

## Accessory Automobile Sales in General Industrial Zone

### RECOMMENDATION:

That Committee of Council recommend to Council that the Zoning Bylaw be amended to permit the accessory retail sales of rebuilt automobiles and light trucks in the M1 General Industrial zone.

### REPORT SUMMARY

This report recommends the Zoning Bylaw be amended to include the retail sale of rebuilt automobiles as an accessory use to an automobile repair, salvage or servicing use in the M1 General Industrial zone.

### BACKGROUND

The City has received a number of requests over the last few years from automobile-related businesses to allow accessory retail sales of passenger automobile and light trucks in the M1 (General Industrial) zone. These requests generally came from three types of automobile-related businesses:

1. **Automobile salvage and parts sales:** These businesses generally purchase salvage vehicles from the Insurance Corporation of British Columbia (ICBC) for disassembly and part sales through a Salvage Buyers licence from ICBC. The Salvage Buyer licence includes several categories that enable varied ability to buy vehicles from ICBC; businesses wishing to purchase better quality wrecks from ICBC businesses must qualify as a “rebuilder/dealer”, which requires confirmation from the municipality the business has a valid business licence which permits both sale and general repairs of vehicles.
2. **Automobile service and repair:** These businesses provide general automobile repair and service to private customers and wish to purchase, repair and resell automobiles on an occasional basis to supplement income.
3. **Specialty automobile restoration/repair:** These businesses generally specialize in the repair and restoration of classic or high performance automobiles. This can include work for private individuals, but also include purchase, restoration, modification and sale of automobiles to individuals, car dealerships or brokers.

**Zoning Bylaw:** The Industrial zones accommodate a wide range of primary industrial uses and some limited accessory commercial uses, where those uses complement the industrial function. These include a variety of automobile-related service, repair, and salvage uses within the M1 (General Industrial) zone. Vehicle sales in the M1 zone are limited to sale of trucks, machinery and equipment for commercial or industrial purposes. The retail sales of passenger automobiles such as cars and light trucks are considered a commercial use and, in accordance with the policies of the Official Community Plan, are currently restricted to the City’s commercial zones.

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**Official Community Plan (OCP):** OCP policies for industrial lands encourage retention of industrial lands for industrial purposes and discourage commercial retail uses in all industrial areas. OCP policies however also encourage support of local businesses and a balanced local economy including a mix of uses to provide employment and contribute to the municipal tax base. These policies are consistent with the direction of Metro Vancouver's Regional Growth Strategy, which allows for complimentary accessory commercial uses in industrial zones where appropriate.

**Proposal:** In order to meet the evolving needs of the automobile-related service, repair, and salvage businesses, staff propose the Zoning Bylaw be amended to include the retail sale of automobiles and light trucks in the M1 General Industrial zone as an accessory use and subject to the following limitations:

- retail sales must be accessory to an automobile and light truck repair, servicing or salvage use
- vehicles for sale must be rebuilt on site
- vehicles must be stored indoors and are not to be kept in an accessory display area

These restrictions are intended to ensure the intent of the retail sales as being ancillary to repair, servicing or salvage is adhered to, discourage the appearance of a car dealership and associated showrooms and ensure required parking spaces are not used for vehicle storage or display.

### **DISCUSSION**

The inclusion of accessory retail sales of automobiles and light trucks in the General Industrial zone will allow automobile related businesses to acquire better quality wrecks from ICBC and provide flexibility to auto-related service, repair and salvage businesses as they evolve. The proposed additional accessory use is seen to support the primary uses in keeping with the intent of the industrial nature of the site and is expected to have little impact to neighbouring businesses under the proposed limitations.

Staff recommend that the Zoning Bylaw be amended to permit the sale of automobiles and light trucks as an additional accessory use in the M1 General Industrial zone.


### **FINANCIAL IMPLICATIONS**

None.

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### **OPTIONS**

(Check = Staff Recommendation)

#	Description
1 	Recommend that Council amend the Zoning Bylaw to allow accessory automobile and light truck sales in the General Industrial M-1zone.
2	Request additional information or amendments to the requested amendments prior to their consideration.
3	Determine that no changes will be made to existing regulations at this time.

### **ATTACHMENTS**

Att#1: Draft bylaw amendment to the Zoning Bylaw

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