



Item
Meeting.....2010 October 25

COUNCIL REPORT

TO: CITY MANAGER 2010 October 19

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #10-08
Expanded / Renovated Gas Station
Lougheed Town Centre Plan**

ADDRESS: 4193 North Road (See *attached* Sketches #1 and #2)

LEGAL: Lot 12, DL 2, GRP 1, NWD Plan 33637

FROM: C4 Service Commercial District

TO: CD Comprehensive Development District (based on C4 Service Commercial District for car wash use only and C6b Gasoline Service Station District and Lougheed Town Centre Plan as guidelines and in accordance with the development plan entitled "Shell Canada Products Retail Facility " prepared by Dialog).

APPLICANT: Pacific Land Group
Suite 101-7485 130th Street
Surrey, B.C. V3W 1H8
(Attention: Laura Jones)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2010 November 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 November 01, and to a Public Hearing on 2010 November 23 at 7:00 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

To: City Manager
From: Director Planning & Building
Re: REZONING REFERENCE #10-08
Expanded / Renovated Gas Station
2010 October 19 Page 2

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 granting of any necessary statutory rights-of-way, easements, and/or covenants.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h) The submission of a Site Profile and resolution of any arising requirements.
- i) The deposit of the applicable GVS & DD Sewerage Charge.

REPORT

1.0 REZONING PURPOSE

- 1.1 The purpose of the proposed rezoning bylaw amendment is to permit an upgrade and expansion of the existing gasoline service station and retail convenience store on site.

2.0 BACKGROUND

- 2.1 On 2010 May 17, 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 towards the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 2.2 The subject site is located within the Council-adopted Lougheed Town Centre Plan. It is currently improved with a gasoline service station and car wash under the prevailing C4 Service Commercial District zoning. As noted in the initial rezoning report, the subject site is identified within the Lougheed Town Centre Plan for future high density mixed use development, subject to a larger assembly. Notwithstanding that a comprehensive redevelopment of the consolidated site is acknowledged to be a longer term objective, it

To: City Manager
From: Director Planning & Building
Re: REZONING REFERENCE #10-08
Expanded / Renovated Gas Station

2010 October 19 Page 3

was determined that continued interim use of the subject site as a modestly expanded gas station, car wash, and retail convenience store was considered supportable. Council authorized this Department to work with the applicant towards a suitable plan of development for the subject site on this basis.

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

3.0 GENERAL COMMENTS

3.1 The applicant is proposing to demolish the existing retail convenience store at the east end of the subject site and construct a new store adjacent the existing car wash building. The proposed new store will have a total floor area of 109 m² (1,173 sq.ft.), of which 70 m² (753 sq.ft.) will be retail floor area. As the proposed retail floor area of the convenience store exceeds 27 m², C6b District zoning is required. A new pump island with two pump dispensers is proposed to be installed in place of the existing store, and the existing pump island canopy extended to cover this area. Updated signage and new fascia on the canopy are proposed, as are minor modifications to parking and loading configuration on the site. Upgraded landscaping will be provided on site.

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:

- standard requirements for water main, sanitary sewer, and storm sewer;
- construction of a new separated sidewalk on North Road, including boulevard treatment and street trees;
- construction of an expanded urban trail on Lougheed Highway, including concrete pavement over structural soil, boulevard treatment, street trees; and
- construction of a new pedestrian island and curb return at the southeast corner of the site.

3.3 The following road dedications and statutory rights-of-way are required:

- 1.5 m road dedication on North Road for sidewalk and boulevard upgrades; and
- varying road dedications and statutory right-of-way on Lougheed Highway for an expanded urban trail and boulevard upgrades.

3.4 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided. It is noted that the statutory right-of-way required for the expanded urban trail will overlay an existing statutory right-of-way for the Skytrain guideway and columns; TransLink's agreement will therefore be required.

- 3.5 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 3.6 Given the site's size and the applicant's modest expansion plans, stormwater management best practices, including the provision of upgraded landscaping on site, will be acceptable in lieu of a formal stormwater management plan.
- 3.7 The submission of a Site Profile and resolution of any arising requirements is required.
- 3.8 As the subject site is located in close proximity to a Provincial highway, the rezoning bylaw will be sent to the Ministry of Transportation and Infrastructure for information purposes.
- 3.9 The GVS & DD Sewerage Charge (Fraser) of \$0.811 per sq.ft. applies to additional gross floor area provided on site.

3.10 A Comprehensive Sign Plan is required.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area (subject to detailed survey)

Gross Site Area	- 4,221 m ² (45,440 sq.ft.)
Required Dedications	- 210 m ² (2,260 sq.ft.)
Net Site Area	- 4,011 m ² (43,180 sq.ft.)

4.2 Site Coverage - 17.5 %

4.3 Gross Floor Area

Retail Convenience Store	- 109 m ² (1,173 sq.ft.)
Retail floor area:	- 70 m ² (753 sq.ft.)
<u>Car Wash Building</u>	- <u>262 m² (2,820 sq.ft.)</u>
Total	- 371 m² (3,993 sq.ft.)

To: City Manager
From: Director Planning & Building
Re: REZONING REFERENCE #10-08
Expanded / Renovated Gas Station
2010 October 19 Page 5

4.4 Building Height


- Retail Convenience Store - 4.1 m (13.5 ft.)
- Car Wash Building - 3.8 m (12.5 ft.)
- Canopy - 5.2 m (17ft.)

4.5 Vehicle Parking

- Total Required - 4 spaces**
 - Gas station & car wash: 2 employees @ 1/2 employees - 1 spaces
 - Retail convenience store : 109 m² @ 1/46 m² - 3 spaces
- Total Provided - 7 spaces**

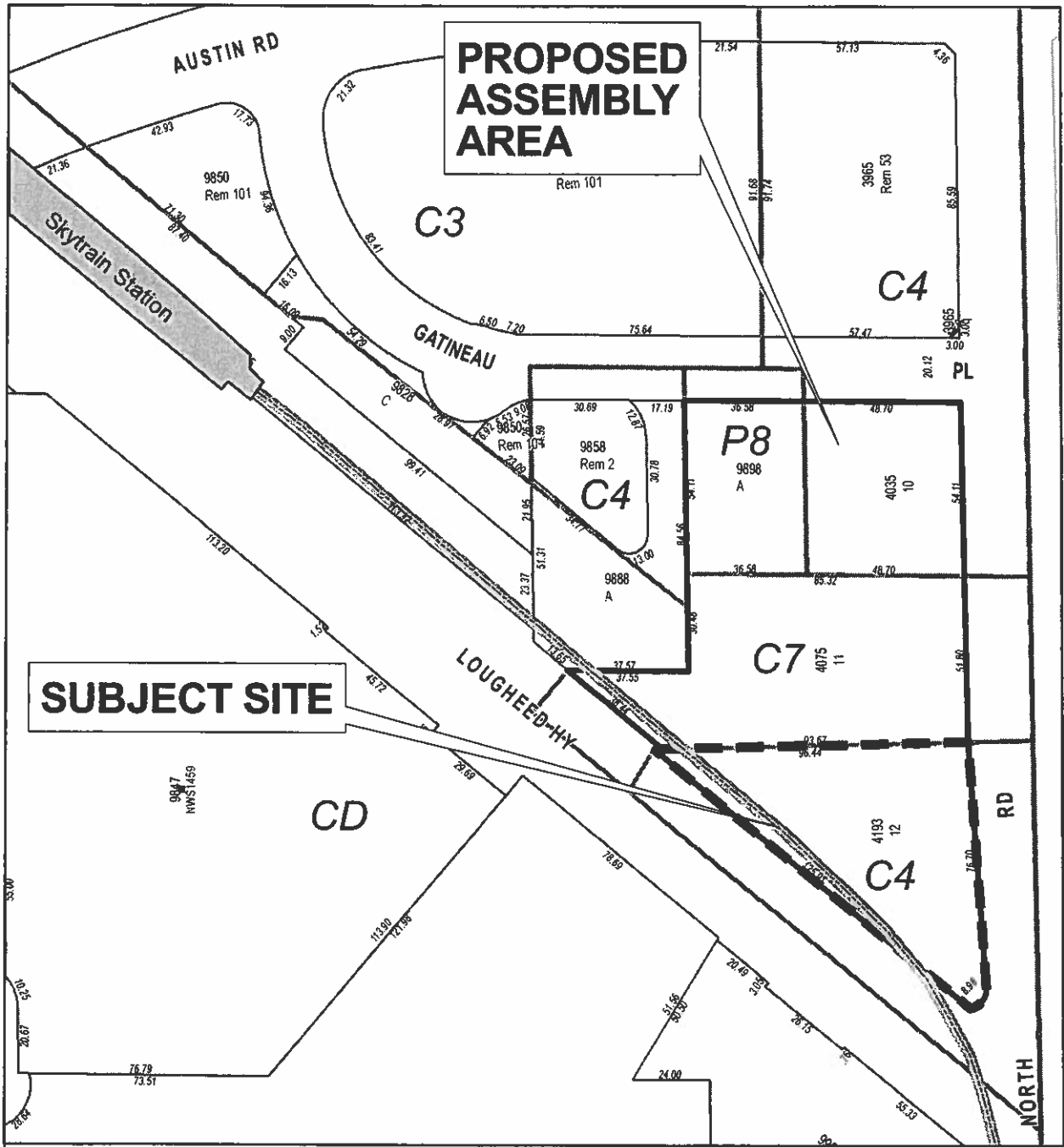
4.8 Bicycle Parking – Required & Provided - **2 spaces**

4.9 Loading – Required & Provided - **1 space**


B. Luksun
Director Planning and Building

KH:spf
Attachments

cc: Director Engineering
City Clerk
City Solicitor




PLANNING & BUILDING DEPARTMENT



DATE:
MAY 04 2010

SCALE:
1:2,000

DRAWN BY:
DJ

 Subject Site

REZONING REFERENCE # 10 -- 08

4193 NORTH RD

Lougheed Town Centre Area



Land Use Concept

Residential

- High Density Multiple Family
- Medium Density Multiple Family
- Low Density Multiple Family
- Ground Oriented Townhousing
- Single Family
- Sullivan Heights Single Family Review Area

Commercial

- Lougheed Mall: Facade and Streetscape Improvements
- Hotel and Convention Centre
- Major Office
- Commercial Streetfront Uses
- Local Commercial

Public/Civic Uses

Institutional (church)

School

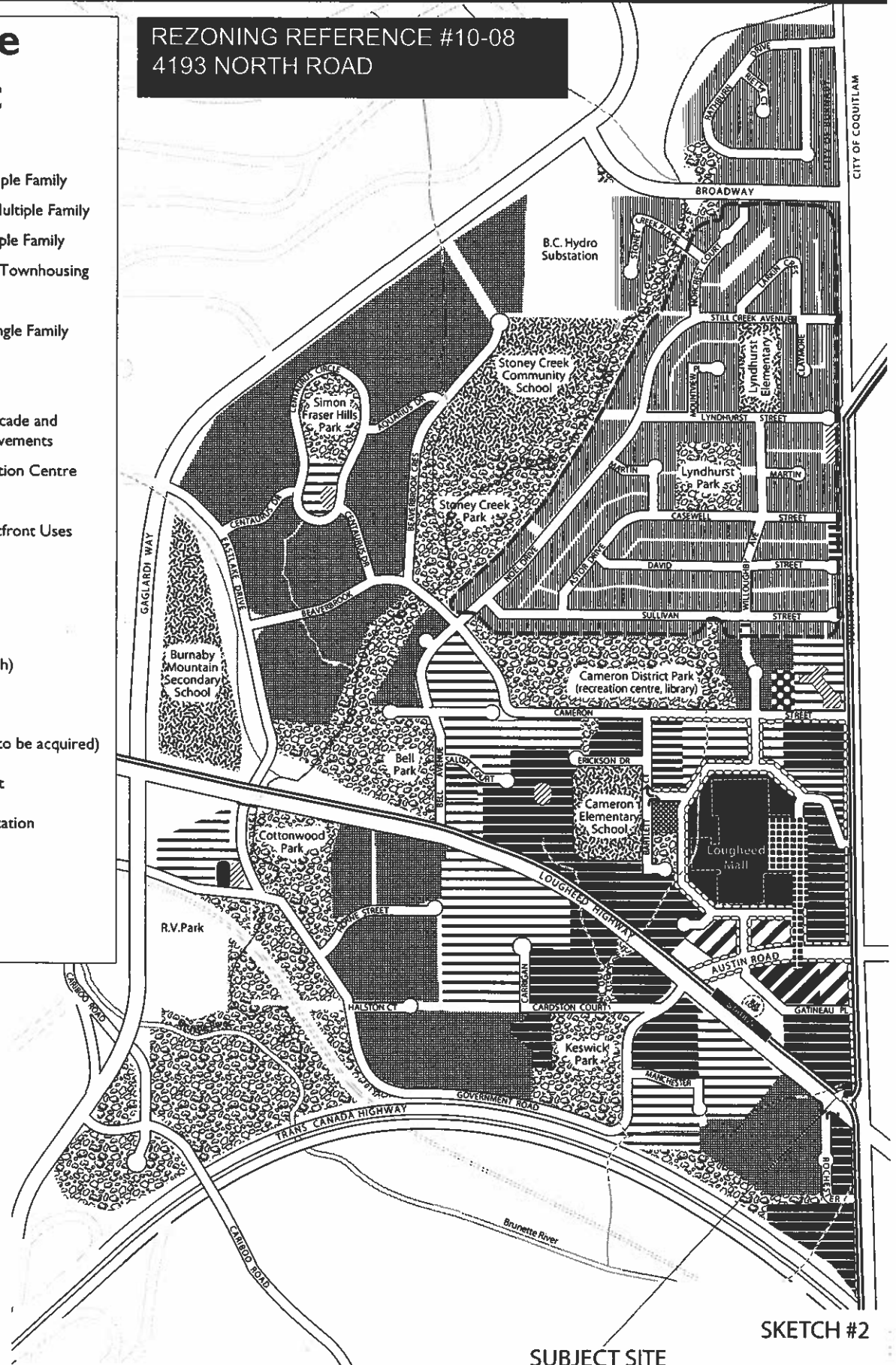
Park (existing and to be acquired)

SkyTrain Alignment

SkyTrain Transit Station and Bus Loop

Land Bridge

REZONING REFERENCE #10-08
4193 NORTH ROAD



SKETCH #2

SUBJECT SITE

CITY OF COQUITLAM