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**TO:** CITY MANAGER 2006 June 21

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #04-65**  
**Proposed redevelopment of gasoline service station with retail convenience store**  
**Apartment Study Area "F"**

**ADDRESS:** 7089 Lougheed Highway (see attached Sketches #1 and #2)

**LEGAL:** Lot B, D.L. 59, Group 1, NWD Plan 15822

**FROM:** C6 Gasoline Service Station District

**TO:** CD Comprehensive Development District (based on the C6b Gasoline Service Station District as guidelines and in accordance with the development plan entitled "Lougheed Highway & Bainbridge Avenue" prepared by Imperial Oil)

**APPLICANT:** PlanArch Consulting Services  
1141 Adderley Street  
North Vancouver, B.C. V7L 1T5  
(Attention: Don Stenson)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2006 July 25.

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**RECOMMENDATIONS:**

- 1 **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 July 10 and to a Public Hearing on 2006 July 25 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a. The submission of a suitable plan of development.
  - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering

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- Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d. The dedication of any rights-of-way deemed requisite.
  - e. The deposit of the applicable GVS & DD Sewerage Charge.
  - f. The pursuance of Storm Water Management Best Practices in line with established guidelines.
  - g. The submission of a Site Profile and resolution of any arising requirements.

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the redevelopment of a gasoline service station with a retail convenience store.

### 2.0 BACKGROUND

- 2.1 The subject property at 7089 Lougheed Highway is located within the Council adopted Apartment Study Area "F" and on the northwest corner of Lougheed Highway and Bainbridge Avenue (see Sketch #1 attached). The site is currently developed with a gasoline service station with a small retail sales building and two accessory buildings near the west property line. Townhouse developments are located to the north and west of the subject site, while low-scale commercial developments are located to east across Bainbridge Avenue. A Telus industrial site is located to the south across Lougheed Highway.
- 2.2 On 2004 November 22, Council received the report of the Planning & Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

**3.0 GENERAL COMMENTS**

- 3.1 The subject rezoning is to permit the redevelopment of a gasoline service station with a retail convenience store. The proposed convenience store has a total floor area of 220 m<sup>2</sup> (2,368 sq.ft.), of which 186 m<sup>2</sup> (2002 sq.ft.) is retail floor area as per C6b zoning regulations. One diesel pump will be added to the most easterly pump station. No other change is proposed to the existing pump station islands and canopy. A 7m wide landscaped buffer, including 3m high conifer trees along the entire length, will be provided between the proposed convenience store and the west property line. A Comprehensive Sign Plan for the development will also be provided. It is noted that previous plans to include a drive-thru window serving food under C7 Drive-In Restaurant District zoning as part of this rezoning application were not supported by this Department and are no longer being pursued by the applicant.
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to: the provision of a curb, separated sidewalk, boulevard grass, and upgraded street lighting on the north side of Lougheed Highway abutting the site; and the construction of Bainbridge Avenue to a 15.2m standard, including a curb, separated sidewalk, boulevard grass, street trees, and upgraded street lighting on the west side of Bainbridge Avenue abutting the site as well as a curb on the east side of the street. Existing Hydro poles and a bus shelter on the east of Bainbridge Avenue will need to be relocated as necessary.
- 3.3 A dedication along Bainbridge Avenue of 3m tapering to 3.2m at the south property line is required, as is a dedication of 1.9m along Lougheed Highway. A 3m x 3m corner truncation is also required.
- 3.4 A GVS & DD Sewerage Charge of \$0.811 per sq.ft. is applicable to this development for any larger floor area than currently exists.
- 3.5 The applicant has submitted a Traffic Impact Study and it has been determined that the traffic related to the additional retail use at this location can be adequately accommodated on site and that traffic flow along Lougheed Highway and Bainbridge Avenue will not be impeded.
- 3.6 The applicant has submitted a Site Profile, and neither the Environmental Services Division nor the Ministry of Environment, Land and Parks have indicated any objection to the application proceeding at this time.

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**4.0 DEVELOPMENT PROPOSAL**

4.1 Property Area

Gross site	-	3,044.8 m <sup>2</sup> (32,775 sq.ft.)
Dedications	-	<u>251.8 m<sup>2</sup> (2,710 sq.ft.)</u>
<b>Net site</b> (subject to detailed survey)	-	<b>2,793 m<sup>2</sup> (30,065 sq.ft.)</b>

Convenience Store Building

Total Floor Area	-	220 m <sup>2</sup> (2,368 sq.ft.)
Retail floor area:	-	186 m <sup>2</sup> (2,002 sq.ft.)
Height	-	5.68 m (18.64 ft.)
Site Coverage	-	8%

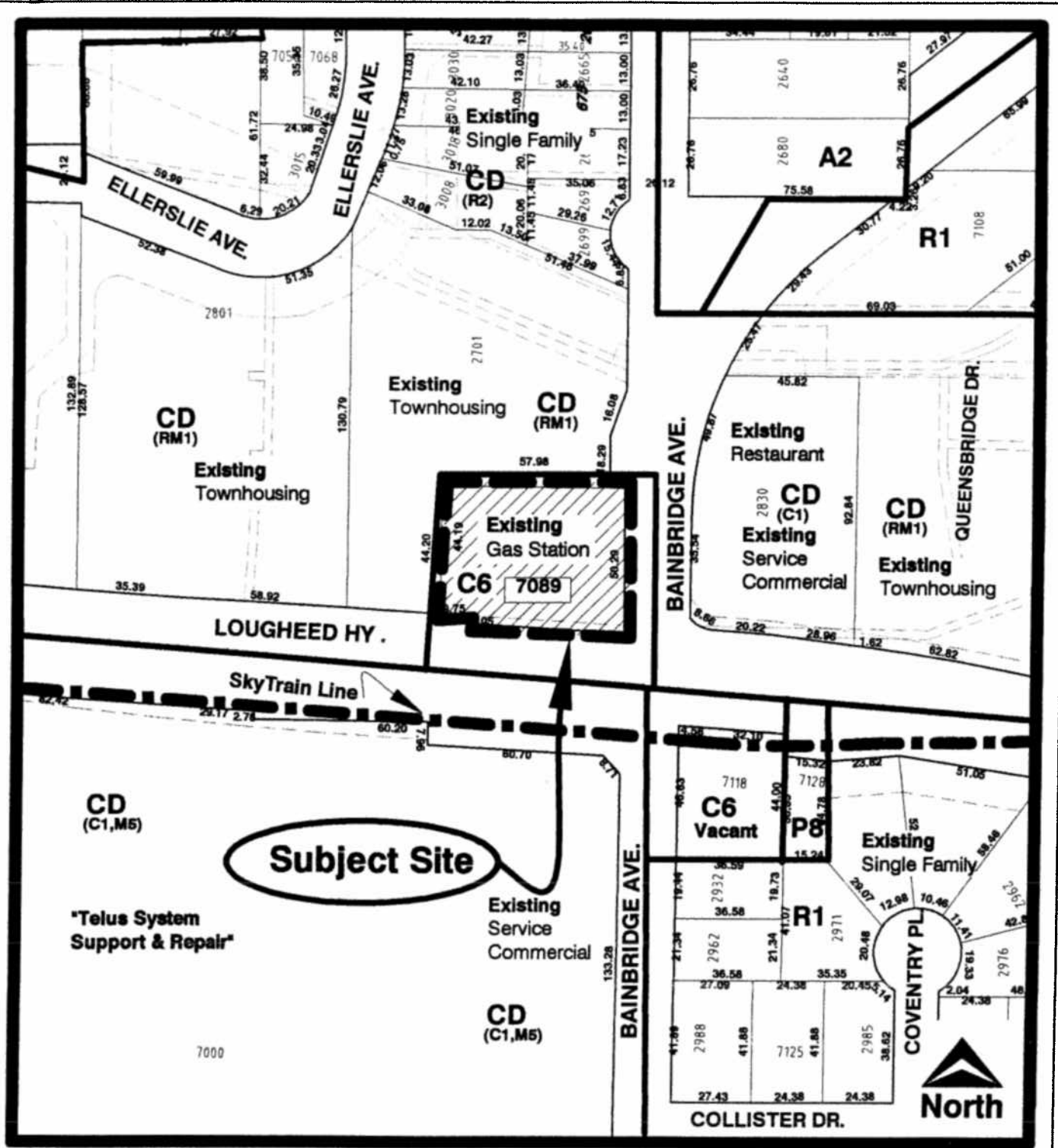
4.2 Parking

Required		
Gas station: 2 employees @ 1/2 employees	-	1 space
Convenience store building 2,368 sq.ft. @ 1/495.16 sq.ft.	-	<u>5 spaces</u>
<b>Total</b>	-	<b>6 spaces</b>
Provided	-	9 spaces
<u>Required and provided loading</u>	-	1 space

*J. S. Belhouse*  
for J. S. Belhouse  
Director Planning and Building

KH:gk  
Attach

cc: City Clerk  
Director Engineering  
Director Engineering (Attn: Environmental Services Division)



**Planning and Building Department**

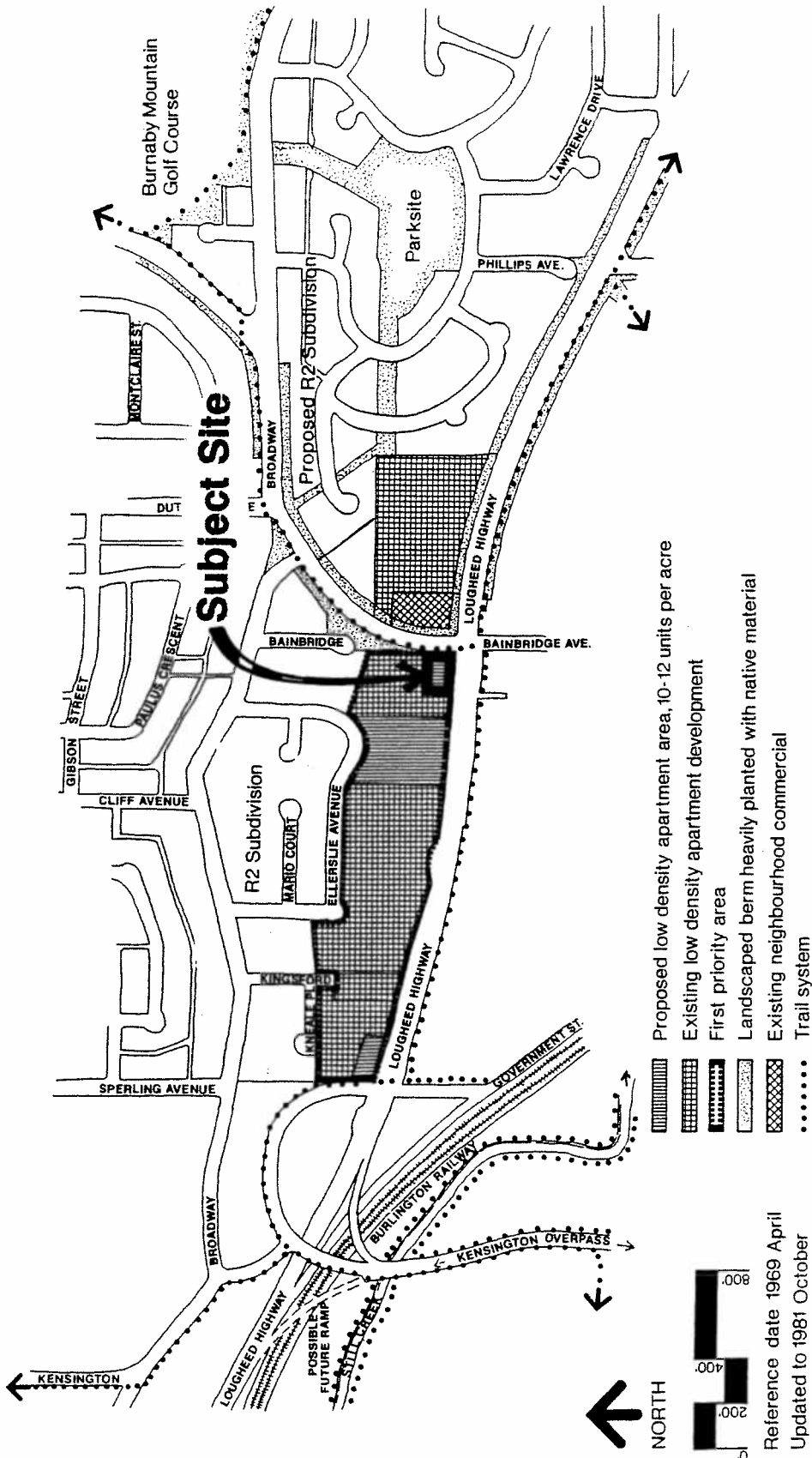
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Drawn By: J.P.C.

Date: November 2003

**REZONING REFERENCE 04 -- 65**  
7089 Lougheed Hwy.

Sketch # 1



**APARTMENT STUDY AREA F Drawing Number 6**

**REZONING REFERENCE 04 -- 65**  
**7089 Lougheed Hwy.**

**Sketch # 2**