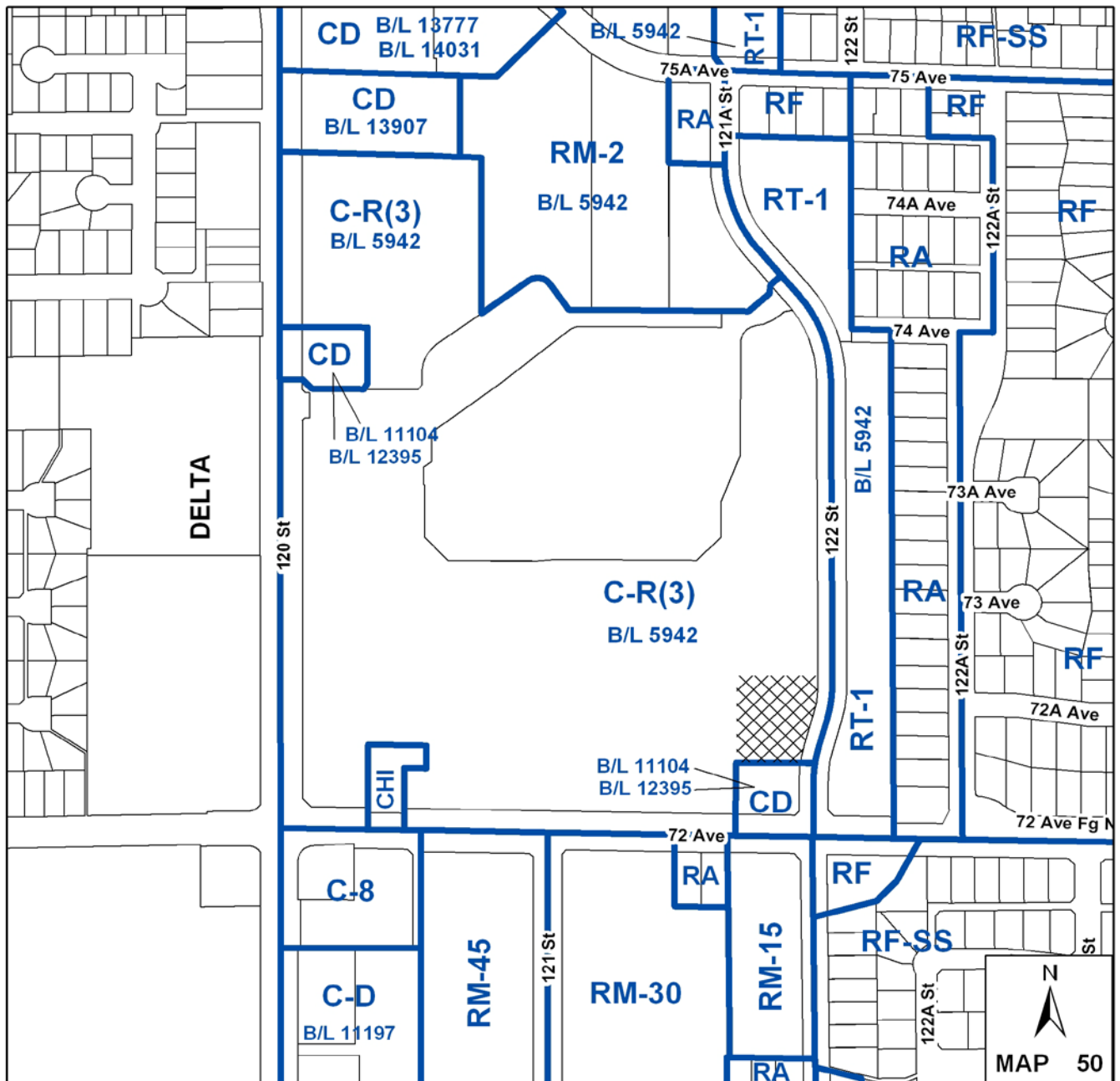


Proposal: Development Permit to permit construction of a one-storey commercial building.

Recommendation: Approval

Location: 12101 - 72 Avenue **Zoning:** C-R(3) (By-law No. 5942)

OCP Designation: Commercial **Owner:** Riokim Holdings (Strawberry Hill) Inc.



PROJECT TIMELINE

Completed Application Submission Date: March 7, 2006
Application Revision & Re-submission Date: April 4, 2006
Planning Report Date: April 24, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the construction of a one-storey commercial building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0093-00 in accordance with the attached drawings (Appendix III).

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements. All servicing issues were addressed during the development of the Strawberry Hill Shopping Centre.

Fire Department: No concerns.

SITE CHARACTERISTICS

- **Existing Land Use** Vacant pad located with the Strawberry Hill Shopping Centre.
- **East:** Across 122 Street, cluster housing, zoned RT-1 (By-law No. 5942), designated Urban in the Official Community Plan.
- **South:** Across access road a Chevron gasoline station, zoned CD, designated Commercial.
- **West and North:** Internal parking lots and retail pads forming part of the Strawberry Hill Shopping Centre, zoned C-R(3) (By-law No. 5942), designated Commercial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- This commercial project is one of three pad areas remaining to be developed as part of the Strawberry Hill Shopping Centre.
- The pad area is currently vacant and surrounded by parking and landscaping.
- The shopping centre is zoned "Retail Commercial Zone Three (C-R(3)) (By-law No. 5942) and is designated Commercial in the OCP.
- Overall Site Plan approval for the pad areas was granted in 1997, through Development Permit for a total area of 4,650 square metres (50,100 sq.ft.). Each pad project is required a subsequent Development Permit application. Required parking for the entire project was calculated and constructed at the outset, and complies with the required amount for this zone (Appendix V).
- There is an existing Development Variance Permit in place for the property, reducing the rear yard setback (fronting 122 Street, to the east) from 7 metres (22.9 ft.) to 2 metres (6.5 ft.), increasing the allowable coverage from 30% to 32%, as well as reducing the required frontage width from 60 metres (196.8 ft.) to 20 metres (65.6 ft.). The proposal complies with the approved Development Variance Permit.

DESIGN PROPOSAL AND REVIEW

- The proposed development consists of a single storey, single tenant 475 square metre (5,113 sq.ft.) building for Addition Elle, a women's clothing store.
- The building is proposed to be in keeping architecturally with the other buildings on site, incorporating similar colours and treatments such as red brick, spandrel glazing, and green-painted steel features.
- The front entrance to the building will face west.
- Signage for the tenant will be positioned on the west and south faces of the building and will consist of block lettering in conformance with the Sign By-law and the original Development Permit.
- Construction of a sidewalk and appropriate landscaping along the access road immediately south of the building is part of the proposal.

- There is no loading dock proposed, and the rear door to the building will be on the north side facing the cinema and parking area.
- Garbage containers are to be on the north side of the building and appropriately screened.
- The project is to include a ramp at the south-west corner to address the grade changes on site, and will connect the pedestrian/wheelchair circulation pattern that remains partially constructed at the shopping centre.
- No additional parking is proposed, and none is proposed to be removed from the shopping centre as a whole. There are currently 1,788 spaces on the overall shopping centre property.

ADVISORY DESIGN PANEL

- The project was reviewed by the Advisory Design Panel (ADP) on March 22, 2006.
- The ADP found the proposal to be in keeping with the existing style of the Strawberry Hill Development and had a few recommendations with regard to layout, grading and materials (Appendix VI.)
- The ADP comments and suggestions have been addressed to the satisfaction of the Planning and Development Department (Appendix VII & VIII).

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.	Overall Strawberry Hill Development Permit (No. 7997-0319-00) Site Plan
Appendix V.	Advisory Design Panel Minutes of March 22, 2006
Appendix VI.	Applicant Response to Advisory Design Panel
Appendix VII.	Applicant Response to Further Design Comments made on April 13, 2006

How Yin Leung
Acting General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Existing Zoning: CR-3

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	10.5 ha	
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
Building Coverage of Pad Site:	1	.63
SETBACKS (in metres)		
Front	7.5 m	353 m
Rear	2 m	2 m
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal		1-storey
Accessory		
NUMBER OF RESIDENTIAL UNITS	n/a	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		475 m ²
Retail		
Office		
Total		33,516 m ²
FLOOR AREA: Industrial	n/a	
FLOOR AREA: Institutional	n/a	
TOTAL BUILDING FLOOR AREA		

*** If the development site consists of more than one lot, lot dimensions pertain to the entire site.**

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	n/a	
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.27
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	1,700	1,788
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces (total shopping centre)		1,788
Number of disabled stalls	36	36
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	0	0
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CONTOUR MAP FOR SUBJECT SITE

