

DATE OF MEETING January 9, 2017

AUTHORED BY GARY NOBLE, DEVELOPMENT APPROVAL PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT DEVELOPMENT PERMIT NO. DP1013 – 4931 WELLINGTON ROAD

OVERVIEW

Purpose of Report

To present for Council’s consideration a development permit application for the redevelopment of an automobile dealership (Volkswagen) at 4931 Wellington Road.

Recommendation

That Council issue Development Permit No. DP1013 with the following variances:

- increase the maximum front yard setback from 6m to 8.77m, a proposed variance of 2.77m; and,
- increase the principal building facade, from 50% to 100%, to be set back further than the maximum front yard setback.

BACKGROUND

A development permit application, DP1013, was received from Daryoush Firouzli Architect on behalf of 593745 BC Ltd. to permit the redevelopment of an existing auto dealership.

Subject Property

<i>Zoning</i>	COR3 – Community Corridor
<i>Location</i>	The subject property is located at the corner of Wellington Road and Mostar Road.
<i>Total Area</i>	9,500m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – 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

DISCUSSION

Proposed Development

The proposed commercial development is an automobile dealership (Volkswagen).

Special Council Meeting
2017-JAN-09

The existing, onsite two-storey building, located in the centre of the subject property that historically housed a number of automobile uses is to be demolished in two phases.

The phased demolition of the existing building will allow the auto dealership to function during construction of the new facility. The existing one-storey auto detailing facility and recycling centre will remain on the property.

The new two-storey building accommodates the following functions:

Basement Level:

Underground inventory parking for 56 vehicles

Main Floor:

- 10 service bays
- 4 reception bays
- Parts sales area

Second Floor

- Administration offices / staff facilities

Roof

- Roof deck (69m²) for staff use

Site Context

The subject property is located on a prominent corner (southwest corner of Mostar and Wellington Roads).

The existing Volkswagen showroom is located on the lot to the south at 4921 Wellington Road. The property is not part of the application, however, the showroom is proposed to be relocated into the new development.

The owner is discussing the construction of works and services in front of 4921 Wellington Road and exploring the opportunity to complete the property edges and connect the existing sidewalk at 4911 Wellington Road.

Site Design

The existing building is being used by the service section of the dealership. The proposed building will occupy the approximate footprint of the existing building. Building construction is to be done in two phases in order for the business' service component to remain operational.

The building siting allows for good site access for fire truck, car carrier off-loading and customers.

The internal showroom and outdoor display areas are organized at the prominent corner.

Landscape Plan

The landscape plan balanced the corporate image of the parent company which allows maximum visibility into the site, and community requirements for creating streetscapes with green edges to enhance the public realm at this important suburban corner.

Building Design

The building design is representative of Volkswagen's corporate branding model. The 'white frame' provides the visual framework for brand identity. The organization of all architectural features: glazing, wall sections, exterior finishes, is a function of corporate branding.

PROPOSED VARIANCES

Maximum Front Yard Setback

The maximum front yard setback is 6m. The proposed building setback is 8.77m, a proposed variance of 2.77m. The proposed building setback allows appropriate space for the outdoor display area.

Principal Building Frontage

Where only one principal building exists on the lot, no more than 50% of the front face of a building facade shall be set back further than the maximum permitted front yard setback (6m).

As 100% of the principal building facade is set back further than the maximum front yard setback, the proposed building siting will allow the owner to use the existing building footprint while construction proceeds in two phases.

The building siting also allows for an outside auto show area which is a requirement of Volkswagen, the parent company.

DESIGN ADVISORY PANEL RECOMMENDATIONS

At its meeting held 2016-SEP-08, the Design Advisory Panel accepted DP1013 as presented, with support for the proposed variance, and provided the following recommendations:

- Consider continuing exterior elements from the east elevation (Wellington Rd) to enhance the north elevation (Mostar Rd) in order to better relate to the street.
- Consider ways to improve the appearance of the building's north façade.
- Consider adding weather protection canopies to all pedestrian entranceways.
- Consider ways to enhance the customer plaza/seating area.

The applicant has upgraded the Mostar Road building elevation so the building architecture works with the architectural vocabulary of the corporate branding and showroom design.

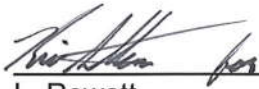
The outdoor customer plaza has been enhanced with additional landscape materials. Weather protection was not added as requested, due to corporate design policies.

- The proposed development meets the intent of the applicable design guidelines and conforms to the zoning regulations with the exception of requested variances.
- Staff supports the two proposed setback variances as the proposed building siting works well with the corner siting.

ATTACHMENTS

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

Submitted by:



L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:



D. Lindsay
Director, Community Development

**ATTACHMENT A
PERMIT TERMS & CONDITIONS**

TERMS OF PERMIT

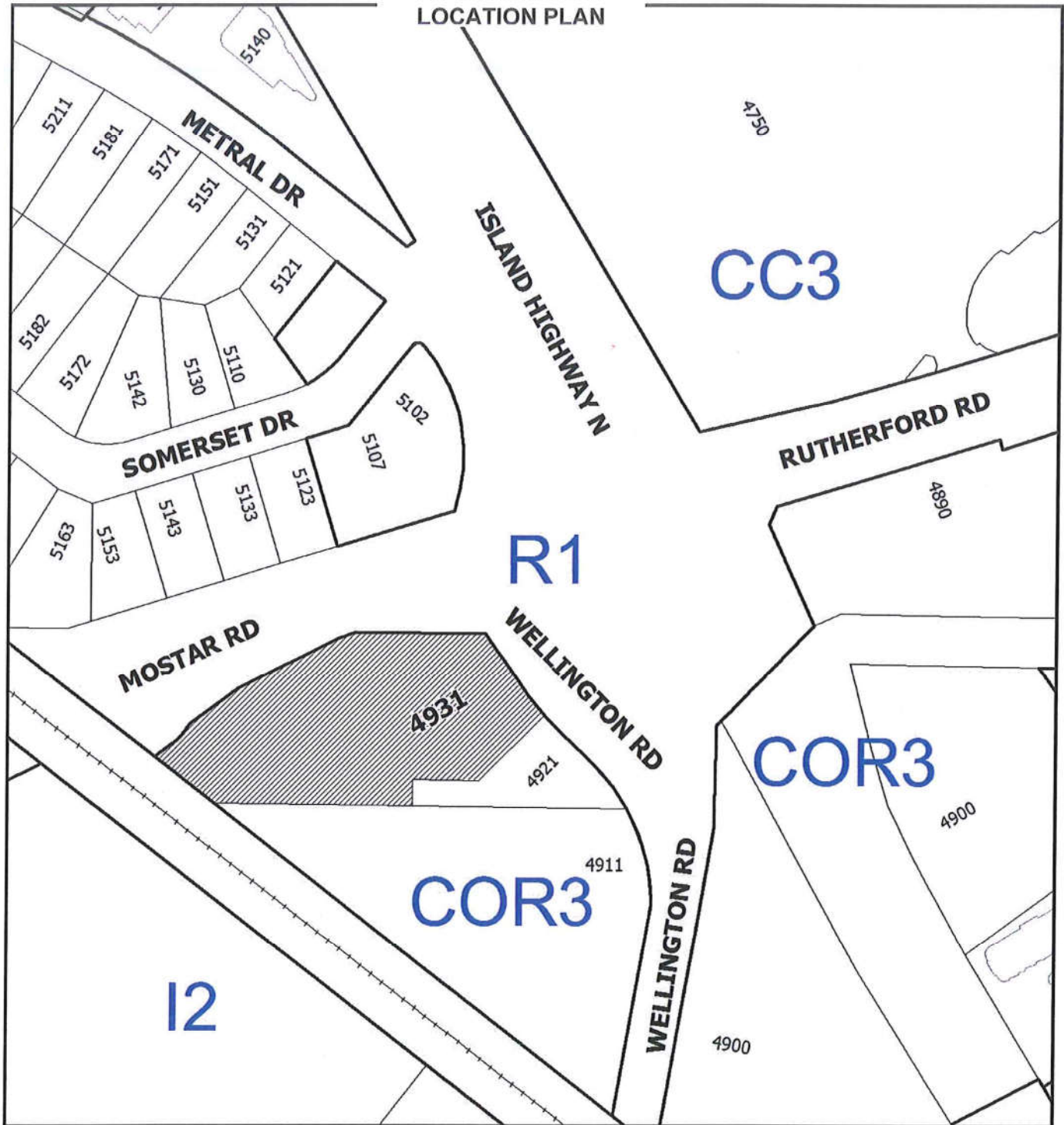
The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 9.5.1 – Siting of Buildings* to increase the maximum front yard setback from 6m to 8.77m.
2. *Section 9.5.4* – to increase the percentage of the principal building facade to 100% so that it may be set back further than the maximum 50% front yard setback.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by D-Architecture, received 2016-DEC-14.
2. The development is in general compliance with the elevations prepared by D-Architecture, received 2016-DEC-14.
3. The subject property is in general compliance with the landscape plan and specifications prepared by Victoria Drakeford Landscape Architect dated 2016-DEC-14.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001013

LOCATION PLAN

Civic: 4931 Wellington Road
Lot 1, Section 5, Wellington District,
Plan 34365, Except Part in Plan VIP65613



**Subject
Property**

ATTACHMENT D
SITE DATA

SITE PARTICULARS

CIVIC ADDRESS:	4931 Wellington Road, Nanaimo, BC
LEGAL ADDRESS:	LOT 1, SECTION 5, WELLINGTON DISTRICT, PLAN 34365, EXCEPT PART IN PLAN VIP65613
SITE AREA:	2.35 Acres 102,257 sq.ft. (9,500 m2)
ZONING:	COR3 (Community Corridor)

PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED (COR3)	PROPOSED
USE	Automobile Sales, Service and Rental	Automobile Sales, Service and Rental
LOT AREA	1,000 m2	9,500 m2
LOT COVERAGE	60% = 5,700 m2	16% (1,697m2)
DENSITY	0.75 = 7,125 m2	0.39 = 3,685 M2
BUILDING GROSS FLOOR AREA		BASEMENT FLOOR: 1,140 m2 GROUND FLOOR: 1,700 m2 SECOND & THIRD FLOOR: 500 m2 EXISTING BUILDINGS AREA: 345 m2 TOTAL AREA: 3,685 m2
SETBACKS	FRONT Min. : 9.84' (3.0 m) Min. FRONT Max. : 19.7' (6.0 m) Max. REAR : 24.60' (7.5 m) Min. SIDE 1 : 0' (0.0 m) SIDE 2 : 9.84' (3.0 m) Min.	FRONT : 28.77' (8.77 m) Min. REAR : required Variance 9.06' (2.77m) SIDE 1 : SIDE 2 :
HEIGHT OF BUILDINGS	45.93 s.f (14m)	32.48 s.f (9.9m)
AMENITY AREAS		
OFF-STREET PARKING	1 space per 10m2 of sales area 1 space per Service bay Plus 5 additional space Total parking required 54 stalls	39 stalls 10 stalls 5 stalls Provided 55 stalls for customer & staff 117 stalls for inventory including underground parking

ATTACHMENT E BUILDING ELEVATIONS



NOTES: 1. See attached 3D rendering of building for more information. 2. All dimensions are in feet and inches. 3. All materials are to be installed in accordance with the manufacturer's instructions. 4. All work is to be done in accordance with the applicable building codes. 5. All work is to be done in accordance with the applicable standards of practice. 6. All work is to be done in accordance with the applicable standards of care. 7. All work is to be done in accordance with the applicable standards of safety. 8. All work is to be done in accordance with the applicable standards of quality. 9. All work is to be done in accordance with the applicable standards of performance. 10. All work is to be done in accordance with the applicable standards of reliability. 11. All work is to be done in accordance with the applicable standards of durability. 12. All work is to be done in accordance with the applicable standards of sustainability. 13. All work is to be done in accordance with the applicable standards of accessibility. 14. All work is to be done in accordance with the applicable standards of inclusivity. 15. All work is to be done in accordance with the applicable standards of equity. 16. All work is to be done in accordance with the applicable standards of justice. 17. All work is to be done in accordance with the applicable standards of integrity. 18. All work is to be done in accordance with the applicable standards of honesty. 19. All work is to be done in accordance with the applicable standards of transparency. 20. All work is to be done in accordance with the applicable standards of accountability. 21. All work is to be done in accordance with the applicable standards of responsibility. 22. All work is to be done in accordance with the applicable standards of stewardship. 23. All work is to be done in accordance with the applicable standards of leadership. 24. All work is to be done in accordance with the applicable standards of innovation. 25. All work is to be done in accordance with the applicable standards of excellence.

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2017 JAN 03

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WEIS
Architectural
3231
1000
VANCOUVER, BC
V6Z 1K7

HARBURVIEW AUTOHAUS
4931 WELLINGTON ROAD
NANAIMO, BC

HARBURVIEW AUTOHAUS LTD.
1323

EXTERIOR ELEVATIONS

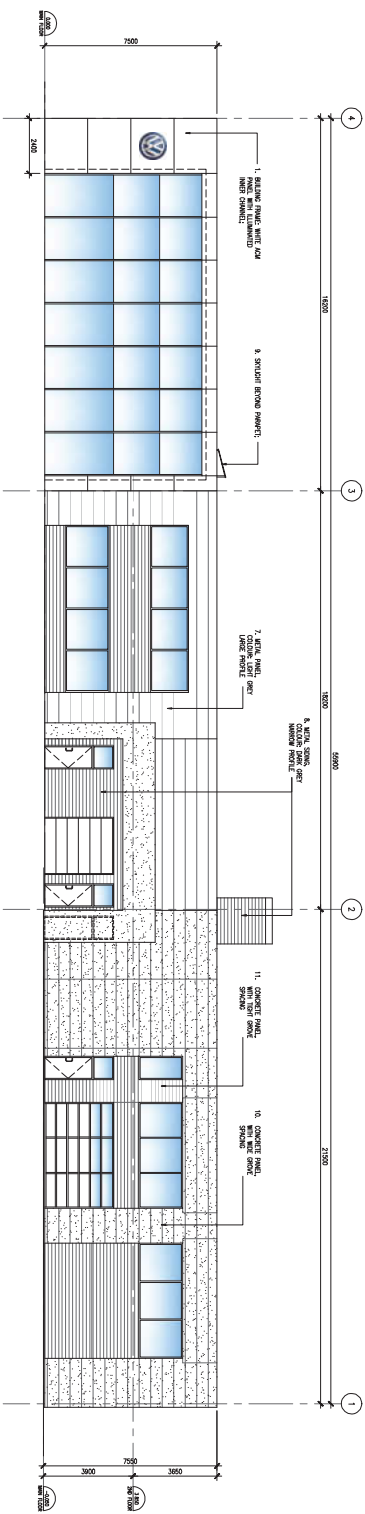
SCALE: 1" = 100'

DATE: JAN 03/17

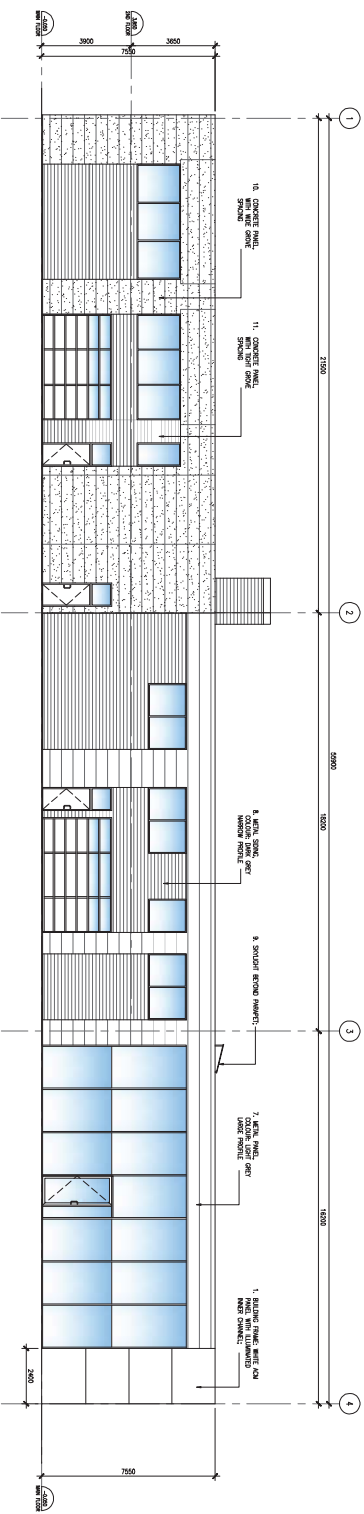
PROJECT NO.: 1323

ARCHITECT: WEIS ARCHITECTURE

32



3 NORTH EXTERIOR ELEVATION



4 SOUTH EXTERIOR ELEVATION

NOTES: 1. All dimensions are in millimeters unless otherwise stated. 2. All dimensions are to the centerline of the member unless otherwise stated. 3. All dimensions are to the finished surface unless otherwise stated. 4. All dimensions are to the centerline of the member unless otherwise stated. 5. All dimensions are to the finished surface unless otherwise stated. 6. All dimensions are to the centerline of the member unless otherwise stated. 7. All dimensions are to the finished surface unless otherwise stated. 8. All dimensions are to the centerline of the member unless otherwise stated. 9. All dimensions are to the finished surface unless otherwise stated. 10. All dimensions are to the centerline of the member unless otherwise stated.

NO	DATE	REVISION
1	2017-01-17	ISSUED FOR PERMIT



WEIS ARCHITECTURE
 4877 SQUALOR DRIVE, VANCOUVER, BC V6V 1A4
 TEL: 604-273-1081, 1-877-383-8444
 VANCOUVER PRINCIPAL ARCHITECTURE SERVICE

PROJECT:
 HARBOURVIEW AUTOHAUS
 4831 WELLINGTON ROAD
 NANAIMO, BC

CLIENT:
 HARBOURVIEW AUTOHAUS LTD.
 PROJECT NO.: 1323

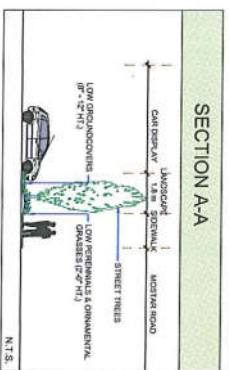
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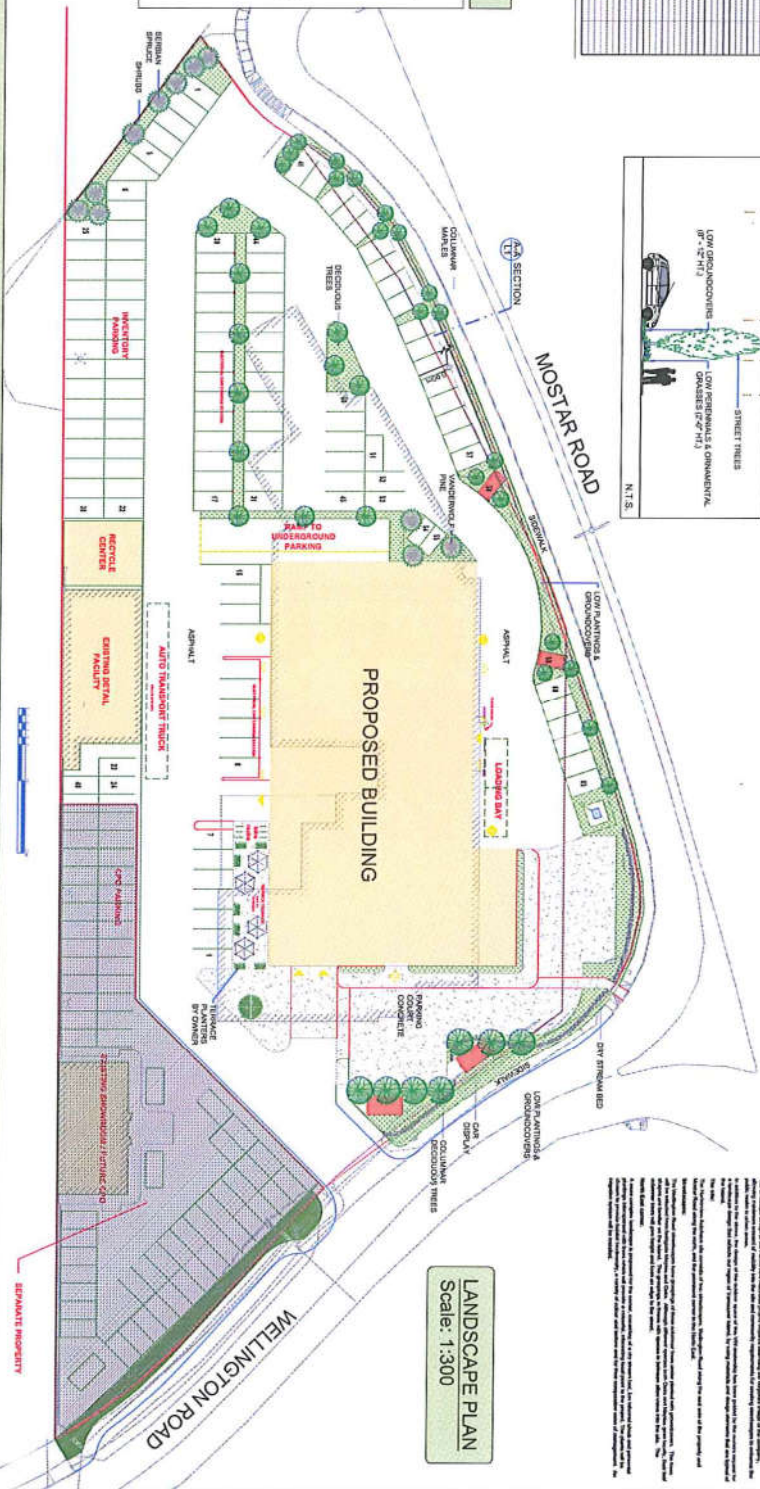
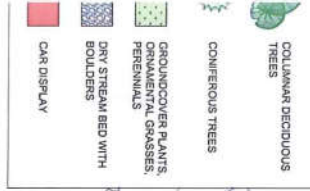
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A3.2

PLANT LIST

NO.	PLANT NAME	PLANT TYPE	PLANT SIZE	PLANT QUANTITY	PLANT NOTES
1	COLLONAR DECIDUOUS TREES	TREE	12' H	10	
2	CONIFEROUS TREES	TREE	12' H	5	
3	GROUNDCOVER PLANTS, ORNAMENTAL GRASSES, PERENNIALS	PLANT	12" H	100	
4	DRY STREAM BED WITH BOULDERS	FEATURE	12' W	1	
5	CAR DISPLAY	FEATURE	12' W	10	



ATTACHMENT F LANDSCAPE PLAN



DESIGN RATIONALE

The design rationale for this landscape plan is based on the following principles: 1. Sustainability: The plan uses native and drought-tolerant plants to reduce water consumption. 2. Aesthetics: The design incorporates a variety of plant species to create a visually appealing and diverse landscape. 3. Functionality: The plan includes features like the dry stream bed and car displays to enhance the site's utility and user experience. 4. Environmental Impact: The use of permeable materials and native plants helps to manage stormwater and improve soil health.

LANDSCAPE PLAN
Scale: 1:300

DESIGN ELEMENTS

- large boulders
- dry stream bed
- grouped columnar trees
- evergreen trees
- grasses and perennials
- car displays

NOTES: For getting information, see CH drawings.

REVISIONS:

Issued for DP Review - 2016aug28
Issued for DP - 2016aug29
Revised for DP - 2016aug29
Revised for DP - 2016sep07
Revised for DP - 2016nov29
Revised for DP - 2016nov25

CONSULTANTS:

PROJECT: HARBOURVIEW AUTOHAUS

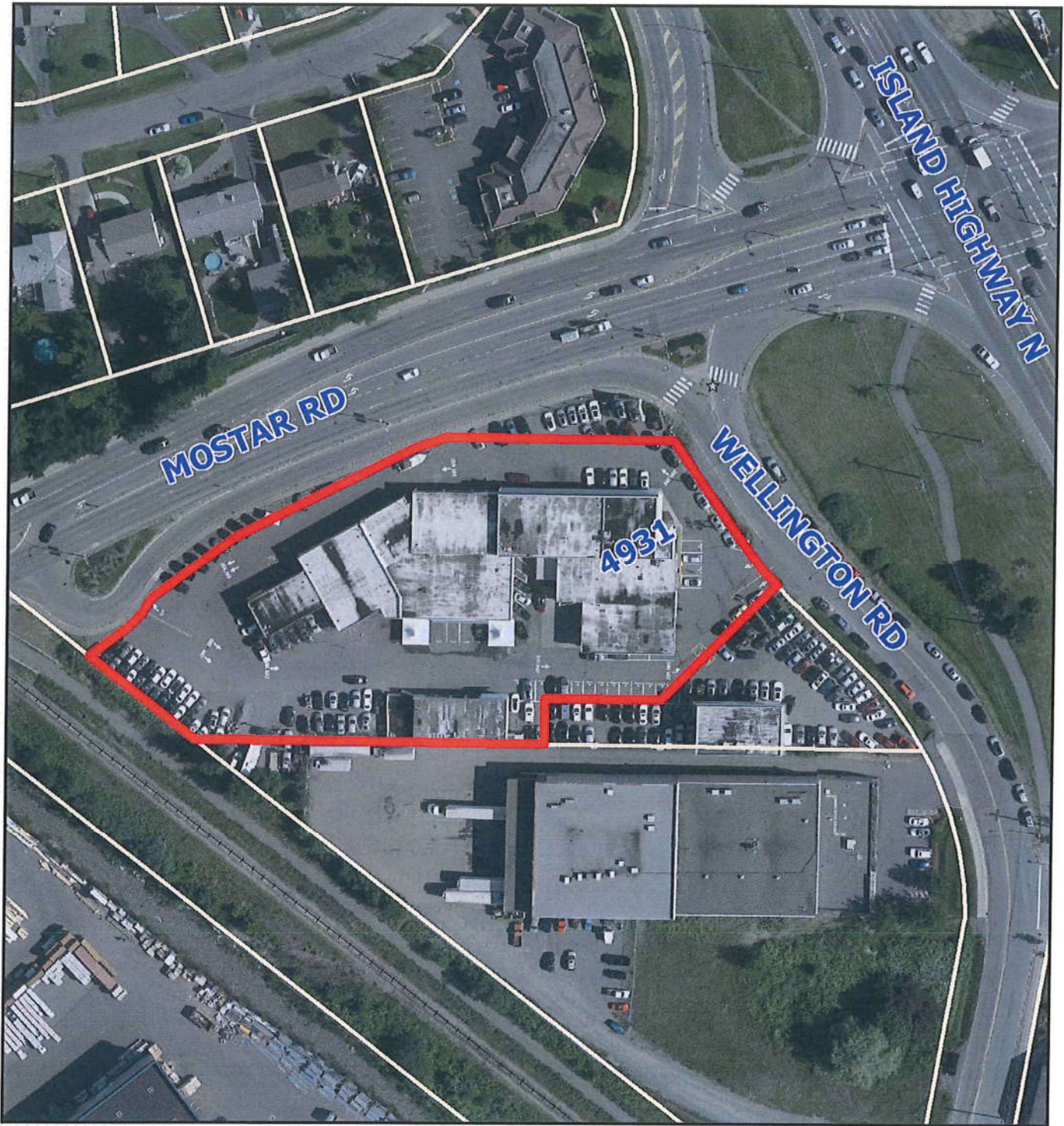
SITE LEGAL DESCRIPTION: 4811 WELLINGTON ROAD, MOUNTAIN VIEW, VA

DATE: AUG 4, 2016

PROJECT NUMBER: VAS

DRAWING NUMBER: L1-DP

ATTACHMENT G
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001013

