

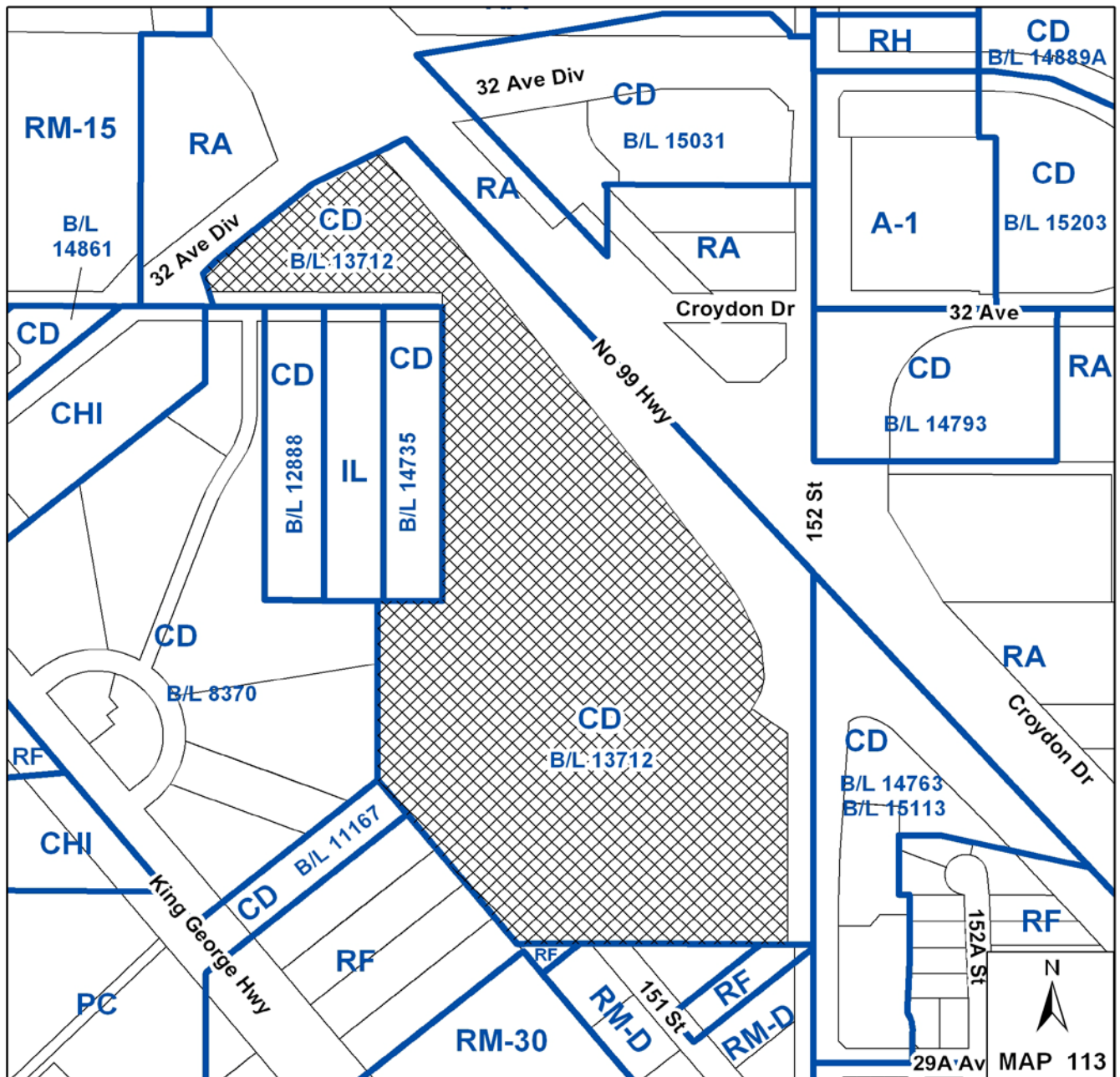
**Proposal:** Amend CD By-law No. 13712 to increase the number of commercial units that have a floor area of less than 370 m<sup>2</sup> (4,000 ft.<sup>2</sup>) and Development Permit amendment to increase landscaping along Highway No. 99.

**Recommendation:** Approval to Proceed.

**Location:** 3033 - 152 Street      **Zoning:** CD (By-law No. 13712)

**OCP Designation:** Commercial

**LAP Designation:** Hwy Commercial      **Owner:** SPE BT Holdings Limited



## PROJECT TIMELINE

Application Submission Date: November 3, 2006  
Planning Report Date: March 12, 2007  
Additional Planning Comments Date: April 16, 2007

## PROPOSAL

The applicant is proposing:

- to amend CD By-law No. 13712 as follows:
  - increase the total gross floor area permitted on the site for individual businesses which do not exceed 186 square metres (2,000 sq.ft.) from 5% to 7.5%;
  - increase the total gross floor area permitted for individual businesses which exceed 186 square metres (2,000 sq.ft.) but do not exceed 370 square metres (4,000 sq.ft.) from 5% to 7.5%; and
  - reduce the total gross floor area permitted on the site for individual businesses exceeding 370 square metres (4,000 sq.ft.) from 90% to 85%; and
- a Development Permit amendment

in order to allow an increased number of small-scale retail units within a large format commercial retail complex and additional landscaping along Highway No. 99.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Part B.1 of "Comprehensive Development (CD) (By-law No. 13712) as follows (Appendix IV) and a date for Public Hearing be set:
  - (a) increase the total gross floor area permitted on the site for individual businesses, which do not exceed 186 square metres (2,000 sq.ft.) from 5% to 7.5%;
  - (b) increase the total gross floor area permitted for individual businesses which exceed 186 square metres (2,000 sq.ft.) but do not exceed 370 square metres (4,000 sq.ft.) from 5% to 7.5%; and
  - (c) reduce the total gross floor area permitted on the site for individual businesses exceeding 370 square metres (4,000 sq.ft.) from 90% to 85%.
2. Council authorize staff to draft Development Permit No. 7906-0467-00 to amend Development Permit No. 7900-0177-00.
3. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) provide finalized landscaping plan and financial securities for landscaping along the eastern portion of the property adjacent to Highway No. 99 to the specifications and satisfaction of the City Landscape Architect (Appendix V).

REFERRALS

Engineering: The Engineering Department has no objection to the project (Appendix IX).

Ministry of Transportation: No Concerns (Appendix VIII).

ADDITIONAL PLANNING COMMENTSProposed CD By-law Amendment

- On March 12, 2007, Council considered the subject Rezoning application, which proposed to amend the existing CD By-law for the South Pointe Shopping Centre to allow a greater amount of smaller commercial units.
- Prior to considering the proposed, a letter was submitted by Rosemary Developments Ltd. raising concern about the impact of the increased floor area for small retail units on the Rosemary Centre, a commercial site located at 15350 - 34 Avenue (Appendix VI). The key issue involved the creation of more "small" retail units that would compete directly with the Rosemary Centre which is a neighbourhood scale commercial project. As a result, Council tabled the subject application.
- Subsequently, the applicant met with representatives of Rosemary Development Ltd and has agreed to amend the original rezoning proposal presented to Council on March 12, 2007. The amendment reduces the amount of small commercial units, and has now been endorsed by Rosemary Developments Ltd. (Appendix VII). The revised proposal is as follows:

<b>SOUTH POINT EXCHANGE</b>								
Total Floor Area including Phase II (Boulevard) is 23,727 m <sup>2</sup> (255,400 ft <sup>2</sup> )								
Existing CD By-law (No. 13712)			March 12, 2007 Proposal (Tabled)			Amended Proposal		
Unit Size	% of Total Floor Area	Total Floor Area	Unit Size	% of Total Floor Area	Total Floor Area	Unit Size	% of Total Floor Area	Total Floor Area
<b>A. Small Units: 0 -186 m<sup>2</sup> (0-2,000 ft<sup>2</sup>)</b>	5%	1,186 m <sup>2</sup> (12,766 ft <sup>2</sup> )	<b>A &amp; B. Small &amp; Med. Units: 0 -370 m<sup>2</sup> (0 - 4,000 ft<sup>2</sup>)</b>	30%	7,118 m <sup>2</sup> (76,618 ft <sup>2</sup> )	<b>A. Small Units: 0 -186 m<sup>2</sup> (0-2,000 ft<sup>2</sup>)</b>	7.5%	1,779 m <sup>2</sup> (19,149 ft <sup>2</sup> )
<b>B. Medium Units: 186 - 370 m<sup>2</sup> (2,000-4,000 ft<sup>2</sup>)</b>	5%	1,186 m <sup>2</sup> (12,766 ft <sup>2</sup> )				<b>B. Med. Units: 186 - 370 m<sup>2</sup> (2,000-4,000 ft<sup>2</sup>)</b>	7.5%	1,779 m <sup>2</sup> (19,149 ft <sup>2</sup> )
<b>C. Large Units: &gt; 370 m<sup>2</sup> (&gt; 4,000 ft<sup>2</sup>)</b>	90%	21,354 m <sup>2</sup> (229,855 ft <sup>2</sup> )	<b>C. Large Units: &gt; 370 m<sup>2</sup> (&gt; 4,000 ft<sup>2</sup>)</b>	70%	16,609 m <sup>2</sup> (178,776 ft <sup>2</sup> )	<b>C. Large Units: &gt; 370 m<sup>2</sup> (&gt; 4,000 ft<sup>2</sup>)</b>	85%	20,167 m <sup>2</sup> (217,086 ft <sup>2</sup> )

- The proposed CD Amendment results in increasing the ‘small’ and ‘medium’ retail units from 10% to 15% of the South Point Exchange Shopping Centre. This corresponds to an increase in the number of units, which are less than 186 m<sup>2</sup> (2,000 ft<sup>2</sup>), from 1,186 m<sup>2</sup> (12,766 ft<sup>2</sup>) to 1,779 m<sup>2</sup> (19,149 ft<sup>2</sup>). The ‘medium’ units, which are between 186 m<sup>2</sup> (2,000 ft<sup>2</sup>) and 372 m<sup>2</sup> (4,000 ft<sup>2</sup>) in size, will also increase from 1,186 m<sup>2</sup> (12,766 ft<sup>2</sup>) to 1,779 m<sup>2</sup> (19,149 ft<sup>2</sup>). This maintains the majority of South Point Shopping Centre as a large format centre (85% of floor space, as opposed to 70% under the previous proposal).
- The applicant has stated they currently have four (4) leases signed with small-scale tenants (approximately 100 m<sup>2</sup> (1,175 ft<sup>2</sup>) each for Building D (Unit 960) of The Phase II Boulevard site (previous park and ride), but they are conditional upon receiving approval for the rezoning. These can be accommodated within the revised proposal.

### 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.	Planning Report dated March 12, 2007
Appendix IV.	Revised CD By-law Amendment
Appendix V.	Landscape Plan
Appendix VI.	March 12, 2007 Letter from Rosemary Developments Ltd.
Appendix VII.	Endorsement Letter from Rosemary Developments Ltd. on Amended Zoning Proposal dated March 23, 2007.
Appendix VIII.	Ministry of Transportation Approval
Appendix IX.	Engineering Referral

How Yin Leung  
Acting General Manager  
Planning and Development

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CONTOUR MAP FOR SUBJECT SITE

