

Oak Street

CLW Oct 26/09

## DISTRICT OF SAANICH

Mayor  
Councillors  
Administrator  
Com. Assoc.  
Applicant  
Front Counter

**Report To:** MAYOR AND COUNCIL  
**Date:** OCTOBER 8, 2009  
**From:** ANNE TOPP, ACTING DIRECTOR OF PLANNING  
**Subject:** DEVELOPMENT PERMIT APPLICATION ♦ 3347 OAK STREET  
FILE: DPR00435

Notices.

---

### Project Details

---

**Project Proposal:** Renovate the existing building for an auto dealership service centre which will operate in conjunction with the proposed Infinity Dealership .

**Address:** 3347 Oak Street

**Legal Description:** Lot 1, Section 7, Victoria District, Plan VIP28122

**Owner:** Sarjit Bains

**Applicant:** Alan Lowe Architect Inc.

**Application Received:** October 1, 2009

**Parcel Size:** 5036 m<sup>2</sup>

**Existing Use of Parcel:** vacant building

**Existing Use of Adjacent Parcels:**  
North: Nissan Car Dealership (C-6DE)  
South: Office and retail commercial (C-6DE)  
East: Blanshard Street and Office (C-4)  
West: Auto Dealership and retail/commercial (C-6DE)

**Current Zoning:** C-6DE (Douglas East Highway Commercial Zone)

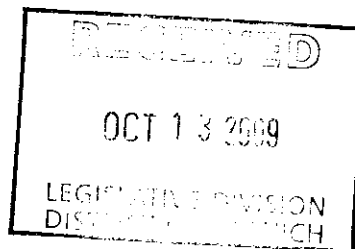
**Minimum Lot Size:** n/a

**Proposed Zoning:** n/a

**Proposed Minimum Lot Size:** n/a

**Local Area Plan:** Saanich Core

**Community Association:** Mt View Community Association \* referred Oct. 2, 2009



---

**Planning Policy**

---

The site is located within the Douglas Street East Commercial/Industrial Corridor which is part of the Saanich Core Local Area Plan. It is also within the Saanich Core Development Permit Area. The following significant guidelines apply:

- Guideline 3: The scale of new development should reflect the urban character of the Saanich Core.
- Guideline 11: No new freestanding signs should be permitted along Blanshard Street from Saanich Road to Tolmie Avenue.
- Guideline 14: Design plan should meet the intent of the standards set out in the Landscaping and Screening Guidelines for Commercial/Industrial /Multi-Family and Public Uses in Development Permit Areas (adopted in 1987)
- Guideline 17: Buildings for commercial or mixed use should be designed for a human scale to increase street level opportunities for social interaction and the creation of a vibrant pedestrian environment. This may include expanding the pedestrian environment on the development site, treating the building as an integral component of the streetscape and ensuring windows are provided and not blanked out.
- Guideline 18: Pedestrian networks, through and adjacent to the site should be designed to welcome people, encourage pedestrian activity, and integrate with and link to larger public spaces. Pedestrian amenities must be of sufficient width for an urban environment, have appropriate lighting, and be well landscaped to create a safe walking environment for people of all ages and levels of mobility. Street furniture, paving materials, traffic calming devices, sign plans and public art are examples of elements that should be considered.
- Guideline 19: Public spaces should be created adjoining the street and/or within the site as a complementary extension of the pedestrian network and connect to ground floor access where possible. These spaces should provide both sunny and shaded spaces, a range of seating opportunities, have natural surveillance from adjacent buildings and create spaces that foster gathering, contemplation, relaxation and celebration. Wherever possible public spaces should be sited to respect and enhance important view corridors.
- Guideline 21: Architecture should be of high quality that is contemporary and authentic. Innovative use of durable and high quality materials is expected. Elevations of buildings adjacent to a street should incorporate varied architectural elements and landscaping or smaller store front businesses to avoid big blank walls.

---

**Background**

---

The 5036 m<sup>2</sup> site formerly contained an "L" shaped two storey walk-up office/warehouse building constructed in 1975. A fire destroyed part of the building in April 2008 leaving the rear warehouse portion of the building intact.

The general area is part of the Uptown major centre and over time is expected to redevelop into more of a mixed use urban core area in accordance with the general vision of the Sustainable Saanich Official Community Plan. Currently, surrounding uses include automobile dealerships, office, and warehouse and ancillary retail uses for a variety of products such as auto, carpet, and kitchens.

---

**Proposal**

---

The applicant proposes to renovate the existing building for use as an automobile service centre plus add a new portion at the front to provide office and some additional showroom space for the Infinity Dealership proposed for the corner of Oak and Short Street (DPR00434). The Oak Street side of the building will be updated with new glazing and some metal cladding. The rear façade facing Blanshard Street is cement block which will be painted and new garage doors installed into existing openings.

---

**Development Permit Analysis**

---

The applicable development permit guidelines address pedestrian environments, public spaces and architectural quality and landscaping. These are the issues which will be used to analyze the appropriateness of the proposed development. In this case it is also important to note that the proposal is the reuse of an existing building that was involved in a significant fire.

**Pedestrian Environment**

The plans indicate a widening of the existing sidewalk to 3 m. This width is deemed to be acceptable as the area transitions into a more pedestrian and urban environment. Of particular significance is that the applicant is undertaking improvements through three projects to increase sidewalk width from Oak Street to Valley Avenue. This will set a standard along Oak Street when considering other applications. The addition of boulevard trees behind the sidewalk is an important element in creating a long term vision of the Oak Street pedestrian environment.

**Public Spaces**

The proposal does not include significant public spaces. This is acceptable as the reuse of this block warehouse building is considered to be a temporary use. If and when the property completely redevelops to a use other than an auto-oriented business, the development permit guidelines clearly indicate an expectation for public space to be incorporated into a new proposal.

**Architecture**

The building remaining after the fire is a warehouse shell that is set well back on the lot. The proposed addition of a glazed front and entry doors, with metal cladding at the sides and over the top of the windows as well as corrugated metal siding will create an updated front façade that is broken up by the different finish materials. At the rear, new rolling garage doors will be installed into existing openings providing access to the proposed service bays. New paint on all remaining services with a colour band in the Nissan corporate colour will freshen the building.

**Landscaping**

The proposal is to maintain the existing landscape areas and upgrade them with new planting, the same or similar to that which has been installed on the adjoining Nissan Dealership site. Two new areas of landscape are proposed to be added between the drive aisle of the Nissan Dealership and this site. This will help tie the two parcels together. A ramp connection at the rear of the site will allow movement of vehicles by employees.

The provision of four new boulevard trees is the most significant long term aspect of the proposal. These trees should be large growing shade trees that will contribute to the long term character of Oak Street. To help ensure their growth a commitment to provide adequate soil volume, through structured means, if necessary, is required. This is detailed on the landscape plans. The landscape plan also indicates the removal of the freestanding sign fronting Blanshard Street. The removal of this sign will bring the property into conformity with Development Permit Guideline 11.

Two hard surface circles for new car display are shown at the corner of Oak Street and Valley Avenue within the landscape area. With the inclusion of this parcel within the Nissan family of businesses the impact is that the car display has become a standard landscape feature along the east side of Oak Street. The primary use of this parcel is auto service and, therefore the auto display within the landscape area is not strictly necessary. Furthermore, as a leased parcel the occupancy could change and with a new tenant the display space may not feature new vehicles but, some other product. Consideration should be given to the removal of the two display elements particularly in view of the others in existence on the neighbouring parcel to the north and being considered at the Oak/Short Street corner.

**Advisory Design Panel**

The application is proposed to be considered by the Advisory Design Panel at their October 21, 2009 meeting. A separate communication from the ADP will convey their recommendation on the proposed renovations.

---

**Variances**

---

The zoning bylaw calls for 50% of the required trees (based on lot size), to be placed within parking areas. The proposed use which includes large existing paved areas for the parking of new vehicles creates an operational conflict and makes it difficult to incorporate trees onto the site. The proposed landscape area and boulevard areas fronting both Oak Street and Valley Avenue are shown to contain appropriate landscaping, as is the rear of the site along Blanshard Street, and is considered adequate until there is a complete redevelopment of this site.

---

**Summary**

---

The applicant proposes to upgrade the façade of the existing warehouse building for use as an auto dealership service centre. The proposed new building addition and façade improvements consisting of glazing, new exterior finishes, and new paint is an improvement over the existing situation. The pedestrian environment improvements of 3 m sidewalks and the planting of four boulevard trees will provide long term enhancements to the Oak Street streetscape. The removal of the Blanshard Street sign will eliminate a sign feature that does not meet the Development Permit Guidelines and is welcomed.


---

**RECOMMENDATION**

---

1. That Development Permit DPR00435 be approved.
2. That prior to ratification of the Development Permit approval the following is required:
  - a) Submission of Landscape plans with a note indicating an installation detail to ensure provision of adequate soil volume for boulevard tree planting, and revision to tree species in accordance with Parks department requirements.

Report prepared by:

\_\_\_\_\_  
Chuck Bell, Planner

Report reviewed by:

\_\_\_\_\_  
Anne Topp, Acting Director of Planning

CB/vnb

H:\Tempest\Prospero\Attachments\Dpr\Dpr00435\Rpt\_3347 Oak\_8 Oct 2009\_Draft.Doc

Attachment

cc: T. Wood, Municipal Administrator  
N. Jablanczy, Manager of Inspection Services**ADMINISTRATOR'S COMMENTS**

I endorse the recommendation of the Acting Director of Planning

  
*for* Tim Wood, Municipal Administrator

