

Request for Decision



To: Regular Meeting

From: **Development and Engineering Services**

Date: June 11, 2018

Subject: Development Permit Application No. DP 2018-002
Proposed free-standing restaurant with a drive-thru
and patio at 441 Central Avenue

Recommendation: **THAT Council approve Development Permit application No. DP 2018-002 for a 40 seat, free-standing restaurant, drive-thru and outdoor patio to be located at 441 Central Avenue, legally described as Lot A, District Lot 108, SDYD, Plan KAP34395, in accordance with the site layout and development drawings contained in Appendix I.**

Background

The applicant is proposing to develop a 2,500 square foot (232 sq. m), 40 seat restaurant with a drive-thru, patio and parking on a portion of the existing parking lot south of Save-On Foods/BC Liquor Store/Fields along the north side of Central Avenue.

Some features of this proposal are as follows:

Ownership:

Owner: Alcar Investment Ltd.
10646 Madrona Drive
North Saanich, BC

Agent: Ryan Siersma, Dillon Consulting
3820 Cessna Drive, Suite 510
Richmond, BC

Form and Character (Architectural Elements):

- The agent advises on behalf of Tim Hortons, that the restaurant will feature a new “Welcome” image that Tim Hortons is introducing in Grand Forks as part of its brand revitalizing initiative (see drawings and renderings in Appendix I).
- This new look features design elements that are natural looking, lighter and more inviting including porcelain tile, wood grain siding, black window frames and red entry doors and drive-thru windows.
- A new “Tim Hortons” script is being introduced.

- Architectural elements are intended to provide a “cottage” feel, including a gabled roof line, decorative wood trim and moulding accents, stone base with a stone sill, and wood siding.
- Wayfinding signage will be introduced along Central Avenue directing restaurant patrons and passer’s-by toward the downtown businesses and attractions.
- An illuminated pylon sign on the southeast corner of the site will be landscaped and contain the names of all the businesses on the site.

Access, Parking and Site Layout:

- The existing driveway accesses into the entire site are proposed to be relocated further north toward the existing stores along both 4th and 5th Streets. This will create more safe and convenient access to the existing stores and a reconfigured parking area with enhanced circulation throughout the site.
- The parking regulations require that the restaurant provide 14 parking spaces on site and the existing stores require 70 parking spaces (total of 84). The proposed redesign of the site provides a total of 93 spaces which exceeds the requirement by 9 spaces (see Table 1).

| Table 1 Parking Requirements for Existing Stores and Proposed Restaurant | | | | |
|---|-----------------|------------------------------|---|--|
| | Land Use | Floor Area (estimate) | Parking Requirement as per Zoning Bylaw | Parking Stalls Required |
| Save on Foods (existing) | Retail Store | 2,129 sq. m. | one space per every 45 square metres of floor area | 48 |
| BC Liquor Store (existing) | Retail Store | 480 sq. m. | one space per every 45 square metres of floor area | 11 |
| Fields (existing) | Retail Store | 493 sq. m. | one space per every 45 square metres of floor area | 11 |
| Tim Hortons (proposed) | Restaurant | 232 sq. m. | One space for every 3 seats for the patrons (40 seats proposed) | 14 |
| Total required for existing tenants/stores | | | | 70 |
| Total required for entire development | | | | 84 |
| Total provided with site redevelopment | | | | 93 including 7 for disabled persons |

- Angle parking is to remain along the east side of 5th Street and parallel parking may remain along the west side of 4th Street.
- No new access is proposed off Central Avenue.
- A double drive-thru bay is proposed parallel with 5th Street.
- An outdoor fenced patio on the east side of the building will accommodate about 22 seats and have pedestrian access directly from the sidewalk along Central Avenue.
- A 0.5 metre (1.6 ft.) wide landscaped strip is proposed along 5th Street, 4th Street and Central Avenue.

Zoning and Policy Context

The entire commercial site is 2.21 acres in size. It is designated CC - Commercial Core in the Official Community Plan (“OCP”) and zoned CC – Core Commercial. Restaurants are a permitted use in the CC zone. The proposal conforms to the other regulations of the CC zone with respect to lot area coverage, building height and setbacks.

This site is designated as a General Commercial Development Permit Area (“DPA”). As part of the commercial core of the City, it is subject to the DPA guidelines respecting site design, building form and character identified in the OCP.

The DPA guidelines are intended to ensure that developments in the commercial core area compliment the Historic Downtown area, have a high standard of visual character and help establish strong community identity.

Table 2 contains the list of DPA Guidelines applicable to this proposal and how the project responds to these guidelines.

| Table 2 General Commercial Development Permit Area (“DPA”) Guidelines for Development | |
|--|---|
| Development Permit Area Guideline | Project Response |
| 1. Buildings should be designed in a way that enhances the visual character of the commercial area. | This building has some identifying architectural elements such as a gabled roof line, decorative wood trim and moulding accents, stone base with a stone sill, and wood siding intended to provide a “cottage” feel relative to other Tim Horton restaurants in Canada. |

| Table 2 General Commercial Development Permit Area (“DPA”) Guidelines for Development | |
|---|---|
| Development Permit Area Guideline | Project Response |
| 2. The shape, scale and siting of buildings should be consistent with adjacent development. | <p>The proposed building fits in with adjacent developments. The adjacent developments include:</p> <p>North: retail building(s) with flat roofs and simple facades.</p> <p>South: Gyro Park and the historic art gallery.</p> <p>East: home renovation centre with undefined parking areas in front; building has some architectural detail and has wall/window signage and an illuminated scrolling LED sign on Central Ave.</p> <p>West: restaurant, parking lot and School District office with a mix of building styles.</p> |
| 3. The shape, siting, rooflines, architectural features and exterior finish should be sufficiently varied to create interest and avoid a monotonous appearance. | <p>The proposed building has gabled, peaked roofs and will be finished with a mix of natural materials such as wood and stone. Some landscaping along the streets is proposed along with an outdoor patio.</p> |
| 4. Monolithic structures and long expanses of straight walls should be avoided. | <p>The footprint of the building is small (232 sq. m.) compared to the existing commercial building (3,102 sq. m.) and all four elevations have windows, gables and a mix of siding materials.</p> |
| 5. Large buildings should be designed in a way that creates the impression of smaller units and less bulk, by using building jogs and irregular faces. | <p>See above.</p> |
| 6. Buildings should be designed in a way that relates positively to pedestrians at the street level. | <p>This building features a double lane drive-thru aisle located along the 5th Street and Central Avenue frontages. Although the restaurant will cater to the travelling public, it will have seats for 40 people and a patio with tables and seating. A pedestrian crossing is proposed mid-block (across the drive-thru lane), allowing people direct access to the patio and restaurant from Central Avenue.</p> |

| Table 2 General Commercial Development Permit Area (“DPA”) Guidelines for Development | |
|--|---|
| Development Permit Area Guideline | Project Response |
| 7. Parking areas with more than 20 stalls should be broken into smaller groups, divided by landscaping. | The existing parking lot is devoid of landscaping and has long parking areas with more than 20 stalls. This project will break up the longer parking aisles into smaller pods with no more than 20 spaces. |
| 8. Off-street parking and loading should be encouraged where possible and designed to promote safe and efficient vehicle entrances and exits, and on-site circulation. | There will continue to be off-site parking along both sides of 4 th and 5 th Street, at the rear of the existing building and in a City-owned parking area immediately west of the site. Vehicle circulation on the site will be more defined and access and parking for the existing stores will be improved. |
| 9. Sites should be designed in a way that accommodates alternative modes of transportation, with provisions made for features such as pedestrian sidewalks, bicycle and walking paths or lanes, and bicycle racks on the site. Pedestrian and bicycle networks on the site should link with networks off the site. | The pedestrian sidewalk surrounding the site will be retained and enhanced where the new accesses are constructed. A pedestrian crossing is proposed mid-block (across the drive-thru lane), allowing people direct access to the patio and restaurant from Central Avenue. Bike racks will be provided outside the restaurant. |
| 10. Sites should be provided with screening in the form of walls, decorative fencing, hedging, planting, other screening materials or a combination of materials in the following areas: <ul style="list-style-type: none"> – around outdoor storage areas, waste containers, heating and cooling equipment, and other service areas; and – between the rear of commercial areas and any residential area. | The garbage area on site will be enclosed with a wooden fence and screening. There are no residential areas directly adjacent. |
| 11. The site should be provided with landscaping: <ul style="list-style-type: none"> – between parking areas and roadways; and – between buildings and parking areas. | A minimum of a 0.5 m. wide landscaped strip will be installed along the property line – 4 th /5 th Street and Central Avenue. A landscaped area will be installed on the west side of the building along with a |

| Table 2 General Commercial Development Permit Area (“DPA”) Guidelines for Development | |
|---|---|
| Development Permit Area Guideline | Project Response |
| | decorative feature at the southwest corner and a sign with landscaping at the southeast corner of the property. |
| 12. Where setbacks are required between the building and the property line, the site should be provided with landscaping: <ul style="list-style-type: none"> – along the property edge next to roadways; and – along the sides of buildings. | See above. |
| 13. Land uses or establishments should be designed to ensure that they do not produce a strong glaring light or reflection of that light beyond their lot lines. Shielded or controlled intensity lights are required. | The building will have illuminated letters and controlled intensity wall sconces. A pilon sign on Central Avenue will be illuminated but integrated into the landscaping. |
| 14. Signage should complement the building design and finish. | This proposal includes a large free-standing pilon sign at the south east corner of Central Avenue and 5 th Street. Design details will follow. |

Comments from Referral Agencies

The project has been reviewed by affected referral agencies. There are no objections to the Development Permit. A full list of comments provided will be forwarded to Council as an addendum.

Servicing and Utilities

City services and utilities are available. The proposal has been reviewed by Public Works staff, and servicing plans and details will be finalized in conjunction with the building permit application.

Benefits or Impacts

General

The project will provide jobs, growth opportunities for existing businesses and corresponding tax base without requiring new infrastructure.

Policy/Legislation: Local Government Act; Official Community Plan; Zoning Bylaw

Strategic Impact



Economic Growth

- This project contributes to a healthy town core by: a) encouraging the traveling public to stop near the town core and potentially be directed to visit downtown rather than driving through; and, b) incorporating a wayfinding signage that will inform and direct restaurant patrons and passers-by that the historic downtown businesses and amenities are immediately adjacent.
- Accessibility and parking for existing businesses on the site will be improved; visibility maybe somewhat impaired but has been addressed via new signage and access relocation.



Fiscal Responsibility

- As infill development, the project will result in more efficient use of existing infrastructure, increased tax base and additional jobs in the community.

Attachments

Appendix I:

- Page 1 to 2: Proposal summary, context map and air photo
- Page 3: Site plan
- Page 4: Summary of design elements
- Page 5 & 6: Building elevations
- Page 7: Landscape plan
- Page 8: Landscape Details
- Page 9 & 10: Signage Details
- Page 11 & 12: Typical Details
- Page 13: Equipment Details
- Page 14 to 22: Development Permit Application and Site Profile

Recommendation

THAT Council approve Development Permit application No. DP 2018-002 for a 40 seat, free-standing restaurant, drive-thru and outdoor patio to be located at 441 Central Avenue, legally described as Lot A, District Lot 108, SDYD, Plan KAP34395, in accordance with the site layout and development drawings contained in Appendix I.

Options

1. RESOLVED THAT Council accepts the recommendation.
2. RESOLVED THAT Council does not accept the recommendation.
3. RESOLVED THAT Council refers the matter back to staff for further information.

Report Approval Details

| | |
|----------------------|--|
| Document Title: | 2018-06-11-RMC-RFD-DevEng-THDP.docx [File: 09-4100-20-2018-002] |
| Attachments: | - Appendix I Development Permit Package 441 Central Ave.pdf |
| Final Approval Date: | Jun 1, 2018 |

This report and all of its attachments were approved and signed as outlined below:

Dolores Sheets - Jun 1, 2018 - 11:51 AM

Diane Heinrich - Jun 1, 2018 - 1:46 PM