

PLANNING REPORT



PAC – November 20, 2024
File No.: V-25-24, P.R. No. 72/24

To: Planning Advisory Committee
From: Fredrick Van Rooyen, Senior Planner
Proposal: Conditional use variance to permit Vehicle Sales in the COR-2 zone
Property: **400 Bishop Drive (PID 75348029)**

OWNER: J.D. Irving Limited
P.O. Box 577 Stn Main
Saint John, NB, E2L 4M3

APPLICANT: SCMS Realty Inc./Wood Motors (1972) Ltd.
880 Prospect Street
Fredericton, NB, E3B 2T8

SITE INFORMATION:

Location: Southside of Bishop Drive between Lian Street and Mersereau Court
Context: Commercial development along Bishop Drive, vacant land to the east and south
Ward No: 9
Municipal Plan: Commercial Centres and Corridors
Zoning: Commercial Corridor Zone Two (COR-2)
Existing Land Use: Vacant land
Previous Applications: P.R. 79/23, P.R. 18/17, P.R. 1/06

EXECUTIVE SUMMARY:

The Applicant is proposing to relocate their existing car dealership from Prospect Street to the proposed location at 400 Bishop Drive. With the subject property being zoned Commercial Corridor Zone Two (COR-2), the proposed vehicle sales use is considered a conditional use and requires a conditional use variance. The proposal meets the requirements of the COR-2 zone and staff consider the proposed vehicle sales use appropriate for the location. Overall, staff support the application subject to terms and conditions.

APPLICATION:

SCMS Realty Inc./Wood Motors (1972) Ltd. has made application at 400 Bishop Drive for a conditional use variance to permit Vehicle Sales in the COR-2 zone.

PLANNING COMMENTS:

Proposal:

- The Applicant is looking to relocate their existing car dealership from Prospect Street to the proposed location at 400 Bishop Drive. The proposal involves constructing a two-storey 2,627sq.m. (28,277sq.ft.) dealership that features a showroom, lounge, parts and service area on the ground floor, with office and storage space on the second floor (see Maps V & VI). The dealership currently has 57 employees and would be open for business from 7:30am-6:00pm Monday to Friday and sales open Saturday from 9:00am-1:00pm.
- As seen on Map II, there would be 336 vehicle parking spaces in total, which would accommodate both the vehicle inventory along with parking for visitors and staff. The proposed development would include two accesses onto Bishop Drive along with a vehicle display area out front, but outside the first 6 metres, which is required to be landscaped area as outlined under the Zoning By-law.
- It should be noted that the proposed lot represents a portion of the larger existing parcel that would be subdivided off for the Applicant (see Map I for greater context). Staff would note that the 8% public land dedication is not applicable as it has already been taken as land through the original application for the entire lands.

Zoning By-law:

The proposal complies with the COR-2 zone as follows:

Standard	Required	Provided
Lot Area (min)	1,000m ²	20,021m ²
Lot Frontage (min)	24m	142m
Lot Depth (min)	31m	132m
Building Setbacks (min)		
Front (Bishop Dr)	6m	51m
Side (east)	3m	40m
Side (west)	3m	49m
Rear (south)	6m	23m
Building Height (max)	12m	10m
Parking (min)	3.5sp/100m ² nfa for exclusive use of customers and employees and must be signed as such 1 sp/inventory vehicle	43 spaces
	1,010m ² x 3.5s/100m ² = 36 sp required for customers/employees	

- The proposal complies with all applicable standards in the COR-2 zone as vehicle sales typical desire larger lots to accommodate their vehicle inventory. This section on the south side of Bishop Drive was previously zoned Highway Commercial (under Zoning By-law Z-2) and then Retail Large Format in 2013. The intent at the time was to accommodate more of a large-scale retail focus in anticipation of some big box retailers. However, with the changing nature of retail, there were general amendments in 2023 to rezone the south side of Bishop Drive to COR-2 to allow for greater flexibility of commercial uses and to be consistent with the north side of Bishop Drive which is also COR-2.
- Overall, staff consider the proposed vehicle sales use appropriate for the location on the south side of Bishop Drive given the surrounding commercial uses and in particular the number of existing car dealerships to the west and east.

Servicing

- Servicing, lot grading, and stormwater management (SWMP) plans are to be the satisfaction of the Director of Engineering & Operations and provided at the time of building permit application. The Applicant will be responsible for the costs of any applicable curb cuts and/or curb re-instatements. Additionally, electrical service from the distribution poles to the building are to be underground and encased in compliance with the City's Municipal Specifications. Staff will be working with the Applicant through the building permit process on these servicing requirements.

Access and Traffic:

- The proposed development is within the expected traffic generation levels that Bishop Drive is intended to carry. In the future, the full build-out of Bishop Drive would be 4 lanes with a multi-use path along the south side of Bishop Drive. As seen on Map II, there would be a future roadway just to the east of the Wood Motors lot where there would be a roundabout. The future roadway, which the location and design is still be finalized, would loop back to the west and connect back to Bishop Drive just east of the Nissan dealership at 250 Bishop Drive as part of the overall Master Plan for the area. Access may be restricted to right-in/right-out if a median barrier is installed along Bishop Drive.
- Additionally, the location of the driveway accesses from Bishop Drive will need to be determine in consultation with the City Traffic Engineering, with the intent of aligning the driveway accesses with the existing driveways on the north side of Bishop Drive if feasible. Staff will also work with the Applicant to ensure that the driveway elevation in the public right-of-way matches the grade of the future build-out of Bishop Drive (4 lane cross section, boulevard and multi-use trail). Record drawings prepared by a Professional Engineer will also be required at completion of the project.


RECOMMENDATION:

It is recommended that the application submitted by SCMS Realty Inc./Wood Motors (1972) Ltd. at 400 Bishop Drive for a conditional use variance to permit Vehicle Sales in the COR-2 zone be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 72/24 to the satisfaction of the Development Officer;

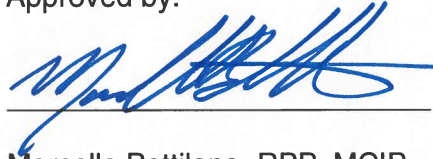
- b) Final building design be generally in accordance with Maps III and IV attached to P.R. 72/24 to the satisfaction of the Development Officer;
- c) A final landscape and parking plan, including the first 6m abutting the public street being landscaped area and signage for visitor/employee parking, be provided to the satisfaction of the Development Officer prior to issuance of the building permit;
- d) Sign permits be obtained for any proposed signage and subject to Section 6 of Zoning By-law Z-5;
- e) Access, servicing, lot grading and stormwater management (SWMP) plans be provided to the satisfaction of the Director of Engineering & Operations at the time of building permit application. Backflow preventer and oil-grit separator are required; and,
- f) The location of the driveway accesses from Bishop Drive is to be determined in consultation with the City Traffic Engineering and to the satisfaction of the Director of Engineering & Operations.

Prepared by:

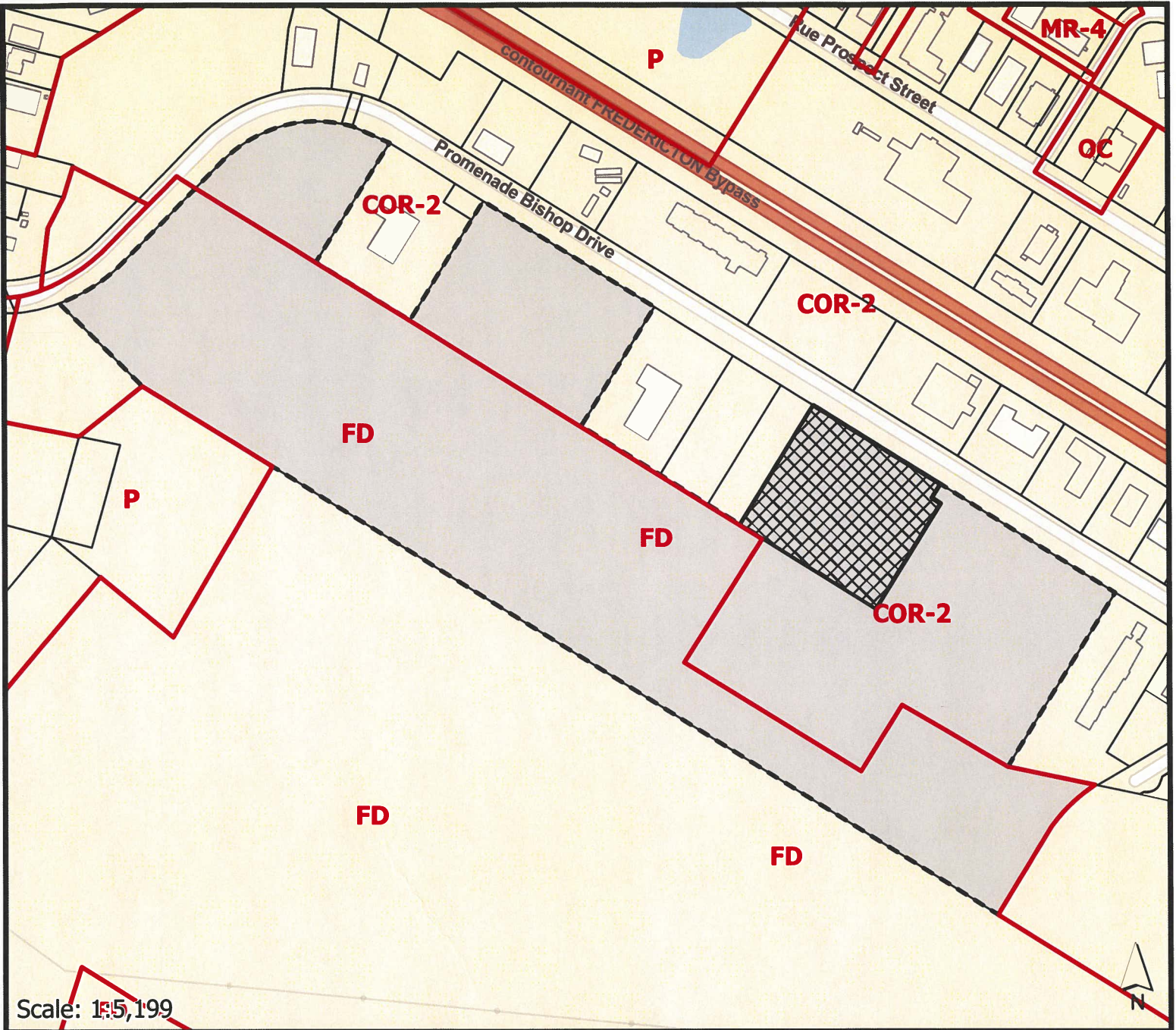


Fredrick Van Rooyen, RPP, MCIP
Senior Planner, Community Planning

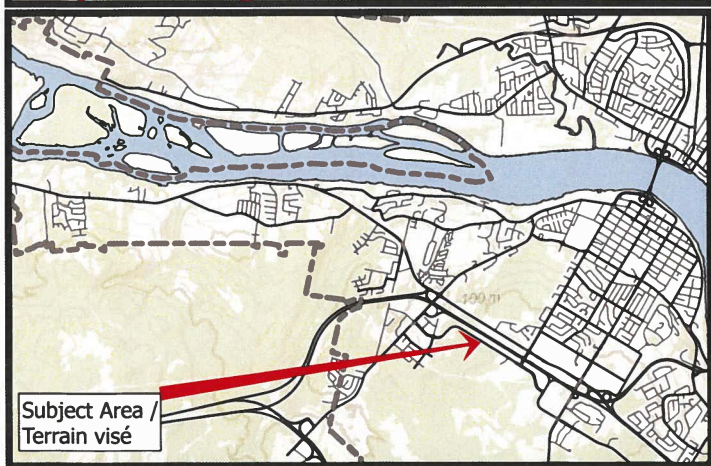
Approved by:





Marcello Battilana, RPP, MCIP
Assistant Director, Planning & Development



Scale: 1:5,199



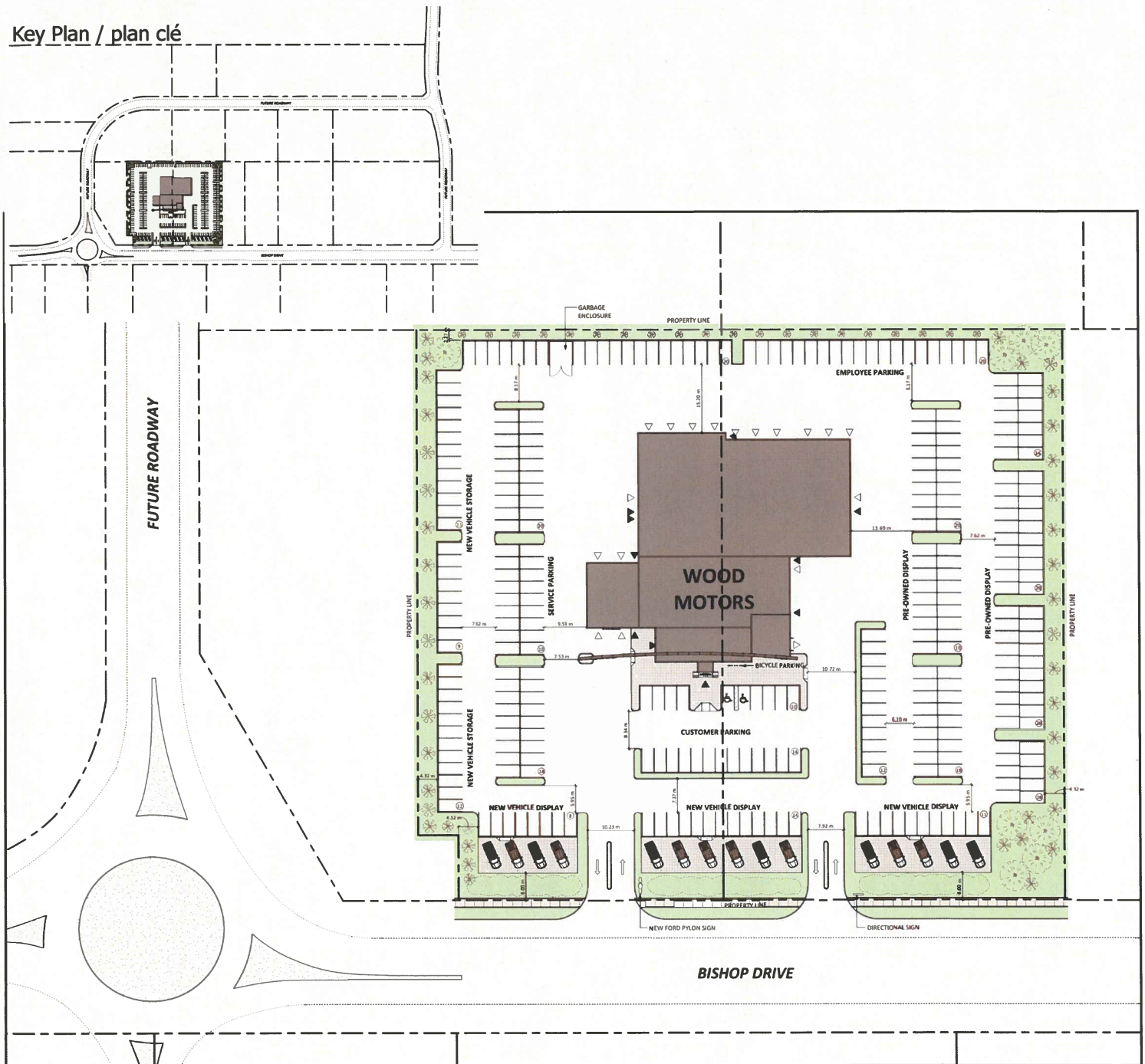
Subject Area / Terrain visé

 Subject Property / Propriete Visé
 Subject Area / Point d'intérêt

Conditional use variance to permit Vehicles Sales in the COR-2 zone.

Dérogation d'usage conditionnel visant à permettre la vente de véhicules en zone COR-2.

Key Plan / plan clé



Conditional use variance to permit Vehicles Sales in the COR-2 zone.

Dérogation d'usage conditionnel visant à permettre la vente de véhicules en zone COR-2.

Site Plan / Plan du site

Fredericton
Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-72-2024
Date \ date: novembre \ November 20, 2024
Subject \sujet: promenade 400 Bishop Drive
SCMS Realty Inc.
/Wood Motors (1972) Ltd.



North (facing Bishop Drive) / Nord (face à la promenade Bishop)

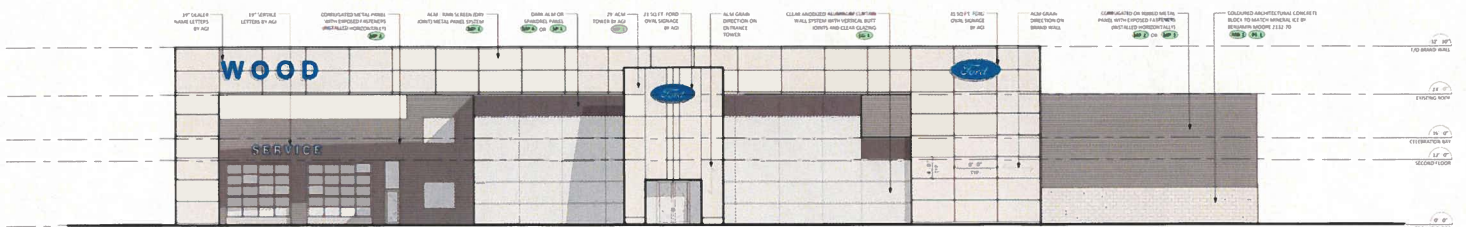


North (facing Bishop Drive) / Nord (face à la promenade Bishop)

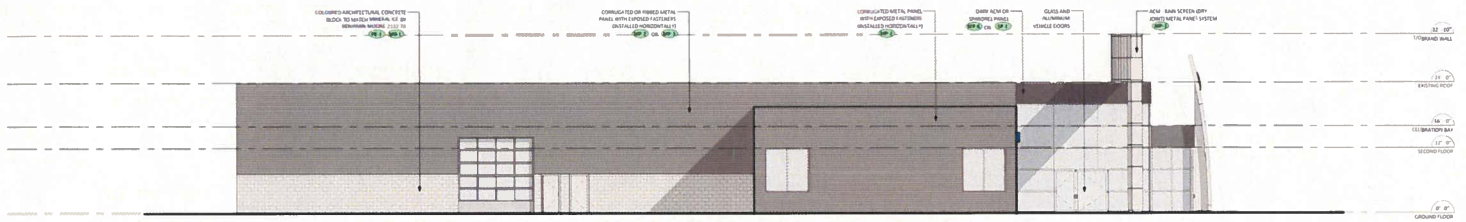
Conceptual Elevations / Élévations Conceptuel

Fredericton
Community Planning
Planification urbaine

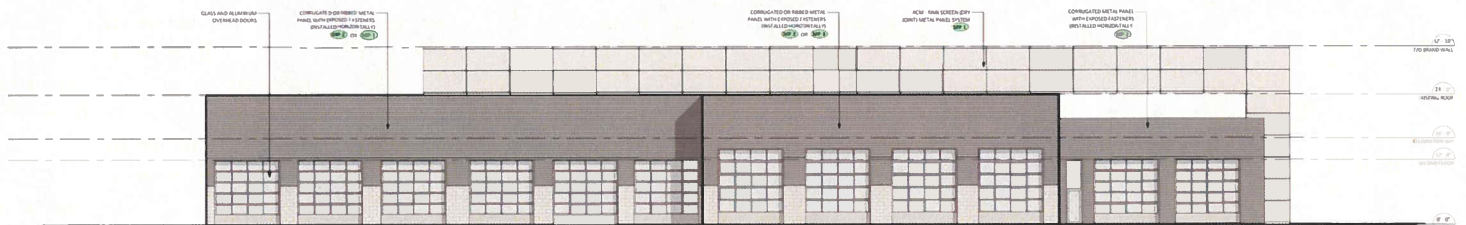
Map \ carte # III
File \ fiche: PR-72-2024
Date \ date: novembre \ November 20, 2024
Subject \ sujet: promenade 400 Bishop Drive
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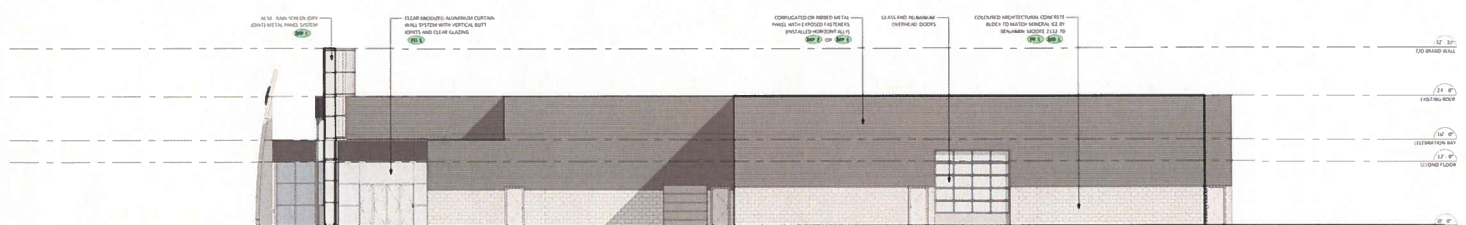
North (facing Bishop Drive) / Nord (face à la promenade Bishop)



East / Est

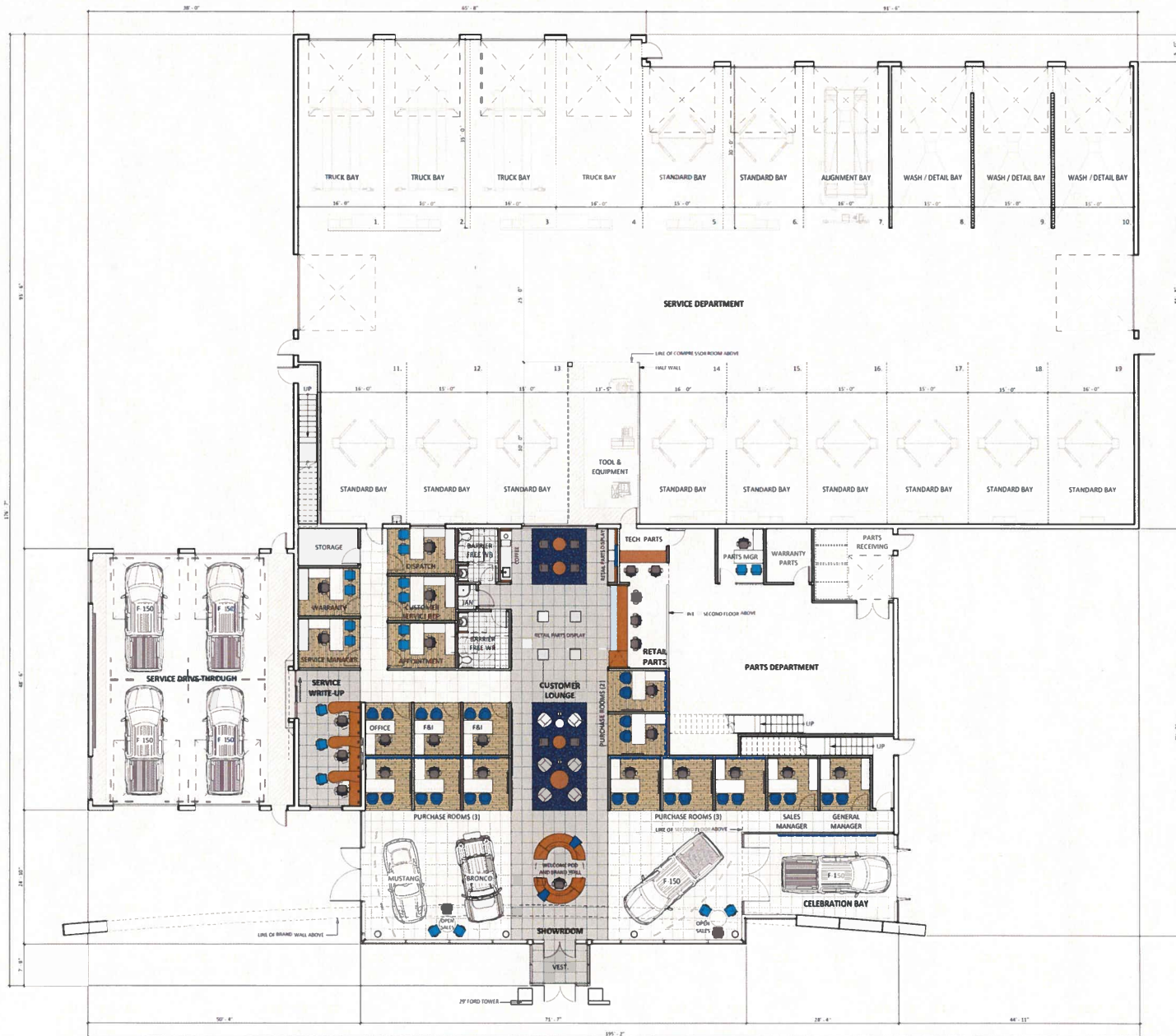


South / Sud



West / Ouest

Elevations / Élévations

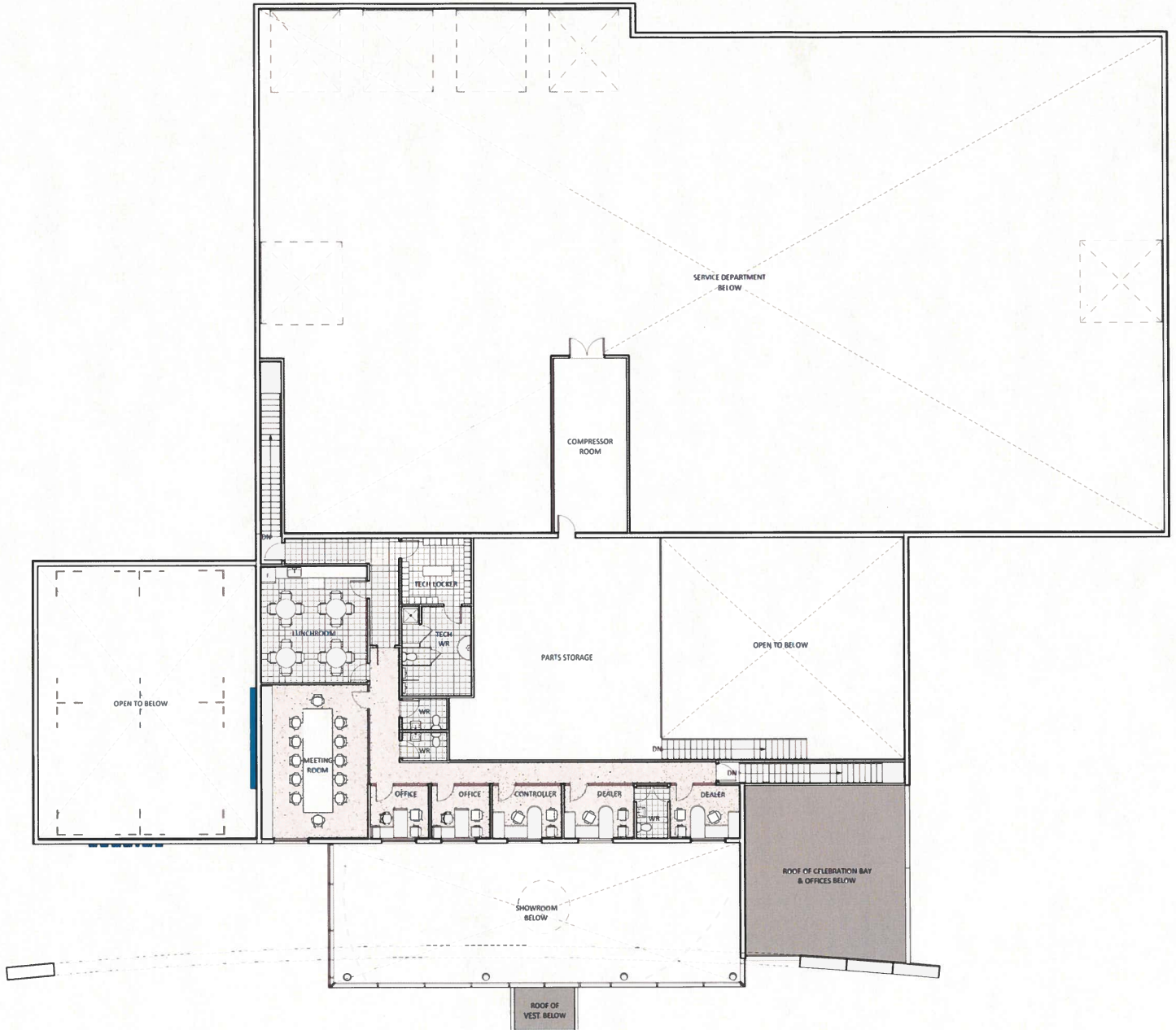


Ground Floor / Rez de chaussée

Floor Plan / Plans d'étage

Fredericton
 Community Planning
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Map \ carte # V
 File \ fiche: PR-72-2024
 Date \ date: novembre \ November 20, 2024
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Second Floor / Deuxième étage

Floor Plan / Plans d'étage