



## The Corporation of the District of Saanich

# Report

**To:** Mayor and Council

**From:** Lindsay Chase, Director

**Date:** November 19, 2024

**Subject:** Development Permit Amendment Application File: 765 Vanalman Avenue

**File:** File: DPA01059 • 765 Vanalman Avenue

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### RECOMMENDATION

1. That Development Permit Amendment DPA01059 be approved.

### PURPOSE

The purpose of this report is to seek direction from Council on the subject application, which is for an amendment to the existing Development Permit to construct an addition to an existing industrial building under the existing M-3 (Industrial Park) Zone. The applicant is Bosa Properties Inc. (Jordan Grubner).

### DISCUSSION

#### Land Use and Neighbourhood Context

The parcel is zoned M-3 (Industrial Park) Zone and is designated Industrial in the Official Community Plan (2023). The 15,256 m<sup>2</sup> site is in the Carey Local Area. Carey contains one of the two major industrial areas in Saanich: the Royal Oak Industrial Park, which is centred on the intersection of Glanford and Vanalman Avenues. This site is located on the south side of Vanalman Avenue, and immediately west of the Patricia Bay Highway.

The property currently contains existing businesses (Coca Cola bottling, the Salvation Army thrift store and KMS Tools). Surrounding land use is predominantly Industrial, with primarily RS-8 zoned single-detached parcels located across the Patricia Bay Highway to the east (See Figure 1).

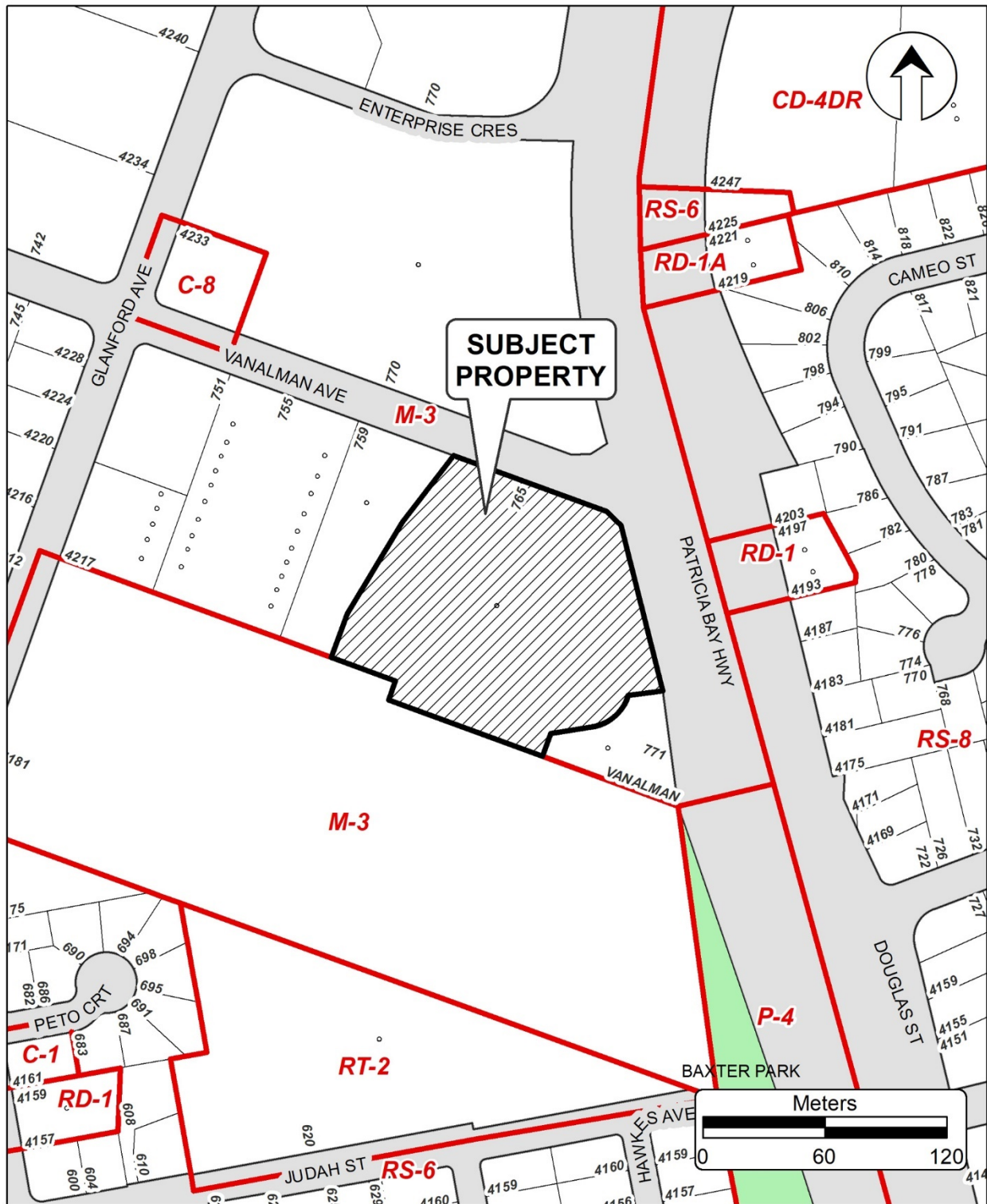


Figure 1. Neighbourhood Context

## CONSULTATION

### Community Association

Referrals were sent from the Planning Department to the Royal Oak Community Association (ROCA). A letter was received from ROCA September 9, 2024 indicating that they have no objection to the application.

### **Advisory Design Panel**

The proposal was considered by the Advisory Design Panel (ADP) on October 2, 2024. As quorum was not present, a motion could not be made; however, the following consensus was reached by the members present:

“That it be recommended that the application to construct an addition to an existing industrial building under the existing M-3 (Industrial Park) Zone at 765 Vanalman Avenue be approved subject to consideration of:

- Further articulation or clarity of short- and long-term bike parking, and
- Expanded outdoor seating for employees.”

The applicant responded to these comments in a letter dated October 30, 2024, indicating that they would address the comments of the panel by providing a covered secure bike shed, as well as a picnic table adjacent to the bicycle storage area.

The minutes of the October 2, 2024 ADP meeting on can be found in Attachment 3.

### **Ministry of Transportation and Infrastructure**

Planning sent a referral to the Ministry of Transportation and Infrastructure because the site is located within 800 m of an intersection with a controlled access highway (Highway 17). No response has been received to date. A Development Permit does not require approval from MoTI, unlike a rezoning application.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to amend Development Permit DPR95-0030 to construct an addition to an existing industrial building. No variances are requested as part of the application.

### **Policy Analysis**

The following District of Saanich Planning Policies are most applicable to the subject proposal:

#### Official Community Plan (2023)

- 7.6.1 Preserve the integrity of our industrial land base (Map 6) by:
- a. Improving efficiencies of industrial lands through supporting greater density and intensity of redevelopment;
  - b. Supporting limited retail uses in industrial areas to meet the needs of the employment population (i.e., café, corner store);
  - c. Permitting a mix of ancillary employment uses to industrial including office, commercial, and community uses; and,
  - d. Limiting housing development.
- 7.6.2 Apply the following criteria when assessing applications for industrial uses: access/egress, traffic volume, transit routes, lot size and orientation, density, form and massing, surrounding land use context, accessibility, environmental impacts, and economic considerations including employment loss or generation.
- 7.6.3 Promote a regulatory framework that encourages retention of industrial uses and supports their economic vitality.

- 7.6.4 Identify priorities and provide direction for new and existing industrial lands, with an emphasis on future employment opportunities and goods and services delivery, as part of the implementation of the Saanich Economic Development Strategy.

#### Carey Local Area Plan (1999)

13.1 Restrict new industrial uses to the Royal Oak Industrial Park.

13.2 Do not rezone industrial lands to commercial uses.

### **Design Review**

The site and building design have been evaluated based on the Saanich Development Permit Area Guidelines (2024).

The site is within what the previous Development Permit Area Guidelines referred to as the Royal Oak Industrial Park Development Permit Area (DPA), and the original Development Permit would have been approved under these guidelines. Directions within this DPA included ensuring that proposals meet the established standards and were compatible with the form and character of existing buildings, honoured the good neighbour policy with the adjoining residential neighbourhood, and recognized the impact on the Scenic Access Corridor.

Council approved the revised Development Permit Area (DPA) Guidelines on February 26, 2024. A number of Development Permit Areas have been removed, and the new guidelines simply refer instead to different types of land uses and building types.

For Industrial sites, the new DPA Guidelines outline the following Design Objectives:

- To create buildings and sites that are functional, safe, efficient, and sustainable.
- To reduce impacts of parking and industrial activity, and contribute positively to its neighbourhood, context, and industry.
- To mitigate noise and odour impacts on neighbouring properties and the public realm.

The intent of the Guidelines are as follows:

- Siting and designing buildings to positively frame and activate streets and public open spaces;
- Ensuring buildings contribute positively to the neighbourhood context and provide a sensitive transition in scale to existing and future buildings, parks, and open spaces;
- Ensuring the provision of adequate servicing, vehicle access, and parking while minimizing adverse impacts on the comfort, safety, and attractiveness of the public realm;
- Designing landscapes and open spaces that provide integrated, flexible, and accessible open space; and
- Enhancing livability, visual interest, identity, and sense of place through building form, architectural composition and materials.

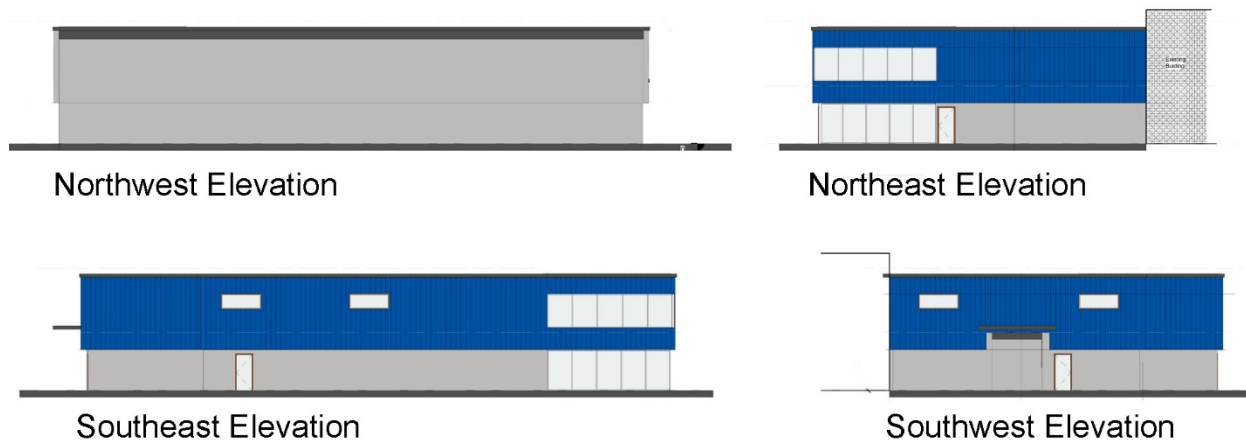
The proposed design is situating an addition into an existing, well established industrial area. No new landscaping is proposed, and the proposal would take advantage of existing landscaping and parking areas. Though two storeys in height, the proposed building would be slightly lower in height than the adjacent existing building, providing a stepping down towards the Patricia Bay Highway to the east.

The proposal meets the general intent of the Development Permit Area Guidelines, in that efforts have been made to differentiate the warehouse component of the building from the “front of house” areas through the use of storefront glazing, which is carried on to the second storey as well.

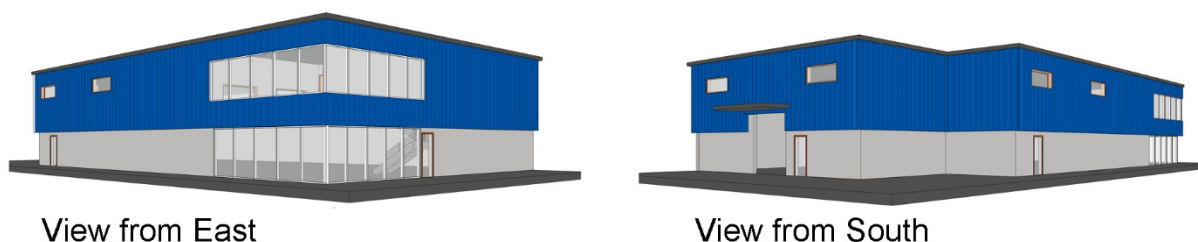
The site plan for Lot 1 Plan 43170 shows the following details:

- Entrance:** Located at the top center of the plan.
- Streets:**
  - VANALMAN AVENUE:** Runs along the top and right side of the property.
  - PATRICIA BAY HIGHWAY:** Runs along the right side of the property.
- Existing Buildings:**
  - COCA-COLA BOTTLING:** Located in the upper left corner.
  - SALVATION ARMY THRIFT STORE:** Located below the Coca-Cola Bottling building.
  - EXISTING BUILDING "A":** A shaded area below the Salvation Army Thrift Store.
  - KMS TOOLS:** A large shaded area in the center of the lot.
  - EXISTING BUILDING "B":** A shaded area below the KMS Tools building.
- Proposed Addition:** A shaded area in the lower right corner, labeled "PROPOSED ADDITION".
- Other Features:**
  - Lot 1 Plan 43170:** The main lot being developed.
  - Lot 1 Plan 29116:** Located to the left of the main lot.
  - Lot 1 Plan 43549:** Located to the left of the main lot.
  - Lot 1 Plan 43171:** Located to the right of the main lot.
  - Entrance:** Located at the top center of the plan.
  - Loading:** Several loading areas are marked throughout the site.
  - Driveways:** Several driveways are shown, including one labeled "NEW DRIVE IN REAR OF LOT 1 PLAN 43170".
  - Dimensions:** Various dimensions are provided for the buildings and lot boundaries.
  - Notes:** A note at the bottom right states "9 Parking spaces removed from this area".

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**Figure 3: Elevation plans** (from plans by Bradbury Architecture)



**Figure 4: 3D Renderings** (from plans by Bradbury Architecture)

## ALTERNATIVES

1. That Council support the Development Permit Amendment application. Staff recommend this option.
2. That Council reject the application.
3. That Council provide alternate direction to staff.

## FINANCIAL IMPLICATIONS

The proposal has no implications related to the District of Saanich 2024-2028 Financial Plan.

## STRATEGIC PLAN IMPLICATIONS

The subject proposal aligns with the Economic Development theme in the District of Saanich's 2023-2027 Strategic Plan by diversifying and expanding the economic base.

## CONCLUSION

The proposal is consistent with the Official Community Plan (2023) in that it is an addition to an existing Industrial building in an area designated as Industrial. OCP Policies support increased density on Industrial lands, which the proposal would achieve.

As much as possible (given the existing development) the proposed addition adheres to the recommendations in the Development Permit Area Guidelines for Industrial properties.

For the above noted reasons, staff support the proposed Development Permit Amendment application.

Prepared by: Chuck Bell, Planner

Reviewed by: Amber Walker, Acting Manager of Current Planning

Approved by: Lindsay Chase, Director

Attachments:

Appendix 1 – Advisory Design Panel Minutes October 2, 2024

**ADMINISTRATOR'S COMMENTS:**

I endorse the recommendation from the Director.

Brent Reems, Chief Administrative Officer