

**Proposal:** Local Area Plan Amendment to redesignate a portion of the site from Commercial to Technology Park/Business Park. Rezone from C-5 to CD and Development Permit to permit development of a commercial/industrial complex including a gas station.

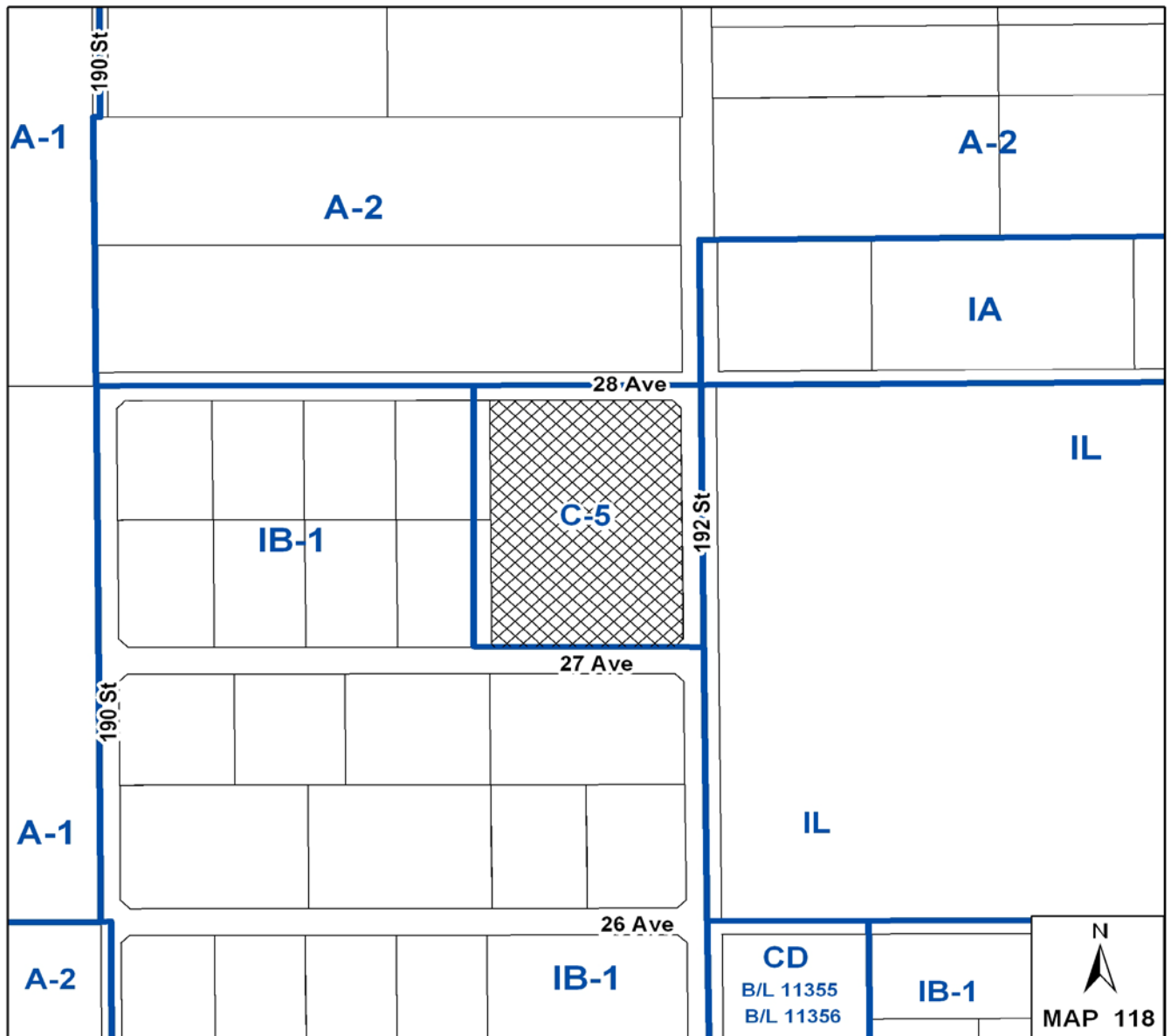
**Recommendation:** Approval to Proceed

**Location:** 19150 - 28 Avenue      **Zoning:** C-5

**OCP Designation:** Industrial

**LAP Designation:** Technology Park or Bus. Park & Comm

**Owner:** Campbell Station Centre Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: May 8, 2006  
Planning Report Date: December 4, 2006

## PROPOSAL

The applicant is proposing:

- a Local Area Plan amendment from Commercial to Technology Park or Business Park for a portion of the site;
- a rezoning from C-5 to CD; and
- a Development Permit

in order to permit the development of a commercial/industrial complex including a gas station.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0201-00 in accordance with the attached drawings (Appendix III).
3. 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 subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) registration of reciprocal access easements between proposed Lots 1, 2 and 3 for shared driveway access between these 3 proposed lots; and
  - (f) the applicant adequately address deficiencies in tree retention on this site.

4. Council pass a resolution to amend the Campbell Heights Local Area Plan to redesignate the portion of the site defined as Block "C" on the plan attached as Appendix VIII from Commercial to Technology Park or Business Park when the project is considered for final adoption.

### 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** The site is vacant.
- **Significant Site Attributes** There are a number of trees on the site many of which are deciduous and in poor condition.
- **East:** Across 192 Street, Latimer Lake Park, zoned IL, designated Park in the Campbell Heights Local Area Plan and Industrial in the OCP.
- **South:** Across 27 Avenue, industrial building zoned IB-1, designated Technology Park or business Park in the Campbell Heights Local Area Plan and Industrial in the OCP.
- **West:** Vacant land, zoned IB-1, designated Technology Park or Business Park in the Campbell Heights Local Area Plan and Industrial in the OCP.
- **North:** Across 28 Avenue, Agricultural building zoned A-2, designated Commercial and Business Park (office) in the Campbell Heights Local Area Plan and Industrial in the OCP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Partially complies. Needs amendment from Commercial to Technology Park or Business Park for a portion of the site in the Campbell Heights Local Area Plan.

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject site (19150 – 28 Avenue) is designated 'Industrial' in the Official Community Plan (OCP) and is split designated 'Commercial' and 'Technology Park or Business Park' in the Campbell Heights Local Area Plan (LAP).
- The applicant proposes to amend the Campbell Heights LAP to expand the area of the site that is designated 'Technology Park or Business Park' and reduce the area of the site that is designated 'Commercial'. The purpose for the amendment is to accommodate Business Park uses on a larger area (approximately 42%) of the site.

- The proposed Campbell Heights LAP amendment is supportable for the following reasons:
  - The site is split designated 'Technology Park or Business Park' and 'Commercial' under the LAP so it was always anticipated that there would be Industrial Business Park uses on a portion of the site. The area of the site that is designated for 'Technology Park or Business Park' is a narrow strip on the western portion of the site that only constitutes about 20% of the total site area. It would be challenging to fit reasonably sized Business Park buildings in this narrow area. Expanding the 'Technology Park or Business Park' area to about 42% of the site helps accommodate the Business Park development and also still preserves a reasonably sized area (approximately 14,000 sq.m./150,000 sq.ft.) for commercial development on the remainder of the site.
  - The CD Zone proposed for the site will permit some Commercial uses within the Industrial Business Park buildings. This will create a natural transition area between the commercial uses on the remainder of the site and the Business Park uses to the west of the site. It also addresses concerns about decreased commercial space in the Campbell Heights area resulting from the proposed amendment.

### DEVELOPMENT CONSIDERATIONS

- The subject property which is located on the west side of 192 Street between 27 Avenue and 28 Avenue is currently Zoned "Neighbourhood Commercial Zone (C-5)". The applicant proposes to rezone the site to a "Comprehensive Development (CD)" to accommodate a proposed industrial/commercial complex including a gas station. The proposed CD Zone is based on the C-5, CG-2, and IB-1 zones, all of which are permissible zones under the property's 'Industrial' OCP designation.

### CD Zone

- The applicant proposes to subdivide the property into 3 lots each of which will be defined as a separate Block (A, B & C) under the proposed CD Zone (Appendix VII). The following table outlines the differences between each Block in the proposed CD Zone

	Block A	Block B	Block C
Permitted Uses	Same as C-5 Zone plus drive-through bank/ restaurant and liquor store provided it is in conjunction with a 'liquor primary'.	Similar to CG-2 Zone plus larger convenience store and eating establishments including drive-through restaurants	Combination of IB-1 Zone and C-5 Zone.
Density (FAR)	0.50	0.30	1.00
Lot Coverage	50%	30%	45%
Principal Building Height	9 m	9 m	14 m
Yards and Setbacks	North Yard – 7.5 m South Yard – 4.2 m East Yard – 7.5 m West Yard – 4.5 m	North Yard – 7.5 m South Yard – 7.5 m East Yard – 7.5 m West Yard – 7.5m	North Yard – 7.5 m South Yard – 7.5m East Yard – 7.5 m West Yard – 7.5 m

### Block A

- Block A of the CD Zone, located on the northeast corner of the site (proposed Lot 1), is identical to the "Neighbourhood Commercial" (C-5) Zone with the exception that drive-through banks/restaurants and a liquor store (in conjunction with a 'liquor-primary') are permissible uses, the maximum individual business size has been increased, and the setbacks are reduced along the south and west property lines.
- In addition to commercial retail units on the Lot defined as Block A, the applicant also proposes a neighbourhood pub with attached liquor store, and a drive-through bank. The proposed neighbourhood pub with attached liquor, and drive-through bank, are supportable land uses at this location considering that this site is part of the only designated commercial node within the Campbell Heights Business Park area. The proposed neighbourhood pub with attached liquor store, and drive-through bank, will serve workers in the surrounding business park area.
- The applicant will make a subsequent development application (liquor licensing) for the proposed liquor primary liquor license (neighbourhood pub) in the near future that will include a public consultation process.
- The maximum individual business size permitted under the C-5 Zone of 370 square metres (4,000 sq.ft.) has been increased to 464 square metres (5,000 sq.ft.) to accommodate the proposed pub building. The increase is supportable at this location because it is the only commercial node in Campbell Heights and is on the corner of an arterial and major collector road.
- The proposed setbacks in Block A are the same as those required under the C-5 Zone with the exception of those along the west and south property lines. The proposed setback along the south property line of 4.2 metres (14 ft.) is less than the 7.5 metres (25 ft.) required under the C-5 Zone. The proposed setback along the west property line of 4.5 metres (15 ft.) is less than the 7.5 metres (25 ft.) required under the C-5 Zone. The reduced setbacks are supportable because the setbacks are to the shared drive-aisles and parking areas of a comprehensive industrial/commercial complex.

### Block B

- Block B of the CD Zone, located on the southeast corner of the site (proposed Lot 2), is similar to the "Combined Service Gasoline Station"(CG-2) Zone with the exception that a larger convenience store is permitted as well as a drive-through restaurant. The applicant proposes a gas station with convenience store and drive-through restaurant on this Lot. The proposed convenience store is approximately 185 square metres (2,000 sq.ft.) in size, which is larger than the 28 square metres (300 sq.ft) permitted under the CG-2 Zone. The proposed drive-through restaurant use is not permitted under the CG-2 Zone.
- The subject site is in a central location in the Campbell Heights area and is also on a major arterial road. It is therefore an ideal location for a gas station. The proposed larger convenience store and drive-through restaurant are acceptable uses in a commercial node serving a large Business Park community.

### Block C

- Block C of the CD Zone, located on the west side of the site (proposed Lot 3), is a blend between the "Business Park 1" (IB-1) Zone and the "Neighbourhood Commercial" (C-5) Zone. Permitted uses in Block C include all of the uses permitted in the IB-1 Zone plus retail stores and personal service uses permitted under the C-5 Zone.
- The rationale for allowing retail and personal service uses in addition to the standard Industrial Business Park uses in this Block, is that it addresses concerns about decreased commercial space on this site, and in the Campbell Heights area, resulting from the proposed LAP amendment. It also establishes a natural transition area between the commercial uses on the remainder of the site and the Business Park uses to the west of the site.

### PRE-NOTIFICATION

Pre-notification letters were sent on November 10, 2006, and staff received no comments.

### DESIGN PROPOSAL AND REVIEW

- Proposed Lot 1 will be occupied by 3 buildings (A, B & C). Building A which is approximately 589 square metres (6,300 sq.ft.) in size will contain commercial retail units (CRUs). Building B which is approximately 448 square metres (4,800 sq.ft.) will contain a neighbourhood pub and attached liquor store. Building C, which is approximately 848 square metres (9,100 sq.ft.) in size, will contain commercial retail units including a drive-through bank.
- Proposed Lot 2 will be occupied by 1 building, which is approximately 441 square metres (4,751 sq.ft.) in size, and will contain a convenience store and drive-through restaurant. The gas station pumps and gas canopy will also occupy the site.
- Proposed Lot 3 will be occupied by 1 building which is approximately 4,400 square metres (47,000 sq.ft.) in size and will contain business park industrial units and some commercial retail units.
- The surface parking lots on the site provide all By-law required on-site parking for the proposed uses (194 total parking stalls). Reciprocal access agreements will be required to be registered between the 3 proposed lots to provide vehicular access between the 3 lots. A total of 5 vehicular access points are proposed to the site. One of the two accesses on both 27 Avenue and 28 Avenue are for loading/unloading to the back of the 2-industrial/commercial buildings on Lot 3. The proposed vehicular access to 192 Street will be right-in/right-out only.
- Development permits are not required for industrial zoned sites located within the Campbell Heights Local Area Plan area. Design Guidelines are registered on the title of these lots to direct the form and character of development. Designs are reviewed and approved by the Campbell Heights Design Review Team. However, in this case a Development Permit is required because the site is under a commercial zone.

- The design of the project was reviewed in two stages to ensure high quality and consistency with the Campbell Heights Business Park area. The Campbell Heights Design Review team reviewed the project upon application submission. The Design Review team evaluated the proposal under the Council approved Campbell Heights Development Design Guidelines, which direct the quality, form and character for the Campbell Heights Business Park. Comments from the Design Review Team were incorporated after which the project then proceeded to the Advisory Design Panel for further review and comment.
- All of the buildings contain complementary high-quality finishes including concrete panels, wood canopies, cultured stone accents, metal trellises and door frames, storefront windows and glazing, and metal roofs. The colour scheme consists primarily of cream, sage green, beige, and black. Staff has recommended that the amount of yellow be reduced on the gas canopy and building canopies and that a more neutral colour be used in these areas. This issue will be resolved prior to final approval.
- Staff has provided additional design comments on the architectural design of the gas canopy, which will be resolved prior to final approval.
- There are a total of 5 free-standing signs proposed around the site all of which are based on the same design standard as the buildings. The display portion of the monument signs sits on top of a cultured stone base and is framed with decorative wood posts and cross beams. The proposed free-standing signage complies with the Sign By-law. Staff has provided additional comments on how to further improve the overall look of the monument, fascia, and gas station canopy signage, which will be resolved prior to final approval.
- All garbage bins and recycling bins will be screened with decorative enclosures.

#### Tree Preservation and Landscaping

- The applicants retained Ken Bell (ISA Certified Arborist – VanArbor Vegetation Consulting Ltd.) to conduct a site survey and prepare an arborist report for the site. The arborist report states that the site is considered a wood lot at this time and is dominated by deciduous trees. It is estimated that the site contains 238 mature trees, the majority of which are in poor condition. The report states that all 238 trees are to be removed to accommodate the proposed development.
- The applicant's landscape architect has included 138 replacement trees in both coniferous and deciduous varieties, and all upsized, as part of the landscaping plan for the site. These trees will be complemented by a number of smaller shrubs in a variety of species.
- The applicant's has offered a cash-in-lieu contribution of up to \$60,000 to the City's Green Fund to offset deficiencies in tree retention on the site.
- Significant landscaping features include, corner features on both the northeast and southeast corners of the site, decorative paving at all driveway entrances for visual appeal and traffic calming, decorative paving along pedestrian connections throughout the site, and a plaza with decorative paving and feature planting in the centre of the west industrial business park building.
- Staff has suggested additional landscaping comments to further enhance the landscaping on the site. These comments will be addressed prior to final approval.

### ADVISORY DESIGN PANEL

ADP Meeting Date: October 11, 2006

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

- architectural recommendations including gas station canopy and colour scheme;
- landscaping;
- signage;
- CPTED improvements; and
- lighting.

### 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 Subdivision Layout, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments and Applicant's Response
Appendix VII.	CD By-law
Appendix VIII.	Block Plan for LAP Amendment
Appendix IX.	Campbell Heights Local Area Plan

### INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Detailed Engineering Comments dated November 6, 2006.
- Arborist Report dated June 12, 2006.
- Soil Contamination Review Questionnaire prepared by Gerry Olma dated May 5, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

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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:                      Gerry A. Olma (Campbell Station Centre Ltd.)  
                      Address:                     3889 - 159 Street  
   Surrey, B.C. V3S 0Y3  
                      Tel:                             604-536-5029
  
2.      Properties involved in the Application
  - (a)      Civic Address:              19150 - 28 Avenue
  
  - (b)      Civic Address:              19150 - 28 Avenue  
            Owner:                        Campbell Station Centre Ltd.  
            PID:                             026-288-940  
            Lot 5 Section 21 Township 7 New Westminster District Plan BCP 17694
  
3.      Summary of Actions for City Clerks Office
  - (a)      Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD**

Required Development Data	Minimum Required / Maximum Allowed			Proposed		
	Block A	Block B	Block C	Block A	Block B	Block C
<b>LOT AREA*</b> (in square metres)						
Gross Total						
Road Widening area						
Undevelopable area						
Net Total				7,351 m <sup>2</sup>	6,502 m <sup>2</sup>	9,690 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)						
Buildings & Structures	50%	30%	45%	25%	7%	45%
Paved & Hard Surfaced Areas						
Total Site Coverage						
<b>SETBACKS</b> ( in metres)						
North Yard	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
South Yard	4.2 m	7.5 m	7.5 m	4.2 m	7.5 m	7.5 m
East Yard	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
West Yard	4.5 m	7.5 m	7.5 m	4.5 m	7.5 m	7.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)						
Principal	9 m	9 m	14 m	9 m	9 m	14 m
Accessory	4 m	4 m	6 m			
<b>NUMBER OF RESIDENTIAL UNITS</b>						
Bachelor						
One Bed						
Two Bedroom						
Three Bedroom +						
Total						
<b>FLOOR AREA: Residential</b>						
<b>FLOOR AREA: Commercial</b>	3,676 m <sup>2</sup>	1,951 m <sup>2</sup>		1,875 m <sup>2</sup>	441 m <sup>2</sup>	
Retail						
Office						
Total						
<b>FLOOR AREA: Industrial</b>			9,690 m <sup>2</sup>			4,399 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>						
<b>TOTAL BUILDING FLOOR AREA</b>	3,676 m <sup>2</sup>	1,951 m <sup>2</sup>	9,690 m <sup>2</sup>	1,875 m <sup>2</sup>	441 m <sup>2</sup>	4,399 m <sup>2</sup>

*\* 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		
	Block A	Block B	Block C	Block A	Block B	Block C
<b>DENSITY</b>						
# of units/ha /# units/acre (gross)						
# of units/ha /# units/acre (net)						
FAR (gross)						
FAR (net)	0.50	0.30	1.00	0.26	0.07	0.45
<b>AMENITY SPACE</b> (area in square metres)						
Indoor						
Outdoor						
<b>PARKING</b> (number of stalls)						
Commercial						
Industrial						
Residential Bachelor + 1 Bedroom						
2-Bed						
3-Bed						
Residential Visitors						
Institutional						
Total Number of Parking Spaces	80	31	44	90	36	68
Number of disabled stalls						
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	YES
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CONTOUR MAP FOR SUBJECT SITE

