

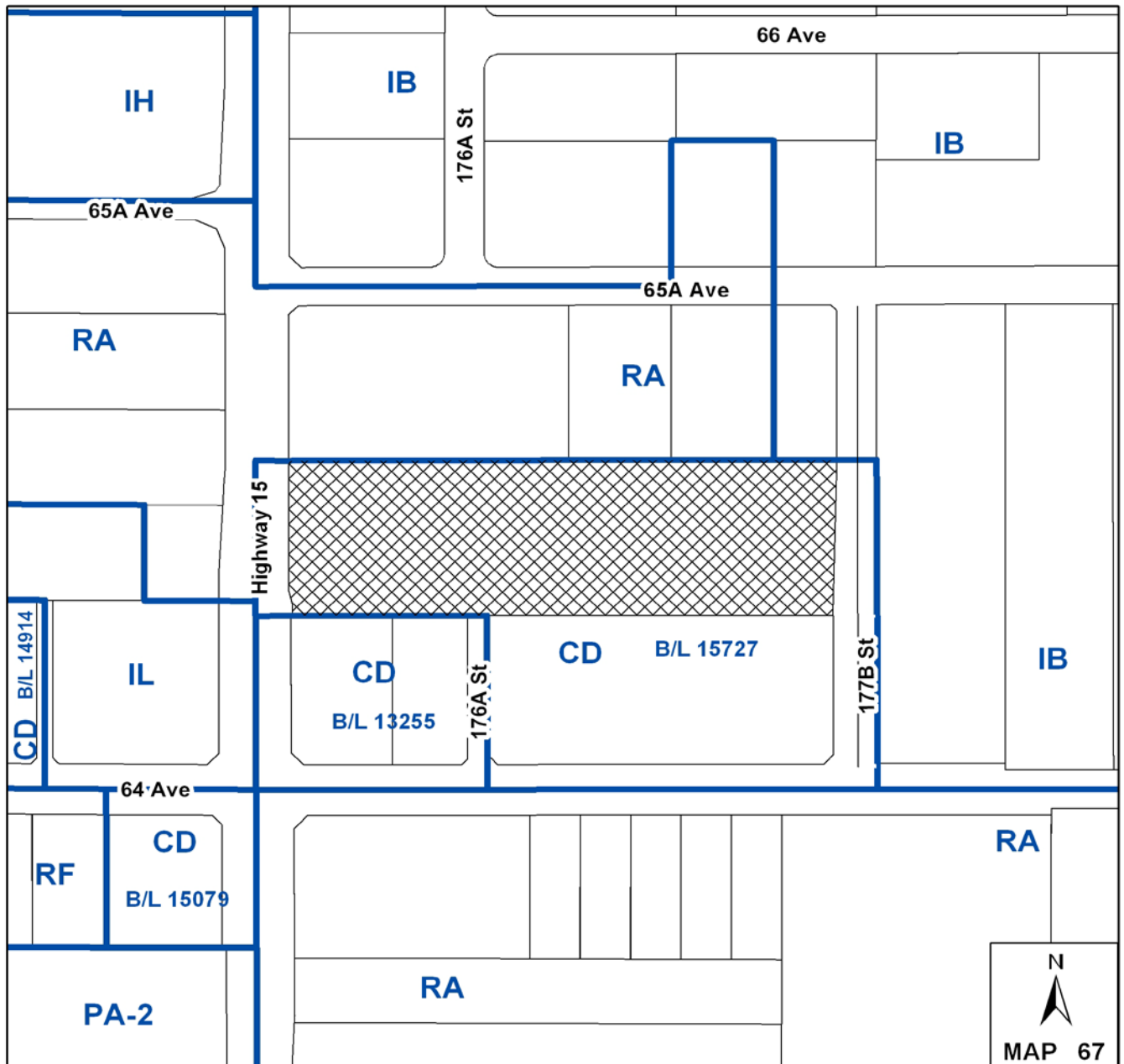
Proposal: Development Permit to permit modifications to Building H in the Cloverdale Crossing Shopping Centre.

Recommendation: Approve

Location: 17745 - 64 Avenue **Zoning:** CD (By-law No. 15727)

OCP Designation: Commercial

LAP Designation: Commercial **Owner:** Richmond Holdings Ltd.



PROJECT TIMELINE

Completed Application Submission Date: December 5, 2006
Planning Report Date: February 12, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to allow modifications to Building H in the newly-built Cloverdale Crossing Shopping Centre in Cloverdale.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7906-0495-00 (Appendix III), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

REFERRALS

Engineering: The Engineering Department has no objection to the project. There are no engineering requirements as the site was fully serviced under Project No. 7904-0318-00.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

SITE CHARACTERISTICS

Existing Land Use Recently approved Cloverdale Crossing Shopping Centre, rezoned to CD By-law No. 15727, currently in various stages of construction.

East: Across 177B Street, multi-tenant industrial buildings, zoned IB, designated Industrial.

- South:** Across 64 Avenue, the City's Millennium Park.
- West:** Drive-in restaurant and gas station, zoned CD (By-law No. 13255), designated Industrial. Across 176 Street are acreage parcels zoned RA and split-designated Agricultural and Industrial.
- North:** Acreage parcels, all of which are designated Industrial. A vacant parcel at the corner of 176 Street and 65A Avenue is under Application No. 7905-0344-00 to rezone from RA to IB in order to permit construction of commercial/warehouse buildings (pre-Council); two adjacent lots with existing homes are zoned RA; the parcel at 17740 – 65A Avenue is vacant, zoned IB, the easterly 20.0 m. (65 ft.) wide portion of which has been dedicated as road (177B Street) in conjunction with the recently completed rezoning of the subject site.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site was previously under a development application (File No. 7904-0318-00), which involved an OCP amendment from Industrial to Commercial and a rezoning from RA to CD in order to allow the development of a shopping centre. The OCP amendment and rezoning by-laws (15726 and 15727) received Final Adoption on November 7, 2005 and the Development Permit was approved on the same date.
- Development Permit No. 7904-0318-00 regulates the form and character of 9 separate buildings (identified as Buildings A to H and J, there is no Building I), including TD Canada Trust Bank (Building A), Tim Horton's (Building C), Blockbuster Video (Building D), G & F Financial (Building E), Boston Pizza (Building F), Starbucks Coffee (Building G), and Price Smart Foods (Building J).
- A subsequent application (File No. 7906-0334-00) was recently approved to address signage for the shopping centre. This included a Development Permit in order to establish signage guidelines as well as specific sign details for the proposed tenants within the shopping centre, and a Development Variance Permit to vary specific provisions of the Sign By-law.

Current Proposal

- The current application involves a new Development Permit (No. 7906-0495-00) to allow modifications to Building H of the Cloverdale Crossing Shopping Centre in order to permit an increase in floor area for the subject building.
- An additional 986 sq. m. (10,613 sq.ft.) of floor area is proposed for Building H in order to accommodate a new retail tenant, London Drugs, that has specific floor area and layout requirements.

- The total floor area for Building H is 3,136 square metres (33,757 sq.ft.). This includes 2,757 square metres (29,677 sq.ft.) for London Drugs and 379 sq. m. (4,079 sq. ft.) of floor area allocated for two or three additional retail units within Building H which do not yet have confirmed tenants.
- The proposed modifications to Building H comply with the CD Zone (By-law No. 15727) in terms of the floor area ratio, lot coverage, building height, and parking spaces provided. There are no changes proposed to the building setbacks.
- A separate Development Permit (No. 7906-0495-01) is proposed in order to establish sign details for the tenant for Building H and a Development Variance Permit is being requested to vary the Sign By-law to allow additional fascia signs for the subject building.
- Development Permit No. 7906-0495-00 will supplement approved Development Permit No. 7904-0318-00 to regulate the form and character of Building H. In order to allow the construction to commence as soon as possible, signage, including variances to the Sign By-law will be addressed in a separate application.

DESIGN PROPOSAL AND REVIEW

- The proposed site plan shows Building H expanding further south than the approved Development Permit No. 7904-0318-00. This results in the drive aisle shifting slightly to the south from its original alignment. The loading zone for Building H, which was in the northwest corner of Building H, has now shifted further west to accommodate the larger building footprint.
- A heavy timber element across the westerly edge of the loading zone is proposed to visually link the west side of Building G with Building H in order to downplay the visibility of the loading zone.
- The west elevation of Building H includes store frontages for the additional retail units within the building, whereas the approved Development Permit No. 7904-0318-00 included a wood trellis structure in this location.
- The façade of the proposed London Drugs building will include similar materials as proposed under the approved Development Permit No. 7904-0318-00, including a combination of corrugated metal siding with brick (in red colour) and hardiplank (in brown colour).

ADVISORY DESIGN PANEL

- This design modification was not referred to ADP, but was reviewed by staff and was found acceptable.

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. Development Permit No. 7906-0495-00

How Yin Leung
Acting General Manager
Planning and Development

SR/kms:rdd

Information for City Clerk

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

1. (a) Agent: Name: Michael Burton-Brown
 Address: Suite 1830, Bentall One
 505 Burrard Street
 Vancouver, B.C.
 V7X 1M6
 Tel: 604-669-4041

2. Properties involved in the Application
 - (a) Civic Address: 17745 - 64 Avenue

 - (b) Civic Address: 17745 - 64 Avenue
 Owner: Richmond Holdings Ltd.
 PID: 000-857-742
 Block "K" Except: Firstly: Part on Plan BCP 14245; Secondly: Part Dedicated
 Road on Plan BCP21570; Section 17 Township 8 New Westminster District
 Plan 15472

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 15727)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		22,521.4 sq.m.
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	37%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
North Property Line	7.5 m	5.41 m
South Property Line	7.5 m	n/a
East Property Line	7.5 m	n/a
West Property Line	7.5 m	n/a
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	9.3 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		3,136 sq.m.
Retail		
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		3,136 sq.m.

** 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)		n/a
FAR (gross)		
FAR (net)	0.80	0.24
AMENITY SPACE (area in square metres)		n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		141
Industrial		n/a
Residential Bachelor + 1 Bedroom		n/a
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		141
Number of disabled stalls		15
Number of small cars		16
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

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

