

Discretionary Use Application – 1102 17th Street West – Motor Vehicle Dealer

APPLICATION SUMMARY

Kelly Blanch has submitted a Discretionary Use Application requesting approval to operate a Motor Vehicle Dealer at 1102 17th Street West in the West Industrial neighbourhood. See Appendix 1 for Location Plan. The subject site is zoned MX1 – Mixed Use District 1 under Bylaw No. 8770, the Zoning Bylaw which prescribes a motor vehicle dealer as a Discretionary Use.

RECOMMENDATION

That this report be forwarded to City Council recommending that at the time of the public hearing, the Discretionary Use Application submitted by Kelly Blanch requesting approval to operate a Motor Vehicle Dealer at 1102 17th Street West, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in the support of this Discretionary Use Application.

BACKGROUND

1102 17th Street West currently contains a 1,394 m² vacant warehouse and office space and is owned by the applicant. The proposed Motor Vehicle Dealer will be housed in the southeast corner of the existing building and occupy approximately 397 m². The dealer will operate by appointment only. All display vehicles will be located inside the building and no exterior signage is proposed at this time. Exterior and interior renovations will be undertaken to accommodate the proposed use.

DISCUSSION

Zoning Bylaw Requirements

The purpose of the MX1 District is to facilitate reinvestment in core neighbourhoods and industrial areas in the city by encouraging mixed uses in new development, as well as promoting the rehabilitation of existing structures.

As per the Zoning Bylaw, Motor Vehicle Dealers in the MX1 District are required to provide one parking space for every 93 m² of gross floor area. These parking and loading spaces may be located in the front, side and rear yards. For this application, 15 onsite parking spaces are required for the building and uses, which are provided in the front yard (see Appendix 2).

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Comments from other Divisions

No comments were received from other divisions that would preclude this application from proceeding.

COMMUNICATIONS AND ENGAGEMENT

In October 2019, notices of this application were sent to the Ward Councillor, the King George Community Association, Riversdale Community Association and to property owners within 125 metres of the site. Notices were also sent to 401 Avenue L South and 475 Avenue L South. No comments or concerns were received.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Location Plan – 1102 17th Street West
2. Proposed Site Plan – 1102 17th Street West

REPORT APPROVAL

Written by: Tanner Halonen, Planner, Planning and Development
Reviewed by: Darryl Dawson, Manager of Development Review
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2019/PD/MPC – DUA 1102 - 17th Str W/pg