



Corporate Report

NO: L012

COUNCIL DATE: July 21, 2003

REGULAR COUNCIL – LAND USE

TO: Mayor & Council DATE: July 18, 2003

FROM: General Manager, Planning and Development FILE: 7902-0105-00

SUBJECT: Proposed Development of the Anndale Shopping Centre
Barnston Drive and 176 Street

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Authorize staff to draft Development Permit No. 7902-0105-00 in accordance with the revised attached drawings (Appendix II); and
2. File Development Variance Permit No. 7902-0105-00.

BACKGROUND

The applicant is proposing a neighbourhood shopping centre on a 6.45-hectare (16-acre) site at 176 Street north of Highway No. 1 on Barnston Drive East (Appendix I). The application encompasses an OCP amendment from Suburban to Commercial, a rezoning from Tourist Commercial Zone C-T(1) (By-law No. 5942) to Comprehensive Development (CD), a Development Permit and a Development Variance Permit to relax the maximum height of a free-standing sign from 4.5 metres (15 ft.) to 9.75 metres (32 ft.). Council granted these applications approval to proceed on November 25, 2002.

On Monday, December 9, 2002, Public Hearing was held for the proposed OCP amendment and rezoning and Development Variance Permit No. 7902-0105-00 was also considered. As a result of concerns expressed from surrounding residents pertaining to the height of the proposed free-standing sign, the Development Variance Permit was tabled and referred back to staff to address the concerns. The rezoning and OCP amendment by-laws (14875 and 14876), however, received Third Reading. Resolution of the DVP is a condition of the rezoning of the site.

Recently, on June 23, 2003, Council considered a Development Variance Permit (DVP) application (no. 7903-0154-00) for the property located at 18940 – 94 Avenue, which backs onto Highway No. 1 in Port Kells. The DVP application was requesting relaxation of various Sign By-law regulations to permit a "V-shaped" free-standing sign and a fascia sign facing Highway No. 1. Council subsequently passed a resolution that:

- Denied the DVP application for 18940 – 94 Avenue;
- Directed staff to amend the Sign By-law to prohibit free-standing and fascia signs along Highway No. 1 and Highway No. 99; and
- Adopted a policy to prohibit free-standing and fascia signs along Highway No. 1 and Highway No. 99.

DISCUSSION

Prior to the proposed neighbourhood shopping centre application proceeding to Council for consideration of the design and the land use, the architect, developer and staff had meetings with respect to the overall urban design of the project. At that time, staff recommended that the applicant consider siting the largest building, for Thrifty's Food

Store, along the south portion of the site. The recommended siting of the building would relate better with the 9.5% north-south slope of the land, and would reduce the need for fill and retaining walls along the Barnston Drive East elevations. The applicant, however, insisted that the orientation of the buildings as proposed was preferred, and subsequently, the site plan and design presented to City Council reflected the applicant's desire at the time (Appendix II).

After the Public Hearing, the applicant began exploring the cost of construction, given the re-grading of the site and the fill required to facilitate the proposed buildings. As a result, the architect proposed a change in the orientation of the buildings, and relocated the Thrifty's Food Store to the south portion of the property and modified the site plan to accommodate the free-standing commercial retail units (CRU's) on the site.

The proposed change in the site plan results in a less imposing elevation along Barnston Drive East, and allows the buildings to be sited with less impact on the natural grade of the site. The revised site plan, as now proposed, satisfies staff recommendations given at the beginning of the design review process.

The architectural character of the buildings is the same as that presented at the Public Information Meeting of September 23, 2002, and the Public Hearing on December 9, 2002. The main accesses to the site are unchanged, and the traffic patterns through the site are substantially the same. Because of the change in the site plan, the applicant conducted a further Public Information Meeting on March 31, 2003. City staff and the developer attended the meeting, however, despite advertising in the local paper no one from the surrounding properties attended.

Given the directive of Council on June 23, 2003 pertaining to signage along Highway No. 1 the applicant has agreed to not proceed with any proposed fascia signs and the free-standing sign originally subject to the DVP application. Therefore the Development Variance Permit application can be filed.

CONCLUSION

Public Hearing for the proposed neighbourhood shopping centre was held on December 9, 2002. Since that time, the applicant has chosen to modify the site plan. The proposed modifications result in a less imposing elevation along Barnston Drive East, and allows the buildings to be sited with less impact on the natural grade of the site. The proposed revised design was available for viewing at a Public Information Meeting held on March 31, 2003, however no members of the public attended. The revised site plan has been reviewed by staff and found satisfactory.

The applicant is finalizing the requirements of their application, and requested that final approval of the project be considered at the July 24 Council meeting. Resulting from Council's recently adopted policy to prohibit fascia signs and free-standing signs along Highway No. 1, the DVP to increase the height of a free-standing sign is not being pursued. It is requested that Council authorize staff to draft the Development Permit in accordance with the revised plans attached (Appendix III) and file the associated Development Variance Permit application.

Murray Dinwoodie
General Manager
Planning and Development

LAP/kms

- Appendix I - Location Map of Subject Site
- Appendix II - Design Drawings Presented at Public Hearing
- Appendix III - Proposed Revised Design Drawings