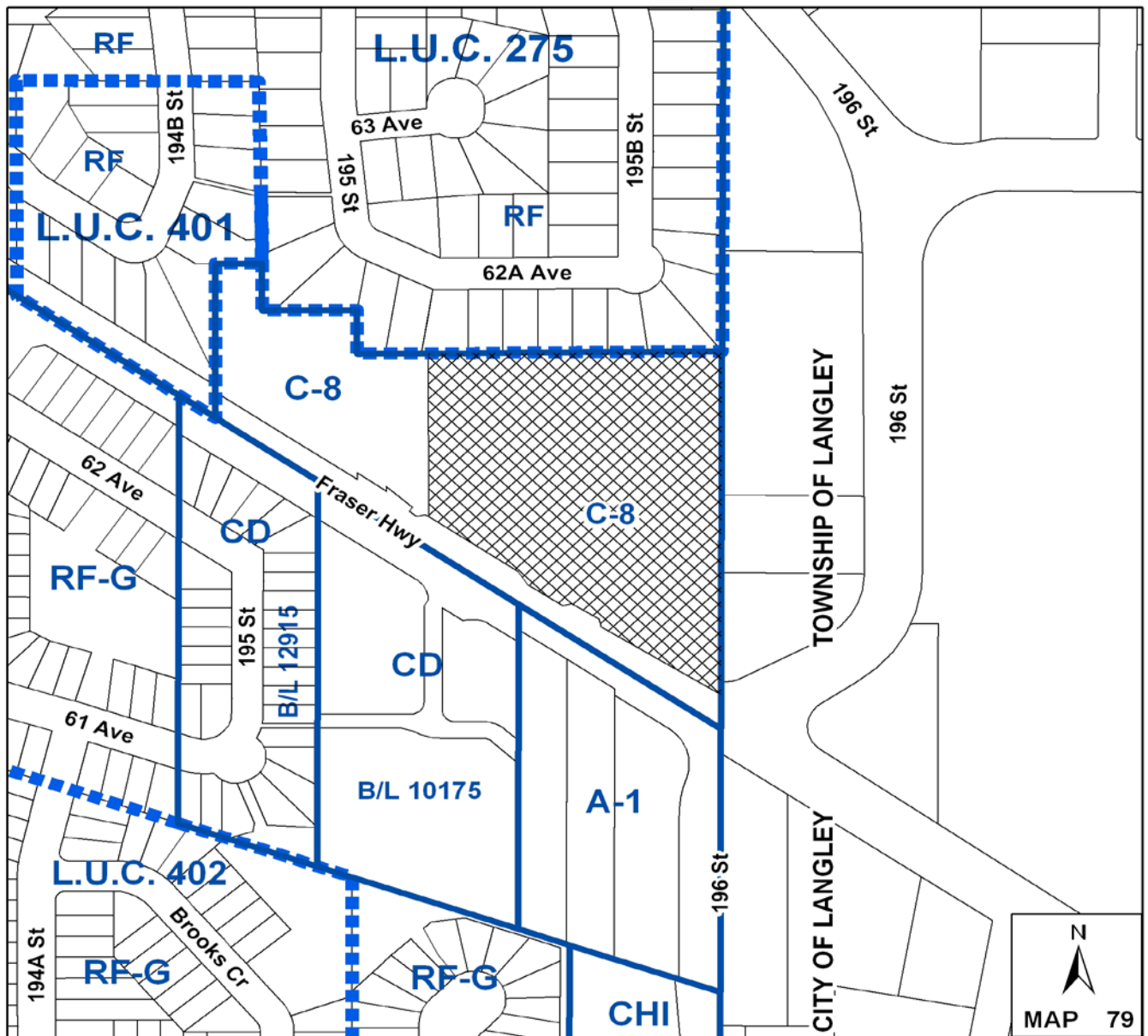


<b>Proposal:</b>	Development Permit to permit the construction of an outdoor patio.		
<b>Recommendation:</b>	Approval		
<b>Location:</b>	19555 Fraser Highway	<b>Zoning:</b>	C-8
<b>OCP Designation:</b>	Commercial	<b>Owner:</b>	West Willow Holdings Inc.
<b>LAP Designation:</b>	Commercial		



## PROJECT TIMELINE

Completed Application Submission Date: February 9, 2007  
Application Revision & Re-submission Date: June 14, 2007  
Planning Report Date: June 25, 2007

## PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the development of an outdoor patio at the Mongolie Grill restaurant located in the West Willow Shopping Centre.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0037-00 (Appendix V), 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 (Appendix IV).

## SITE CHARACTERISTICS

- **Existing Land Use** Multi-tenant commercial shopping plaza.
- **East:** Commercial buildings located in the Township of Langley.
- **South:** Across Fraser Highway are undeveloped properties, zoned A-1, designated Urban and Commercial in the OCP. The properties located at 19560 and 19572 Fraser Highway are under application (File No. 7906-0377-00) to rezone to CD to permit development of a two-storey seniors care facility (Third Reading).
- **West:** Commercial plaza, zoned C-8, designated Commercial in the OCP.
- **North:** Single family residential dwellings under Land Use Contract No. 275 (underlying RF zoning), designated Urban in the OCP.

## PLAN AND POLICY COMPLIANCE

OCP Designation:                      Complies.

## DEVELOPMENT CONSIDERATIONS

- The subject property is located at 19555 Fraser Highway near the Langley border. The property is designated Commercial in the Official Community Plan (OCP) and zoned C-8, which allows for a wide variety of commercial uses, including eating establishments.
- The existing commercial building was built in the 1980s as part of a multi-tenant shopping centre. The tenants have changed over the years and a large specialty market is now the major tenant. The Mongolie Grill restaurant currently occupies the southeastern portion of the building.
- The applicant has applied for a Development Permit to construct an outdoor patio in front of the Mongolie Grill restaurant (Appendix V).

## DESIGN PROPOSAL AND REVIEW

- The proposed outdoor patio will be located in front of the west building elevation of the existing Mongolie Grill restaurant (Appendix III).
- The proposed patio will measure 3.0 metres by 10.2 metres (10.0 ft x 33.4 ft), equating to an area of approximately 31.0 m<sup>2</sup> (333 ft<sup>2</sup>). There will be seating for 16 patrons.
- The patio will be enclosed by 1.0 metre (3.0 ft) high metal railings, with vertical wrought iron bars painted charcoal black in colour. One exit gate will be located at the southwest end of the patio.
- The four (4) decorative logos proposed on the patio railing are to be removed, as seen in the development plan. The applicant and staff have agreed that the logos will not be constructed (Appendix III).
- The patio floor will be constructed of frost-proof, slip-resistant porcelain tiles designed to match the entry area of the restaurant.
- The proposed patio will be built over part of an existing walkway. Some existing landscaping adjacent to the walkway will be removed to accommodate the patio and walkway. New landscaping, including two new trees, will be planted to compensate for the loss. The new landscaping and trees will be an enhancement, as it will provide shade and improved buffering between the proposed patio and parking lot (Appendix III).

- The existing walkway will be realigned and be approximately 1.5 metres (5.0 ft) in width. The walkway will still provide connectivity to the other businesses in the shopping plaza. City staff have reviewed the proposed design of the patio, walkway and landscaping, and have no objections.
- The proposed patio will not pose a negative impact on any adjacent uses. No residences are located near the restaurant, as it is bounded by the parking lot and Fraser Highway. The proposed patio and landscaping will be a benefit to the shopping centre, as it will provide increased activity and vibrancy to the area.

### ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

### 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 and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	Development Permit No. 7907-0037-00

### INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by Byong Il Kwon dated January 29, 2007.

How Yin Leung  
Acting General Manager  
Planning and Development

DN/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:                      Karin Fung, Canreal Management  
                         Address:                      #409 - 808 Nelson Street  
                                                              Vancouver, B.C.  
                                                              V6Z 2H2  
                         Tel:                                      604-684-8228
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      19555 Fraser Highway
  
  - (b)      Civic Address:                      19555 Fraser Highway  
                         Owner:                                      West Willow Holdings Inc.  
                         PID:    001-401-394  
                         Lot 12 Except Firstly: Part dedicated road on Reference Plan 58723 Secondly:  
                         Part dedicated road on Reference Plan 69239, Section 10 Township 8 New  
                         Westminster District Plan 27347
  
3.      Summary of Actions for City Clerk's Office

CONTOUR MAP FOR SUBJECT SITE

