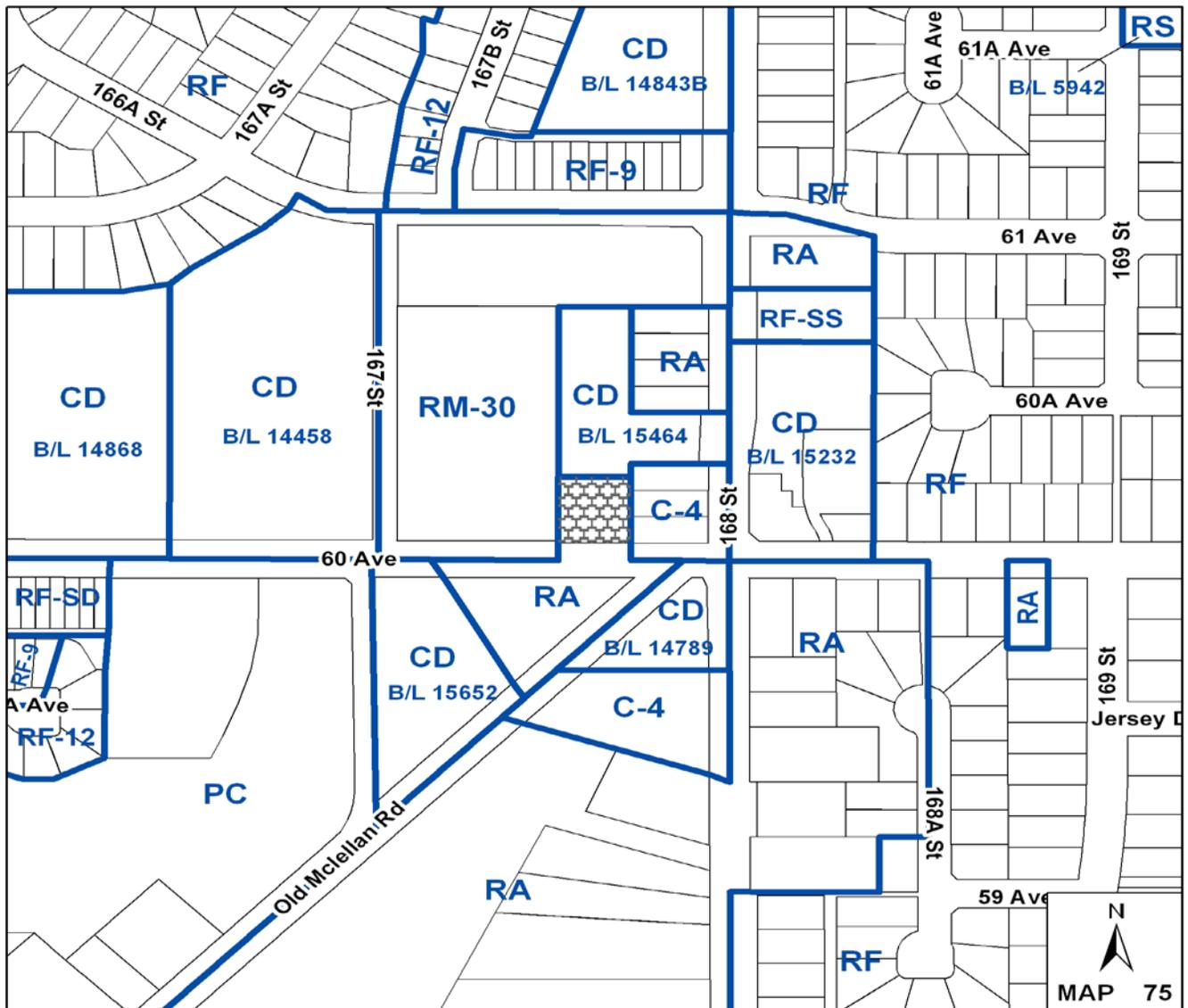


**Proposal:** Rezone from RA to C-5. Development Permit to permit the development of a 2-storey neighbourhood commercial building. Development Variance Permit to vary front (south) and east side yard setbacks.

**Recommendation:** Approval to Proceed

|                                    |   |
|------------------------------------|---|
| <b>Location:</b> 16793 - 60 Avenue | <b>Zoning:</b> RA                           |
| <b>OCP Designation:</b> Urban      |   |
| <b>NCP Designation:</b> Commercial | <b>Owner:</b> Heritage Corner Holdings Inc. |



### PROJECT TIMELINE

|  |                    |
|--|--------------------|
| Completed Application Submission Date: | November 23, 2005  |
| Application Revision Dates:            | June 5, 2006       |
|  | September 20, 2006 |
|  | October 4, 2006    |
|  | February 16, 2007  |
|  | April 11, 2007     |
|  | April 24, 2007     |
| Change in Ownership:                   | July 12, 2007      |
| Planning Report Date:                  | July 23, 2007      |

### PROPOSAL

The applicant is proposing:

- a rezoning from RA to C-5;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations of the C-5 Zone:
  - to reduce the front (south) yard setback from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.); and
  - to reduce the east side yard setback from 7.5 metres (25 ft.) to 0 metre (0 ft.)

in order to permit the development of a 2-storey neighbourhood commercial building.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0366-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7905-0366-00, (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front (south) yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.); and
  - (b) to reduce the minimum east side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 0.0 metre (0 ft.).

4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation on neighbouring properties;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) submission of revised architecture and landscape plans to the satisfaction of the Acting City Architect and City Landscape Architect;
  - (f) registration of a reciprocal access easement between the subject property and the neighbouring properties to the east at 6009, 6019 and 6029 - 168 Street; and
  - (g) registration of a right-of-way for public rights of passage within the front yard setback.

#### REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

#### SITE CHARACTERISTICS

- **Existing Land Use** Vacant property with no trees.
- **East:** Existing grocery store, zoned C-4, designated Commercial in the West Cloverdale North NCP.
- **South:** Across 60 Avenue, existing one-acre lot, zoned RA, designated Commercial/Residential in the West Cloverdale South NCP.
- **West:** Existing townhouse development, zoned RM-30, designated Street-Oriented Townhouse 15-30 upa in West Cloverdale North NCP.
- **North:** Existing townhouse development, zoned CD (By-law No. 15464), designated Street-Oriented Townhouse 15-30 upa in the West Cloverdale North NCP.

## PLAN AND POLICY COMPLIANCE

OCP Designation:                   Complies.

NCP Designation:                   Complies.

## DEVELOPMENT CONSIDERATIONS

- The subject site is located at 16793-60 Avenue in the West Cloverdale North NCP area, just west of the "Five Corners" area.
- The subject site is 1,356 square metres (0.34 acre) in gross area and is currently zoned One-Acre Residential Zone (RA), designated Urban in the Official Community Plan and Commercial in the West Cloverdale North NCP. After road dedication, the net lot area will be 1,322 square metres (0.33 acre).
- The applicant is proposing a rezoning from One-Acre Residential Zone (RA) to Neighbourhood Commercial Zone (C-5) and a Development Permit, in order to develop a 2-storey multi-tenant commercial building (Appendix VII).
- The proposed development complies with OCP and NCP designations.
- The applicant is proposing to build a 2-storey commercial building with 4 ground floor commercial units and 2 office units on the second floor. The total proposed commercial floor area is 641 square metres (6,900 sq.ft.). The ground floor commercial units range in size from 68.4 square metres (736.5 sq.ft.) to 71.0 square metres (763.9 sq.ft.). The office units range in size from 166 square metres (1,792 sq.ft.) to 172.5 square metres (1,857 sq.ft.) (Appendix III).
- The development proposes a floor area ratio (FAR) of 0.48, which is less than the maximum 0.50 FAR permitted under the C-5 Zone. The proposed lot coverage is 31%, below the maximum 50% permitted under the C-5 Zone.
- The vehicular access will be from 60 Avenue. A reciprocal access easement agreement is required with the three properties to the east at 6009/6019 and 6029-168 Street. When these properties come forward for redevelopment, it is anticipated that both developments will be able to obtain vehicular access from 60 Avenue and 168 Street as a continuous development.
- The development proposes 16 parking stalls and 1 stall for disabled persons, for a total of 17 stalls. Based upon the proposed uses and the parking rate in the Zoning By-law, the proposed parking meets the Zoning By-law requirements.

## PRE-NOTIFICATION

Pre-notification letters were sent on February 17, 2006 and staff received responses from three (3) property owners in the immediate area with the following comments:

- Property owner for 5967-168 Street has expressed concern that the subject property is seeking rezoning to C-5 Zone, when his property, which is currently zoned C-4, is designated Institutional/Residential in the West Cloverdale South NCP.

*(Staff have met with the concerned property owner and have indicated to him that the subject property is designated Commercial and although the property currently is not zoned for commercial, there is merit for a neighbourhood commercial development as the NCP has already designated the site for such a use. Staff advised the property owner that a commercial development could be proposed on his lot due to its current C-4 Zoning.)*

- Property owner of the existing grocery store to the east is concerned that this property is proceeding with a rezoning to C-5 Zone, when they had requested that the Planning Department consider a similar request on their property at 6009-168 Street and it was not supported.

*(Planning staff have previously indicated to inquirers that rezoning and redevelopment of the neighbouring property would require the assembly of the three C-4 zoned properties including 6009/6019 and 6029-168 Street. The neighbouring properties are designated Commercial and could be considered for rezoning to C-5 Zone if a joint application is submitted.)*

- Concern about traffic, especially at 60 Avenue and 168 Street, westbound.

*(60 Avenue, between 164 Street and 168 Street, has been designed with a 22-metre (72 ft.) right-of-way width, with a 12.2-metre (40 ft.) pavement width. This width is consistent with the "main street" theme proposed for 60 Avenue. Combined with planting, the use of contrasting textured paving at crosswalks and the narrowing of pavement at intersections, reduced building setbacks and on-street parking, the proposed streetscape will assist in reducing vehicular speeds.)*

## DESIGN PROPOSAL AND REVIEW

- The proposed design is in keeping with the residential heritage character of the neighbourhood, with the Boothroyd House located to the east, across 168 Street. The proposed design incorporates double gables and a front porch to give the building a "village" feel (Appendix III).
- Each commercial and office unit has direct access to the ground level or to the street, with pedestrian access to 60 Avenue, at short intervals from walkways leading from the building.
- Narrow frontage commercial/retail units have been proposed, with columns used to reinforce this concept.
- The development proposes a reduced front (south) yard setback at 2.0 metres (6.6 ft) along 60 Avenue, which reinforces a strong pedestrian presence along 60 Avenue.
- The applicant has proposed a 0 m (0 ft.) property line along the east, which creates the opportunity for the commercial development to expand, when the properties to the east come forward for redevelopment.

- A ramp for disabled access is proposed along the southwest corner of the building to aid in access.
- The proposed building materials for the development include: high profile duroid shingles in "Weatherwood" (dark gray), wood fascia and braces in "Jefferson House" (beige), hardi-panel siding in "Heathered Moss" (grey/green), cedar beams and columns in a clear stain finish and aluminum storefront windows and doors in anodized aluminum. The colour scheme is meant to complement the Boothroyd House and the adjacent developments.
- The unit signage is proposed in plywood with wood lettering in relief hung vertically from the soffit with gooseneck lighting and accents painted in "Zanzibar Coast" (burgundy). The use of the red accent is to tie into the red trim of the Boothroyd House.
- Edge landscaping is proposed around the entire site, which includes a 1.8 metre (6 ft.) high solid cedar fence with a lattice top. The fence will step down to 1.2 metres (4 ft.) within the front setback of the building. The landscaping will consist of a mixture of trees including Queen Elizabeth Hedge Maple, Serbian Spruce, Quaking Aspen, Red Oak and Fragrant Snowbell and shrubs. It is proposed that the landscaping will incorporate 13 trees.
- A 6-metre (19.7 ft) wide decorative paving area is proposed at the vehicular access along 60 Avenue to delineate the vehicular entrance to the site.
- A garbage enclosure is proposed at the northwest corner of the site. The garbage enclosure will take on the character and materials of the main building and will be fully enclosed.

#### ADVISORY DESIGN PANEL (Appendix V)

ADP comments and suggestions have been satisfactorily addressed, except for the following, which the applicant agrees to complete to the satisfaction of the City Landscape Architect, prior to final adoption. Minor architectural revisions may be required for coordination.

- Proposed landscaping to be revised.
- Arborist report is required to determine whether the proposed development will impact trees on neighbouring properties and on City property.
- Clarification of detail of proposed paving materials.
- Submission of a landscape cost estimate.

#### BY-LAW VARIANCES AND JUSTIFICATION (Appendix VI)

(a) Requested Variance:

- To reduce the front (south) yard setback of the C-5 Zone, from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.).

## Applicant's Reasons:

- The reduced setback is proposed along 60 Avenue as it complies with the West Cloverdale North NCP design guidelines.

## Staff Comments:

- The requested setback variance is supportable as the reduced setback allows for a more street-oriented feel to the development along 60 Avenue. Planning staff can support the proposed variance.

## (b) Requested Variance:

- To reduce the east side yard setback of the C-5 Zone, from 7.5 metres (25 ft.) to 0.0 (0 ft.).

## Applicant's Reasons:

- The proposed setback variance will allow for an opportunity to build an adjacent development with a continuous frontage along 60 Avenue.

## Staff Comments:

- It is proposed that when the three properties to the east come forward for redevelopment that the two sites may be coordinated and comprehensively designed as one continuous street frontage along 60 Avenue. Planning staff can support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

|               |   |
|---------------|---|
| Appendix I.   | Lot Owners, Action Summary and Project Data Sheets                      |
| Appendix II.  | Contour Map   |
| Appendix III. | Proposed Site Plan, Typical Floor Plans and Elevations, Landscape Plans |
| Appendix IV.  | Engineering Summary   |
| Appendix V.   | ADP Comments and Applicant's Response                                   |
| Appendix VI.  | Development Variance Permit No. 7905-0366-00                            |
| Appendix VII. | Location of Subject Property in West Cloverdale North NCP               |

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 12, 2006.
- Soil Contamination Review Questionnaire prepared by Henry Yong dated November 23, 2005.

How Yin Leung  
Acting General Manager  
Planning and Development

PL/kms

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## DEVELOPMENT DATA SHEET

**Proposed Zoning: C-5**

| Required Development Data                  | Minimum Required /<br>Maximum Allowed | Proposed             |
|--|---------------------------------------|----------------------|
| <b>LOT AREA</b> (in square metres)         |                                       |                      |
| Gross Total                                |                                       | 1,356 m <sup>2</sup> |
| Road Widening area                         |                                       | 34 m <sup>2</sup>    |
| Undevelopable area                         |                                       |                      |
| Net Total                                  |                                       | 1,322 m <sup>2</sup> |
|  |                                       |                      |
| <b>LOT COVERAGE</b> (in % of net lot area) |                                       |                      |
| Buildings & Structures                     |                                       |                      |
| Paved & Hard Surfaced Areas                |                                       |                      |
| Total Site Coverage                        | 50%                                   | 31%                  |
|  |                                       |                      |
| <b>SETBACKS</b> ( in metres)               |                                       |                      |
| Front (South)                              | 7.5 m                                 | 2.0 m *              |
| Rear (North)                               | 7.5 m                                 | 7.5 m                |
| Side #1 (West)                             | 7.5 m                                 | 7.5 m                |
| Side #2 (East)                             | 7.5 m                                 | 0.0 m*               |
|  |                                       |                      |
| <b>BUILDING HEIGHT</b> (in metres/storeys) |                                       |                      |
| Principal                                  | 9 m                                   | 8.6 m                |
| Accessory                                  | 4 m                                   | 3.75 m               |
|  |                                       |                      |
| <b>NUMBER OF RESIDENTIAL UNITS</b>         |                                       |                      |
| Bachelor                                   |                                       |                      |
| One Bed                                    |                                       |                      |
| Two Bedroom                                |                                       |                      |
| Three Bedroom +                            |                                       |                      |
| Total                                      | 1                                     | 0                    |
|  |                                       |                      |
| <b>FLOOR AREA: Residential</b>             |                                       | n/a                  |
|  |                                       |                      |
| <b>FLOOR AREA: Commercial</b>              |                                       |                      |
| Retail                                     |                                       | 300 m <sup>2</sup>   |
| Office                                     |                                       | 340.9 m <sup>2</sup> |
| Total                                      |                                       | 641 m <sup>2</sup>   |
|  |                                       |                      |
| <b>FLOOR AREA: Industrial</b>              |                                       | n/a                  |
|  |                                       |                      |
| <b>FLOOR AREA: Institutional</b>           |                                       | n/a                  |
|  |                                       |                      |
| <b>TOTAL BUILDING FLOOR AREA</b>           | 667.7 m <sup>2</sup>                  | 641 m <sup>2</sup>   |

\* *Variance Requested*

## Development Data Sheet cont'd

| Required Development Data                                     | Minimum Required /<br>Maximum Allowed | Proposed |
|---|---------------------------------------|----------|
| DENSITY   |                                       |          |
| # of units/ha /# units/acre (gross)                           |                                       |          |
| # of units/ha /# units/acre (net)                             |                                       |          |
| FAR (gross)   |                                       |          |
| FAR (net)   | 0.50                                  | 0.48     |
| AMENITY SPACE (area in square metres)                         |                                       | n/a      |
| Indoor  |                                       |          |
| Outdoor   |                                       |          |
| PARKING (number of stalls)                                    |                                       |          |
| Commercial  | 15                                    | 16       |
| Industrial  |                                       | n/a      |
| Residential Bachelor + 1 Bedroom                              |                                       | n/a      |
| 2-Bed   |                                       |          |
| 3-Bed   |                                       |          |
| Residential Visitors  |                                       | n/a      |
| Institutional   |                                       | n/a      |
| Total Number of Parking Spaces                                |                                       | 16       |
| Number of disabled stalls                                     | 0                                     | 1        |
| Number of small cars  |                                       | 2        |
| Tandem Parking Spaces: Number / % of<br>Total Number of Units |                                       | n/a      |
| Size of Tandem Parking Spaces<br>width/length                 |                                       | n/a      |

|               |    |                                 |    |
|---------------|----|---------------------------------|----|
| Heritage Site | NO | Tree Survey/Assessment Provided | NO |
|---------------|----|---------------------------------|----|

CONTOUR MAP FOR SUBJECT SITE

