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**TO:** CITY MANAGER 2007 October 17

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #07-23  
Phased Development of Two Auto Dealerships**

**ADDRESS:** 4450 Still Creek Drive (see attached sketches)

**LEGAL:** Lot 3, D.L.'s 70 & 119, Group 1, NWD Plan BCP25458

**FROM:** CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District)

**TO:** Amended CD Comprehensive Development District (based on M1 Manufacturing District and in accordance with the development plan entitled "Morrey Nissan & Infiniti" prepared by Teck Construction LLP)

**APPLICANT:** Teck Construction LLP  
5197-216<sup>th</sup> Street  
Langley, B.C. V3A 2N4  
(Attention: Gale Dowd)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2007 November 27.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2007 November 05, and to a Public Hearing on 2007 November 27 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a. The submission of a suitable plan of development.
  - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c. The installation of all electrical, telephone and cable servicing, and all other wiring including switching and transformer kiosks underground throughout the

development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

- d. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- e. The approval of the Ministry of Transportation to the rezoning application.
- f. The deposit of the applicable GVS & DD Sewerage Charge.
- g. The provision of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the phased development of two new car dealerships on the site.

### 2.0 BACKGROUND

2.1 The subject site (see **attached** Sketch #1) formed part of Rezoning Reference #03-51 which also included the Costco and Keg sites east of Willingdon Avenue (see **attached** Sketch #2). This rezoning established community plan guidelines for auto dealership uses for the subject site and the lot immediately to the west, now subject of Rezoning Reference #06-64 and being advanced to a Public Hearing on 2007 October 23. Servicing requirements and lot configurations have been provided in accordance with the prerequisite conditions for Rezoning Reference #03-51 and Subdivision Reference #03-88. A Section 219 Covenant is registered and is to be retained over the subject site restricting car dealership developments to existing new car dealers relocating from locations within the Brentwood Town Centre.

2.2 Council on 2007 July 23 received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

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### 3.0 GENERAL COMMENTS

- 3.1 The current plan proposes a phased development, with two two-storey auto retail and service buildings eventually on the site (see **attached** Sketch #1). The Nissan dealership building, a dealership relocating from the Brentwood Town Centre area, is proposed to be built first on the eastern side of the site. A Phase Two Infiniti dealership building, which replaces a now closed Saturn dealership from the Brentwood Town Centre area, is proposed on the western side. The detailed design of the Infiniti dealership building is yet to be determined; in the interim, the future building footprint will be grassed, although the at-grade parking and driveways will be provided for both phases. Both buildings face south, with glazed retail display areas in the front, service bays\* to the rear and offices on the main and upper floors. The Nissan dealership will have rooftop auto storage, screened by a high concrete parapet wall and special mesh screening. The site's design is of a high architectural and landscaping quality, in keeping with adjacent business centre developments. The landscape setbacks are in line with those for the Costco and the Keg projects to the east of Willingdon Avenue and reflect the fact that streets front all sides of the site and that Willingdon Avenue is elevated in relation to the site. A Comprehensive Sign Plan is required for both phases for project signage including a shared, freestanding sign and uniform building sign bands. Auto display and parking surround the buildings. Both phases share a restricted right turn in, right turn out driveway on the south frontage and a full movement driveway on the north frontage. A shared fire access drive aisle links the two phases to permit full movement across the site. Detailed plans are provided for Phase One including the parking and driveway layout for Phase Two, with a building footprint plan shown for the Phase Two building. The site is not to be subdivided.
- 3.2 A future amendment rezoning, complete with a detailed suitable plan of development, will be required at a later date for the Phase Two Infiniti dealership building.
- 3.3 The Director Engineering will review the provision of services and provide an estimate for any additional services necessary to serve the site.
- 3.4 Any necessary easements and covenants for the site are to be provided, including but not necessarily limited to a Section 219 Covenant to prevent the future subdivision of the site.
- 3.5 The approval of the Ministry of Transportation to the rezoning application is required.
- 3.6 The applicable GVS&DD Sewerage Charge (Vancouver Area) for Phase One will be required with this application. Payment for the Phase Two Infiniti dealership building will be required in conjunction with the future amendment rezoning.
- 3.7 A suitable on-site stormwater management system and a 219 Covenant to ensure its installation and maintenance will be required.

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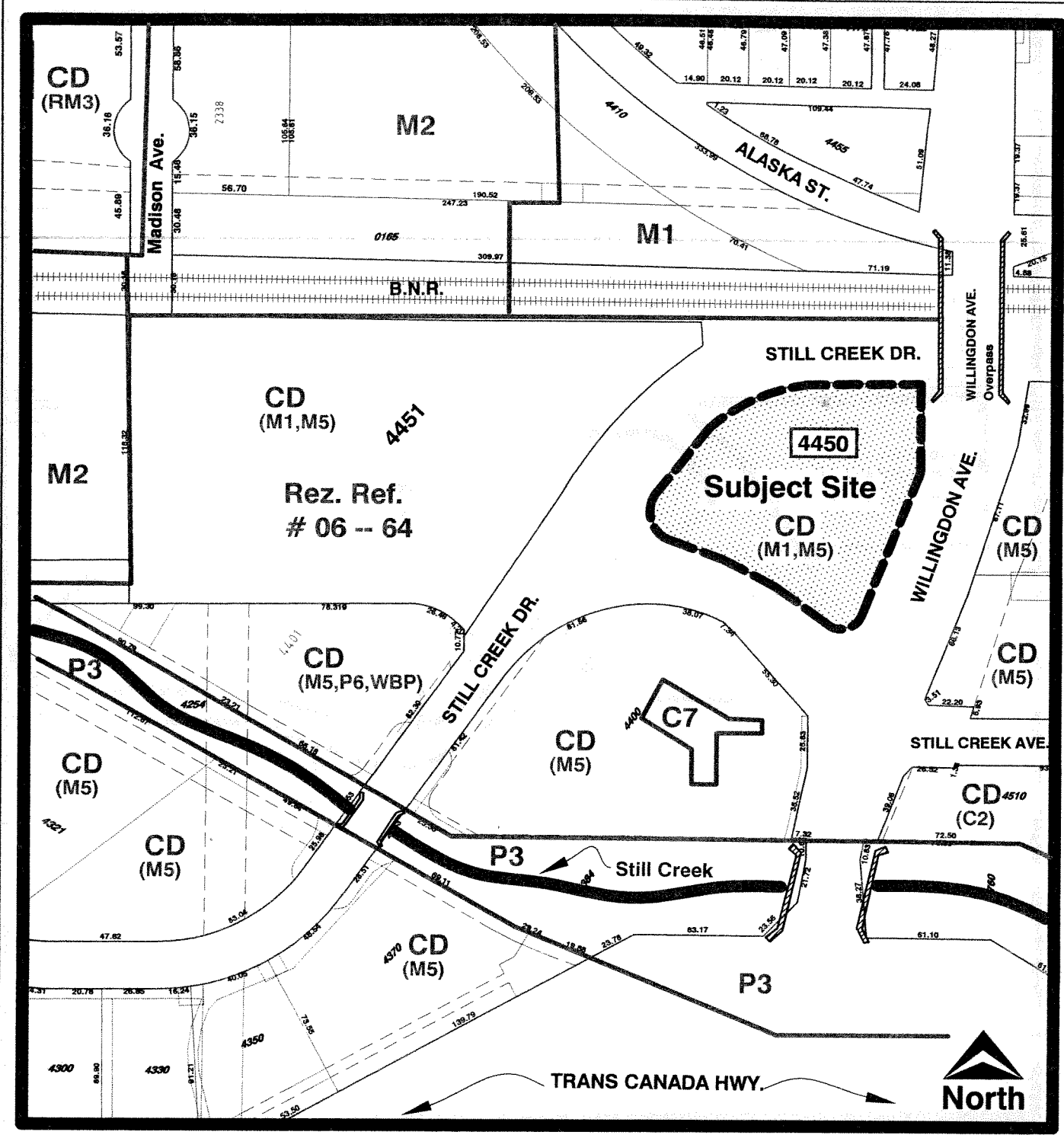
**4.0 DEVELOPMENT PROPOSAL**

- 4.1 Site Area: - 12,253 m<sup>2</sup> (131,896 sq. ft.)
- Site Coverage:
- Total: - 25.5 %
  - Nissan Dealership - 16.9% of overall site
  - Future Infiniti Dealership - 8.6% of overall site
- 4.2 Floor Area:
- Total: - 4,207 m<sup>2</sup> (45,300 sq. ft.) FAR of 0.343
  - Nissan Dealership - 2,834 m<sup>2</sup> (30,512 sq. ft.) FAR of 0.231
  - Future Infiniti Dealership - 1,373 m<sup>2</sup> (14,788 sq. ft.) FAR of 0.112
- 4.3 Height:
- Nissan & Infiniti Dealerships - 2 storeys, plus rooftop auto storage on the Nissan dealership building
- 4.4 Parking including auto display and storage:
- Total: required - 90 spaces
  - provided - 233 total spaces
  - Nissan Dealership: required - 54 spaces
  - provided - 153 spaces
  - Infiniti Dealership: required - 36 spaces
  - provided - 80 spaces
- 4.5 Comprehensive Sign Plan required.

  
B. Luksun  
Director Planning and Building

FA:KI:gk  
Attach

cc: Director Engineering  
City Clerk  
City Solicitor

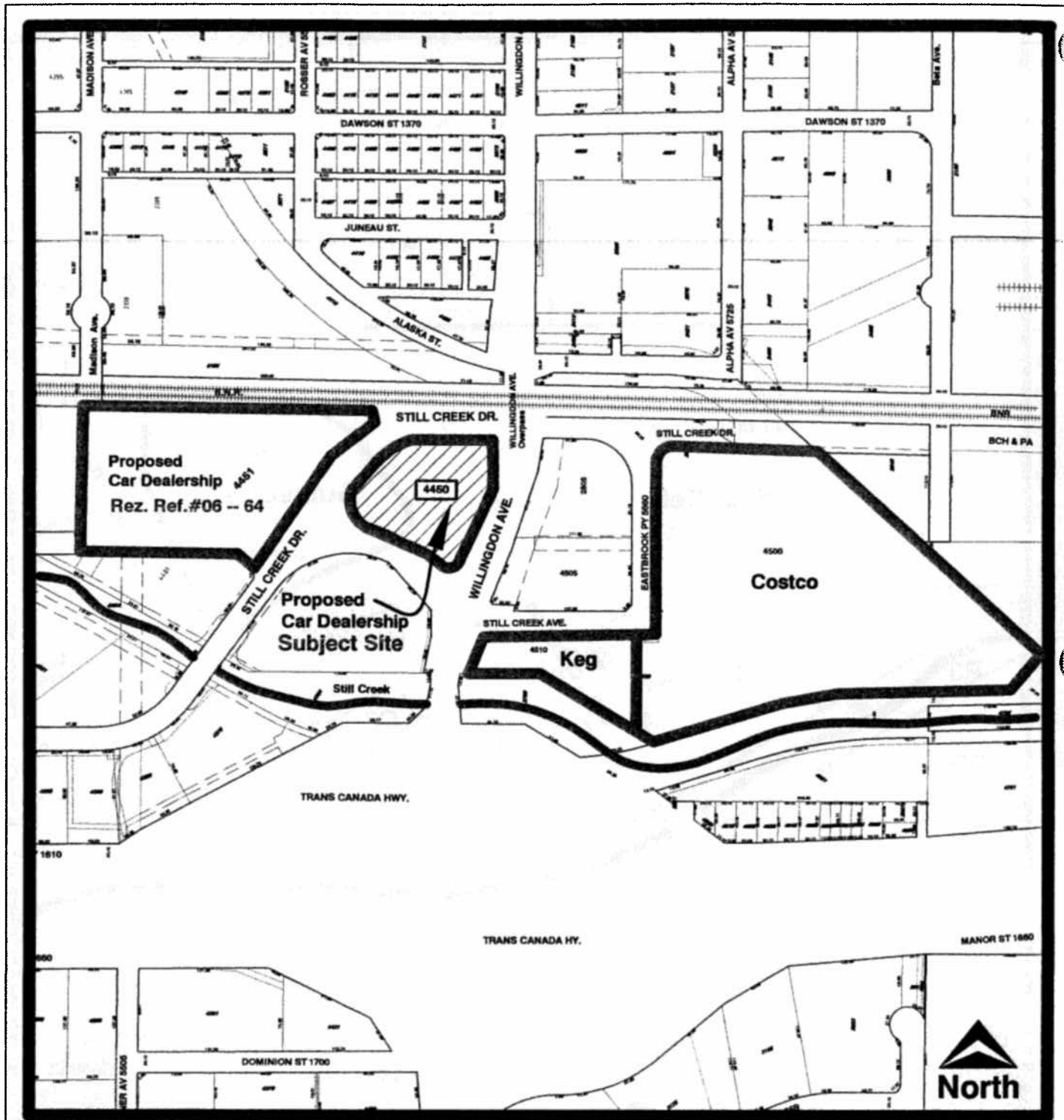


**Planning and Building Department**

Scale: 1 = 3000  
 Drawn By: J.P.C.  
 Date: July 2007

**REZONING REFERENCE #07 -- 23**  
 4450 Still Creek Ave.  
 ( Proposed Car Dealership )

Sketch # 1



**Planning and Building Department**

Scale: 1 = 6000  
 Drawn By: J.P.C.  
 Date: July 2007

**REZONING REFERENCE #07 -- 23**  
 4450 Still Creek Ave.  
 Overall Site Context (x Ref. # 03 -- 51)

**Sketch # 2**