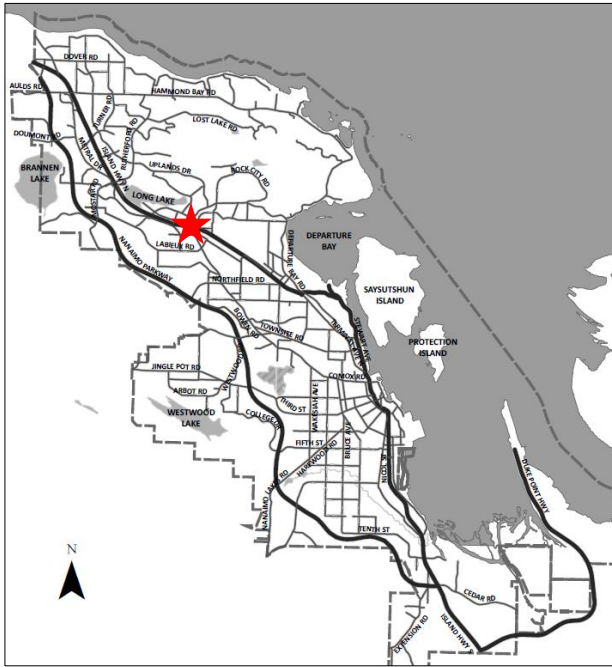


DATE OF MEETING | June 3, 2024 |

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1324 – 3180**
ISLAND HIGHWAY NORTH



Proposal:

Commercial Car Wash

Zoning:

CC3 – City Commercial Centre

City Plan Land Use Designation:

Secondary Urban Centre

Development Permit Areas:

DPA8 – Form and Character

Lot Area:

1,444m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a commercial car wash at 3180 Island Highway North.

Recommendation

That Council issue Development Permit No. DP1324 for a commercial car wash at 3180 Island Highway North with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-MAY-27.

BACKGROUND

A development permit application, DP1324, was received from BFA Studio Architects on behalf of 1253428 BC Ltd., to permit a commercial car wash at 3180 Island Highway North.

Subject Property and Site Context

The subject property is located northwest of the intersection of Norwell Drive and Island Highway North, adjacent to the Country Club Centre. The surrounding neighbourhood includes additional commercial development such as automobile dealerships and restaurants. A newly constructed office development is located across Norwell Drive.

The site was previously operating as a gas station and convenience store, which ceased operations in 2014. The building and gas bar with canopy was demolished in 2022. The site is flat and vacant.

A previous Development Permit (DP1216) was issued for a car wash in this location; however, the permit lapsed and the current owner wishes to proceed with a different car wash design.

DISCUSSION

Proposed Development

The applicant is proposing to construct a 318m² commercial car wash with one and a half storeys and sheltered pay stations. The total proposed Floor Area Ratio (FAR) is 0.22.

Site Design

The site will be accessed from both the Island Highway and Norwell Drive over an existing easement located on the adjacent property to the west at 3190 Island Highway North. The proposed building will be located at the centre of the site, allowing for onsite vehicle circulation. Vehicle movement is limited to one way circulation and vehicles will enter the pay stations and follow lanes into the queue and car wash tunnel. An emergency/maintenance exit is located on the east portion of the site, adjacent to the car wash tunnel, and the refuse enclosure is located adjacent to the site entrance on the west side of the property.

Building Design

The proposed building includes a two-lane pay station with additional kiosks located inside the building. An electrical room, universal washroom, and staff room are included on the ground level alongside the car wash tunnel. Mechanical rooms are located on the ground floor and mezzanine level and the remainder of the upper level is open to the car wash tunnel below.

The car wash tunnel portion of the building has a butterfly roof with generous glazing offering visual interest and transparency into the building. An illuminated metal wave is also featured on this building face. Overhead doors are located on the north and south elevations to service the mechanical room and car wash tunnel. Additional windows are located on all building elevations, which are faced with corrugated metal cladding in various shades. Business and directional signage is anticipated on all building elevations.

Landscape Design

A large landscape buffer is proposed along Norwell Drive, adjacent to the emergency/maintenance exit and it will include a combination of trees, shrubs, and perennials. The area of the site intended for emergency/maintenance egress is lined with decorative permeable pavers. Interim landscaping is proposed landscaping within an existing 3.0m City Statutory Right-of-Way (SRW) along the property line abutting Norwell Drive. This area is intended to become a sidewalk through the future reconstruction of the Norwell Drive and Island Highway North intersection.

To facilitate onsite vehicle circulation, additional landscaping is proposed within the Ministry of Transportation and Infrastructure (MoTI) right-of way at the rounded corner of Norwell Drive and Island Highway North, rather than on the subject property. Plantings in this area and along Island Highway North are dense and robust, intended to screen the view of headlights of vehicles in the queue. The landscaping within the MoTI right-of-way will be completed under a MoTI Permit, already obtained by the applicant, to construct, use, and maintain works within the right-of-way of a provincial highway (MoTI File Number 2023-02604). Additional landscaped areas are located adjacent to the refuse enclosure to provide screening. Adaptive and native species are proposed throughout the site and along the internal drive aisle with areas of decorative drain rock.

The proposed building design substantially meets the intent of the General Development Permit Area Design Guidelines by providing weather protection, robust landscaping, and incorporation of building faces with ornamentation to create interest.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2024-JAN-11, accepted DP1324 as presented provided the following recommendations:

- Consider ways to shield vehicle headlights with shrubs or other landscape treatments along the Island Highway frontage.
- Consider planting additional trees on site.
- Consider adding outdoor seating at the building entrance.

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

- Incorporation of six additional trees, including Arnold Sentinel Austrian pines, Swedish columnar aspen, and Heritage River birch within the landscaping to screen headlights from view on adjacent roads.

Proposed Variances

Projections into Yards

The maximum permitted projection for a canopy into the flanking side yard setback (abutting Island Highway North) is 1.0m. The proposed projection is 2.85m, a requested variance of 1.85m.

Landscape Buffer

The minimum required landscape buffer along the flanking side yard lot line is 1.8m. The proposed landscape buffer is 0.0m with all required landscaping located within the MoTI right-of-way.

The applicant has requested the variances to provide weather protection for onsite staff and patrons, in accordance with the General Development Permit Area Design Guidelines. The canopy does not extend into the MoTI right-of-way. Staff support the proposed landscape variance to facilitate onsite vehicle circulation. Some landscaping is provided onsite and additional landscaping will be present within the MoTI right-of-way to ensure headlights are screened from view from the adjacent intersection using evergreen trees and shrubs. |

SUMMARY POINTS

- Development Permit Application No. DP1324 is for a commercial car wash.
- The building design substantially meets the intent of the General Development Permit Area Design Guidelines.
- Variances are requested to increase the maximum allowable projection for canopies (abutting Island Highway North) and reduce the landscape buffer along the flanking side yard lot line.
- 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 Plans and Details |

Submitted by:

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Concurrence by:

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Director, Planning & Development