trees/plantings have been incorporated along all frontages.
- Patterned concrete has been added to the surface parking and vehicle display areas.
- Additional landscaped islands have been added to the surface parking area.
- A pedestrian connection has been provided from 107th Street on to the site and to the main entrance of the building.
- Additional windows have been added to the south elevation.

The application was presented again to the Design Advisory Panel, at its meeting held 2023-SEP-28, with the above-noted revisions. It was recommended the application return to a future DAP meeting with revised plans that adhere to the applicable City bylaws and design guidelines with the following recommendations:

1. Consider providing an outdoor amenity space or seating area onsite.
2. Review the plant list to ensure all invasive plant species are removed.
3. Consider adding additional evergreen trees for winter foliage.
4. Consider textured concrete surfacing within the parking areas.
5. Consider ways to incorporate green building technologies.

Subsequently, Staff met with the applicant to review and refine the proposal to better address City design guidelines without further DAP review. Staff are of the opinion that the revised plans substantially comply with the applicable guidelines.

Proposed Variances

Front Yard Setback

The COR2 zone permits a maximum front yard setback of 6.0m for at least 50% of the building face. The applicant proposes a front yard setback of 16.43m, a requested variance of 10.43m to allow 100% of the building face to be setback more than 6.0m from the front yard lot line.

The applicant has requested the variance to accommodate the internal drive aisle that provides vehicle circulation on the site, as well as access to the underground parking area used for inventory. The siting of the building also allows for vehicle display along the property line fronting Island Highway North. The proposed setback is comparable to other recently approved automobile sales and service developments. Staff support the proposed variance as robust landscaping and differentiation in parking surface materials assist in providing street presence along the Island Highway North corridor.

Location of Parking Area

Section 9.6.1 of the Zoning Bylaw prohibits parking between the front property line and the front face of a building or within the 6.0m maximum front yard setback area in Corridor zones. A variance is required for the proposed vehicle display area between the front face of the building and front property line and includes some parking within the maximum front yard setback area.

The applicant has requested the variance to display inventory vehicles along the Island Highway North with some additional vehicle display along Victoria Avenue. Staff support the proposed variance considering the nature of the development and the proposed partially screening the display areas from the street view. The vehicle display areas are differentiated from the customer parking area and drive aisle using broom-finished or scored concrete.

Minimum Required Height

Section 9.7 of the Zoning Bylaw requires a minimum building height of two storeys above grade. As the proposed building is not comprised of two full storeys, a variance is required.

The applicant has requested the variance to accommodate the required height for the service shop portion of the building located on the west side. Staff support the proposed height variance as the building includes a mezzanine and visually appears as two storeys.

SUMMARY POINTS

- Development Permit Application No. DP1300 is for an automobile sales and service development at 3612 Island Highway North.
- Variances are requested to:
 - Increase the maximum allowable front yard setback from 6.0m to 16.43m.
 - Permit parking between the front property line and the front face of the building, and within the maximum front yard setback area.
 - Waive the minimum required building height of two storeys above grade.
- The proposed development substantially complies with the applicable guidelines and Staff support the proposed variances.

ATTACHMENTS

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

Submitted by:

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Concurrence by:

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