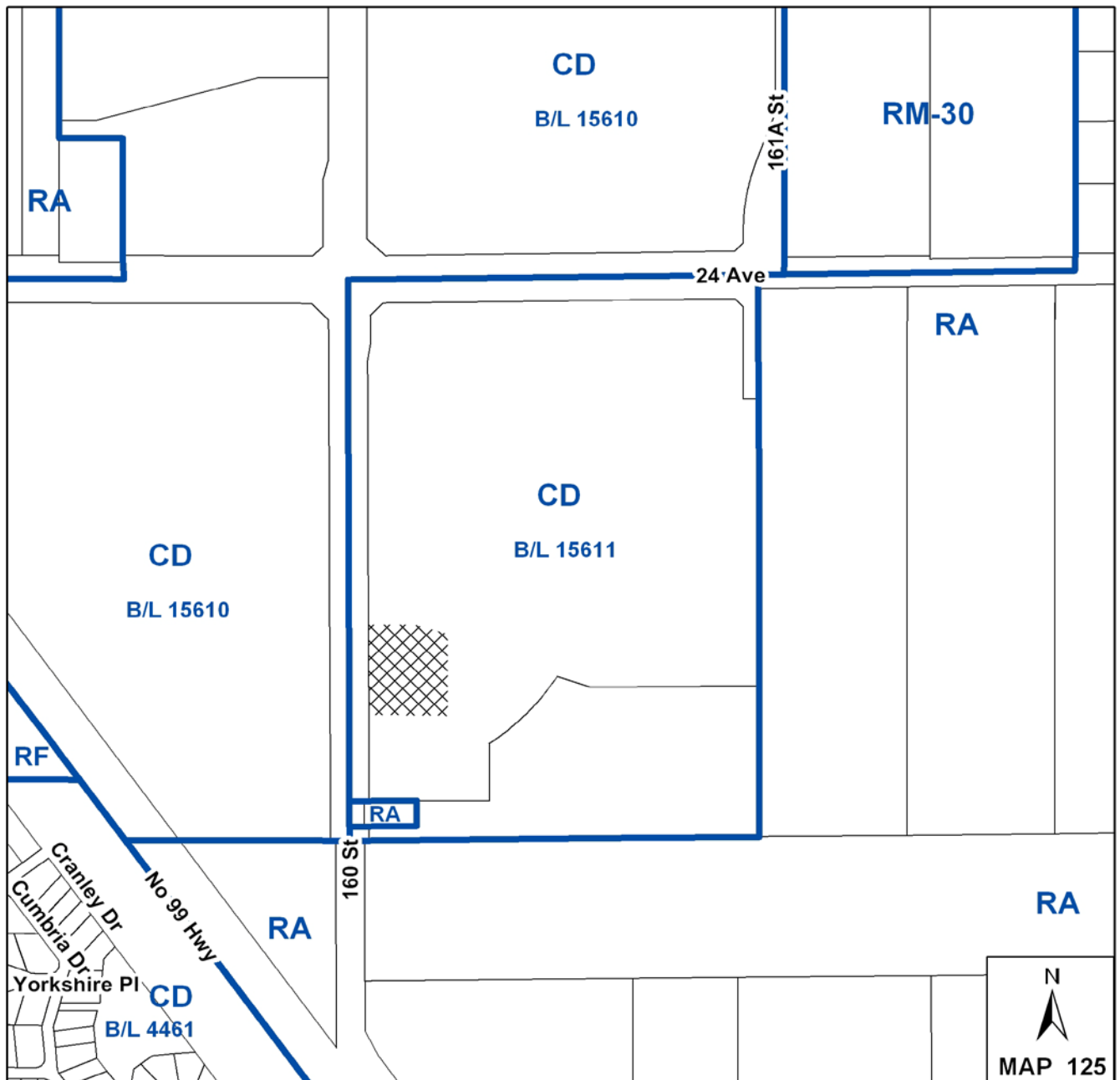


Proposal:	Development Permit to allow the development of a gas station on a commercial shopping centre site in Grandview Corners.		
Recommendation:	Approval to Proceed		
Location:	2332 - 160 Street	Zoning:	CD (By-law No. 15611)
OCP Designation:	Commercial	Owner:	Loblaw Properties West Inc.
LAP Designation:	Commercial		



PROJECT TIMELINE

Completed Application Submission Date: April 25, 2006
Application Revision & Re-submission Date: May 5, 2006
Planning Report Date: December 18, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to allow development of a combined-serve gas station on a multi-building commercial centre site in Grandview Corners.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0177-00 in accordance with the attached drawings (Appendix III).
2. 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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards, provision of a fire connection close to 160 Street and releasing and indemnifying the City from liability in relation to fire suppression under the BC Hydro Corridor.

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).

Fire Department Access to the gas bar is located under a high voltage transmission BC Hydro Power line. Therefore, the Fire Department recommends that a sprinkler system is installed in the gas bar and under the canopy to control any fire, and that a fire connection be provided close to the 160 Street property line to augment the sprinkler system while keeping away from high voltage transmission line. A Restrictive Covenant will be necessary to secure the requirements prior to issuance of a Building Permit.

BC Hydro Does not object (Appendix VI).

SITE CHARACTERISTICS

- **Existing Land Use** The site was rezoned to CD (By-law No. 15611) in 2005 as part of the Grandview Corners development to allow multi-building commercial centre. A Development Permit was issued on October 17, 2006, to allow development of the Real Canadian Superstore. The site remains vacant at this time.
- **Significant Site Attributes** The site is impacted by a B.C. Hydro right-of-way.
- **East:** RA zoned acreage property designated "Suburban" and "Multiple Residential" in the Grandview Heights General Land Use Plan.
- **South:** The property to the south is designated "Business Park/Light Industrial" in the Highway 99 Corridor LAP; zoned RA, designated Suburban in the OCP.
- **West:** Across 160 Street, the proposed Wal-Mart Development site; zoned CD By-law No. 15610, designated "Commercial" in the OCP and the Highway 99 Corridor LAP.
- **North:** Across 24 Avenue, the properties are zoned CD (By-law No. 15610) and designated "Commercial" in the OCP and the Highway 99 LAP. These sites have approved zoning for a neighbourhood commercial centre. A Development Permit application for this use (No. 7906-0426-00) is presently under review by staff and is at pre-Council.

PLAN AND POLICY COMPLIANCE

OCP Designation: Commercial. Complies.

LAP Designation: Commercial. Complies

DEVELOPMENT CONSIDERATIONS

Background

- Located at the southeast corner of 24 Avenue and 160 Street, the site is currently designated Commercial in the Official Community Plan (OCP) and is proposed for large format commercial uses in the Highway 99 Corridor Local Area Plan approved by Council in February 2004.
- The site is part of the overall Grandview Corners commercial development, which comprises all four quadrants of 24 Avenue and 160 Street being approximately 30 hectares (74 acres) in land area. The subject site, at the southeast corner, was the subject of OCP Amendment and Rezoning Application No. 7904-0312-00 to allow for the development of large format commercial building (Real Canadian Superstore), a gas bar with car wash, and small-scale commercial buildings in a comprehensive design. The OCP Amendment By-law No. 15584 to re-designate the site from Suburban to Commercial and Rezoning By-law No. 15611 to rezone the properties from One-Acre Residential Zone (RA) to Comprehensive Development Zone (CD) received final adoption by Council on July 25, 2005. A generalized Development Permit (No. 7904-0312-00) was issued to provide the general framework for development on all of the Grandview Corners sites. A detailed Development Permit (No. 7905-0189-00) was issued on October 17, 2006 to allow the development of the Real Canadian Superstor.
- A Building Permit has been issued for the Real Canadian Superstore building, but has yet to be constructed.

Proposed Gas Station

- The applicant is proposing to develop a gas station as part of Phase II of the overall commercial centre, which is anchored by the Real Canadian Superstore. The gross site area for the entire commercial project is 82,235 square metres (20.32 acres). The gas station will feature two islands (8 fuelling positions) and a small convenience portion in the gas station kiosk.
- CD By-law (B/L No. 15611) states that at least two (2) of the total number of fuelling stations must be full-serve. The gas bar kiosk is 54 square metres (581 square feet) in size.
- The proposal complies with all requirements of the approved CD Zone (No. 15611)), including parking.
- The land use and location of the gas station were approved under the generalized Development Permit and CD Zone adopted by Council. Although the CD By-law allows a gas bar with a car wash, the car wash is not included within this application and the applicant does not plan to construct one as part of this gas bar development.

Development Permit Issues

- The Grandview Corners Shopping Centre District is subject to numerous Design Guidelines to ensure the consistency in design, form and character for the neighbourhood allowing flexibility during the detailed Development Permit stage. The Design Guidelines cover issues such as Boundary Conditions, Site Planning, Unifying Elements, Landscaping, Architecture, Environmental, and Community Access and Safety. Some of the design elements have been addressed in the generalized Development Permit (No. 7904-0312-00), including Site Planning, Environmental and Community Access and Safety; other design elements are addressed through the detailed Development Permit stage. The elements listed below are addressed for this development for the purposes of issuing the detailed Development Permit:
 - Boundary Conditions: For the Gas Station site, the BC Hydro Right-of-Way is the only Boundary Condition to be satisfied. In this regard, no structure is located under the BC hydro ROW.
 - Unifying Elements addressed by the development during the detailed Development Permit stage are listed below:
 - Internal Streets: The design and location of all internal streets is addressed during the generalized DP stage and is reflected in the approved design and location of the Gas Station site.
 - Pedestrian Connections: As with the internal street element, the design and location of Pedestrian Connections have been determined. The site of the Gas Station is adjacent a multi-purpose regional pathway (160 Street). The detailed site plan presents the pathway as suggested within the guidelines; the applicant is providing an approximate 4.0 metre wide trail, subject to the approval of the City Landscape Architect prior to final adoption.
 - Soft Urban Edge: The Gas Station site is identified to have a "soft urban edge" treatment and will require high quality landscaping. The landscaping plan of the site emulates the desired outcome of the plan and is worked into the detailed design features of the site. Elements include a low serpentine wall and a curved trellis feature.
 - Landscaping: The site is proposing very high quality landscaping, subject to the approval of the City Landscape Architect and will complement the surrounding sites. The proposals' landscape architect has incorporated the previously approved concepts, materials and plant list into the site plan.
 - Architecture: Most of the architectural elements have been discussed through the Advisory Design Panel and will be addressed by the architect. Generally, the building and canopy incorporate high quality materials as presented in the generalized Development Permit.
- The access points to the gas station are off 160 Street. A signalized intersection on 160 Street provides the main access/egress to the site. The other access/egress point is located to the south along 160 Street, is not signalized and offers full movements.

- Staff have evaluated the proposal on the basis of the adopted design guidelines and confirm that these are being addressed to the satisfaction of staff.

PRE-NOTIFICATION

Pre-notification letters were sent on June 7, 2006 and staff received no comments.

ADVISORY DESIGN PANEL

Advisory Meeting Date: November 9, 2006

Some of the ADP suggestions have been satisfactorily addressed except the following which will be addressed prior to final approval:

- An entry walkway from the street (160 Street) to the kiosk;
- Augment the door on the pump side;
- Wall pack lighting;
- Resolution of the proportions of the gas pump canopy to the approval of the City Architect;
- Lower the wall at the street;
- Narrow vertical windows should be considered to face 160 Street;
- Bollards at the entry door shall be installed to deter car ramming; and
- Standard panic alarm, lights and a video camera.

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.	Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary

Appendix V	Fire Department Comments
Appendix VI	B.C. Hydro Comments
Appendix VII	ADP Comments and Applicant's Response

How Yin Leung
Acting General Manager
Planning and Development

BDP/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Paul Dabbs, Omicron
 Address: Fifth Floor
 Three Bentall Centre
 595 Burrard Street
 P.O. Box 49369
 Vancouver, B.C. V7X 1L4
 Tel: 604-632-3350

2. Properties involved in the Application
 - (a) Civic Address: 2332 - 160 Street

 - (b) Civic Address: 2332 – 160 Street
 Owner: Loblaw Properties West Inc., Inc. No. A47145
 PID: 026-497-212
 Lot 1 Section 13 Township 1 New Westminster District Plan BCP20884

3. Summary of Actions for City Clerks Office

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 15611)

Required Development Data	Minimum Required / Maximum Allowed		Proposed	
LOT AREA* (in square metres)	n/a		n/a	
Gross Total				
Road Widening area				
Undevelopable area				
Net Total				
LOT COVERAGE (in % of net lot area)	50%		45%	
Buildings & Structures				
Paved & Hard Surfaced Areas				
Total Site Coverage				
SETBACKS (in metres)	Canopy	Kiosk	Canopy	Kiosk
Front (160 Street)	4.5 m	4.5 m	10.43 m	14.43 m
Rear (East)	2.0 m	4.0 m	14 m	33 m
Side #1 (North)	2.0 m	4.0 m	33 m	36.6 m
Side #2 (South)	2.0 m	4.0 m	18 m	20 m
BUILDING HEIGHT (in metres/storeys)				
Principal	6.0 m		5.8 m	
Accessory	n/a		n/a	
NUMBER OF RESIDENTIAL UNITS				
Bachelor				
One Bed				
Two Bedroom				
Three Bedroom +				
Total				
FLOOR AREA: Residential				
FLOOR AREA: Commercial				
Retail				
Office				
Total				
FLOOR AREA: Industrial				
FLOOR AREA: Institutional				
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)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.10	0.013
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	2	9
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	2	9
Number of disabled stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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

