



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: April 21, 2021

From: Hailey Rilkoff, Planner II

File No: TUP 18-01.01

Subject: **TUP 18-01.01; Temporary Use Permit Renewal; 2565 Main Street**

BACKGROUND

This application proposes to extend an existing Temporary Use Permit to continue to allow the use of Automotive Sales on a portion of the subject property. Automotive Sales would be considered Retail, Service Commercial which is not a permitted use in the C1 – Urban Centre Commercial Zone.

PROPERTY DETAILS			
Address	2565 Main Street		
PID	008-346-071		
Folio	36412518.001		
Lot Size	3.59 acres (14,524.2 m ²)		
Owner	1230911 B.C. LTD.	Agent	Gary Johal
Current Zoning	C1 – Urban Centre Commercial Zone	Proposed Zoning	-
Current OCP	C - Commercial	Proposed OCP	-
Current Use	Automotive Sales	Proposed Use	Automotive Sales
Development Permit Areas	Form & Character		
Hazards	n/a		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES			
North	^	P2 Institutional and Assembly & C1 – Urban Centre Commercial & RU1 Country Residential	
East	>	C1 – Urban Centre Commercial	
West	<	P2 Institutional and Assembly & A1 - Agricultural	
South	v	C1 – Urban Centre Commercial	

NEIGHBOURHOOD MAP



PROPERTY MAP



Temporary Use Permit History

This application requests a renewal of TUP 18-01 which was issued in March of 2018. There have been previous Temporary Use Permits issued for the property to permit automotive sales since 2008¹. Automotive sales have been occurring on the property for over 10 years.

Location

The subject property is considered a gateway site to Westbank Centre as the Highway 97 couplet begins/ends at this property. The property is also used by Buckerfield's, a home, garden and farm retail store, which operates their outdoor storage yard through a Temporary Use Permit (TUP 17-01.01) which was recently renewed in July of 2020. The Highway 97 one-way couplet restricts pedestrian movement in Westbank Centre and

¹ TCUP 08-02; TUP 11-06

sees high volumes of fast moving traffic on Main Street and Dobbin Road, which surround this unique gateway property.

Proposal

The proposal is to renew TUP 18-01 for an additional 3 years to permit automotive, boat and recreational vehicle sales on a portion of the subject property (Figure 1).

Applicant's Rationale

The applicant has provided a rationale letter which indicates that new owners are currently working on future development plans for the site, however in the meantime are looking for an extension of the Temporary Use Permit. There are no proposed changes to the existing landscaping or additional buildings or structures to be constructed in order to continue the use.

Policy & Bylaw Review

Official Community Plan Bylaw No. 100

The subject property has a Growth Management Designation (GMD) of Westbank Centre and a future Land Use Designation (LUD) of Commercial. The Westbank Centre GMD envisions a bookend urban centre that is distinct from the auto-oriented commercial development in the Westbank First Nation jurisdiction. Westbank Centre is envisioned to be higher density, pedestrian oriented areas with mixed use and significant public amenities.

The Commercial LUD seeks to improve the form, character and public realm amenities of existing and future commercial developments. Commercial development is subject to the Commercial Form and Character Development Permit Area Guidelines, which would apply to redevelopment of the site or any construction of buildings to accommodate temporary uses.

Westbank Centre Plan

Since the issuance of the original Temporary Use Permit to allow the automotive sales use, the City has adopted the Westbank Centre Plan. In this Plan, the subject property has been identified as a "Gateway Site" which is a visual property that presents opportunities to establish a strong entrance and exit to Westbank Centre. Based on the proximity to Westbank's agricultural lands, the plan envisions the subject property as a food and agricultural destination that could accommodate related food and beverage uses.

Better utilization of the subject property as gateways and activity nodes is encouraged, and the Westbank Centre Plan encourages working with existing land owners to develop comprehensive redevelopment plans that accommodate both existing and potential new uses.

Zoning Bylaw No. 0154

The subject property is currently zoned C1 – Urban Centre Commercial. The C1 Zone accommodates a mix of uses with active commercial frontages. Typically, the proposed use of automotive sales is accommodated under the use of Retail, Service Commercial,

which is not permitted in the C1 Zone. Retail, Service Commercial is permitted in the C4 – Service Commercial or I1 – Light Industrial Zones, with better accommodate low-intensity, vehicular oriented uses.

DISCUSSION

Planning

The one-way couplet configuration has been attributed to significant impacts on the economic viability of Westbank Centre. While it serves as a provincial transportation through-route and accommodates vehicular uses, it provides challenges in supporting a pedestrian-friendly urban centre. The proposed continued use of the site for automotive sales is typical along urban highway frontages.

The issuance of TUP 18-01 included a number of conditions including:

- Limiting the use to a maximum area of 3,750 m²;
- Restricting the structures to the two 3m X 3m temporary storage units and once 32 m² sales/office trailer;
- The use be restricted to the sale and trade of automobiles, trucks, boats and recreational vehicles and all vehicles must be road worthy (no parts vehicles, wrecked vehicles, vehicle repairs or outdoor storage is permitted on-site);
- All employee parking must be accommodated on-site; and
- Any lighting to be approved by City staff.

Previous Temporary Use Permits and extension (TUP 11-06) required installation on on-site landscaping, however the requirement to maintain this landscaping was not included as a condition of TUP 18-01. At the time of issuance of TUP 18-01, it was noted that the landscaping had been well maintained and was achieving the intent to screen the automotive sales use on the property. A site visit had not been completed at the time of writing this report, however the condition of landscaping will be inspected to ensure it has been maintained.

Referral Comments

No referral comments have been received at the time of writing this report.

KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- The existing automotive sales use has been operating on the property for over ten years under various Temporary Use Permits;
- The Westbank Centre Plan encourages a comprehensive redevelopment plan for gateway sites;

- The Highway 97 couplet which surrounds this property restricts pedestrian movement with relatively fast moving and high-volume traffic.

Specific comments would be appreciated should the APC have any concerns with the proposed temporary use permit renewal, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Hailey Rilkoﬀ, Planner II

Powerpoint: Yes No

Attachments:

1. Existing Permit (TUP 18-01)
2. Applicant's Rational Letter