

Staff Report

Date: August 4, 2020
To: Chief Administrative Officer
From: James van Hemert, Consulting Planner
Re: **Application for a Development Permit for 63
Cowichan Lake Road—Lake Services Garage—PID
000-408-956 Lot A Plan VIP6727**



APPLICATION

The applicant requests a ***Development Permit*** for renovation and site development of the Lake Services Garage property at 63 Cowichan Lake Road.

BACKGROUND

A 'form and character' type Development Permit for this land is required in accordance with the Town of Lake Cowichan Official Community Plan (2019) and the BC Local Government Act. The relevant Development Permit Area is Downtown, Uptown, Neighbourhood Centre, Tourism Areas, and Highway Commercial Development Permit Area (DPA 4).

TOWN BYLAW REVIEW & ANALYSIS

I. Official Community Plan

Development Permit Area

Official Community Plan Development Permit Area 6.5 Downtown, Uptown, Neighbourhood Centre, Tourism Areas, and Highway Commercial Development Permit Area (DPA 4)

6.5.4 Guidelines (selected based on relevance)

1) New development should be brought as close to the street line as possible to take advantage of the street frontage, thereby making the use and the street an active and dynamic place. The net result is similar to a coastline where 'nooks and crannies' support different habitats to support people as pedestrians, shoppers, and casual diners. Where possible, commercial buildings with residential uses located on an upper floor, should have access from the front and side. Side access should be primarily for residential uses above commercial, except where a lot is situated on a corner.

Comment: *the existing building footprint will not change; however, the proposal includes new habitat to support casual diners.*

2) A minimum of 75% of a building's principal or front façade must be within zero to two metres from the front lot line in the Downtown and Uptown designation.

Comment: no change to existing building footprint relative to the lot lines.

3) Additional site and building design requirements may be imposed through the Development Permit process to provide for improved traffic and pedestrian circulation and to comply with the community objectives set out in the Plan.

Comment: vehicular access will be maintained at a single point on North Shore Road; pedestrian and cyclist access will be provided on Darnell Road. The site plan has been reviewed and modified collaboratively with the applicant and planning consultant to maximize traffic and pedestrian circulation.

4) All new or renovated structures, signs, street lighting and other streetscaping features shall maintain the natural resources and outdoor recreation theme.

Comment: lighting fixtures, bicycle parking, seating, and landscaping support a natural resources and outdoor recreation theme.

5) Development shall generally reflect the bulk, mass, character, shape and form of adjacent buildings and acknowledges architectural, design and historic features of the area.

Comment: renovation maintains the existing bulk form of the building with enhanced architectural features.

2) Extensively use natural materials for exterior finishing such as timber, board and battens, clapboard (hardiplank permitted), shingles stone, and brick.

5) Colours shall reflect the natural environment of the Cowichan Lake area. Primary and bright neon colours may only be used for trim and accents.

Comment: existing aluminium window frames, roll-up doors, and concrete block will be painted a variety of earth tones. The current glass walled entry will be covered with a green 'living wall.' The signage appropriately uses a bright orange colour.

7) Hand-crafted signage of professional quality is encouraged whereas roof mounted signs are prohibited. Permitted signs are to be constructed from individually raised, externally illuminated and non-illuminated letters and shall conform to the Town's Sign Bylaw.

Comment: the Sign Regulation bylaw permits roof mounted signs. This guideline was not updated accordingly in the 2019 OCP update. The roof sign will be externally illuminated.

8) Screen, buffer and landscape exterior public storage, service, refuse, loading and parking areas so as to minimize intrusions on adjacent uses.

Comment: public storage will be screened. The parking area is screened with planter boxes in accordance with the relevant Zoning Bylaw landscaping and screening provisions of Section 7.7 in Schedule B for parking lots.

9) Finish pedestrian and parking areas with hard surfaces such as concrete, asphalt, brick, stone, stone pavers or similar materials.

Comment: *parking spaces and pedestrian walkways use stone pavers.*

12) Vehicular and pedestrian access shall be safe, clearly articulated, and pedestrian and vehicular traffic movements should be separated.

Comment: *site plan clearly articulates separate movements.*

14) Provide for the planting of vegetation, decorative street furniture (i.e. lighting, benches, and refuse containers) and appropriate landscaping.

Comment: *site plan provides for extensive landscaping and outdoor furniture.*

15) Apply barrier free design principles for buildings and structures.

16) Apply universal design principles to facilitate barrier free pedestrian access for site, buildings, and structure design.

Comment: *as a take-out service, all access and seating is outdoors on flat surfaces. The public washroom will be of accessible design.*

17) Apply the guidelines of Crime Prevention through Environmental Design (CPTED) for buildings, site design, landscaping, street lighting and amenities in a manner that promotes personal safety, visibility accessibility. Issues covered include:

- a) public consultation process;
- b) overall design; and
- c) specific design issues of isolation, visibility, lighting, signage, maintenance, management.

Comment: *with respect to the building, access, and lighting, the proposal satisfies the CPTED standards; the proposed cedar trees, however, are not ideal and there is a risk that without regular trimming, they will form an opaque hedge, thereby limiting necessary visibility. Preferred trees are of a deciduous type (e.g. Ornamental Pear) in accordance with the list of boulevard trees provided in the Town's Subdivision, Works and Services Bylaw. The applicant has provided a rendering illustrating the Ornamental Pear trees as requested, however, he will present his preferred option for cedar trees to Council.*

18) Use on-site, low-impact, shielded lighting to provide for safety and security as well as to reduce glare and spillage onto adjacent sites.

Comment: *shielded lighting is proposed.*

II. Sign Regulation Bylaw

A free-standing pole sign and a roof sign design are included in the Development

Permit application.

The existing 'GAS' pole sign will be shortened to a maximum height of 2.3 metres and replaced with a new sign of 4 m². The maximum size of the free-standing sign is based on the **combined** building frontage facing Cowichan Lake Road (20 metres) and Darnell Road (15.5 metres) multiplied by 0.15 (35.5 X 0.15=5.325 m²).

The proposed roof sign is 2.25 m². The maximum permitted size is based on the linear frontage (20m) on Cowichan Road multiplied by 0.3, which equals 6 m².

III. Zoning Bylaw

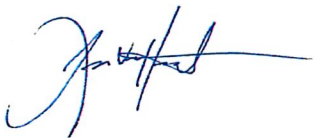
The proposal is subject to the parking regulations contained in Schedule B. The number of vehicle spaces, their size, aisles, the provision of bicycle parking, and landscaping standards are all satisfied in the proposal.

RECOMMENDATION & APPROVAL CONDITIONS

Staff recommend approval of a Development Permit, subject to conditions as described below.

That a Development Permit for property with the street address of 63 Cowichan Lake Road (PID 000-408-956 Lot A Plan VIP6727) be approved under the following conditions:

- 1) Development must comply with all Town Bylaws, specifically including, but not limited to:
 - a. Zoning Bylaw;
 - b. Subdivision, Works, & Services Bylaw; and
 - c. Sign Regulation Bylaw.
- 2) The cedar trees, except for 3, be replaced with ornamental pear trees.
- 3) Provision of surety for landscaping of \$12,690.
- 4) Approval of this Development Permit does not constitute approval of a Building Permit and any required sign permits.



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Consulting Planner

CAO's Comment

Concur with the recommendation as described with the clarification that 3 cedar trees may remain..

