

Development Permit – 2370 Ottawa Street

RECOMMENDATION:

That Committee of Council approve Development Permit DP000360 to provide for the addition of a propane station at 2370 Ottawa Street.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report describes a development permit amendment application to add a propane station at the east side of the property at 2370 Ottawa Street. The addition would be sited within the existing parking lot and remove six parking spaces. A minor realignment to the east side of the site, along Nicola Avenue, is also proposed to better align access and egress with the neighbouring property. The proposal would comply with land use policies and is recommended for approval.

BACKGROUND

Proposal: The applicant, MG2 Architecture, acting on behalf of Costco Wholesale, is proposing changes to the existing Development Permit (DP71/97) at 2370 Ottawa Street. The amendment is to allow for the construction of a propane station at the east side of the property, within the existing surfaced parking lot.



Location Map

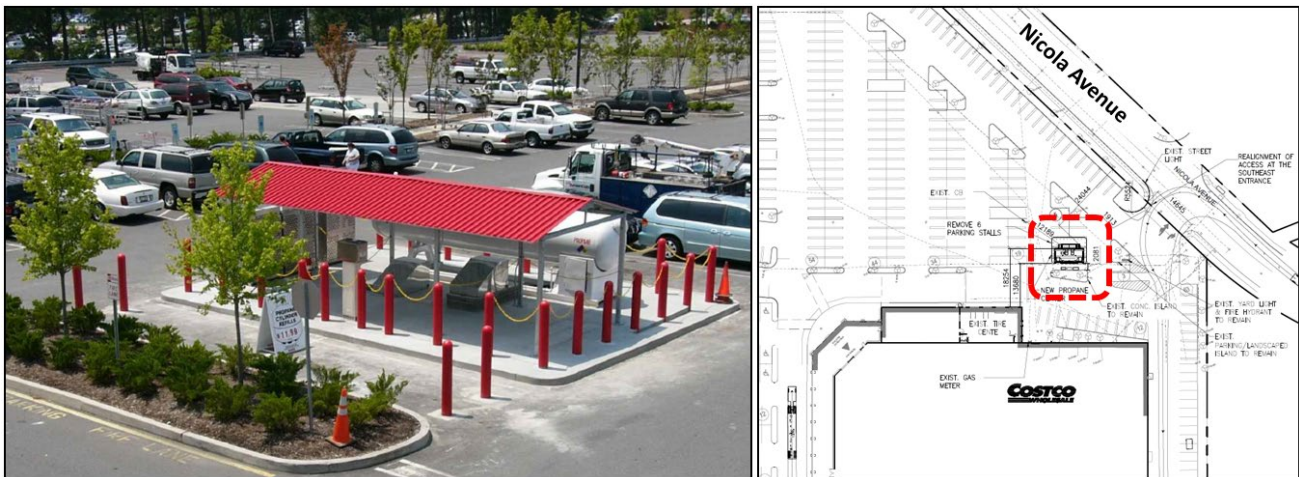
Development Permit – 2370 Ottawa Street

Policy and Regulations: The Official Community Plan designates the site as Highway Commercial (CH) and falls within the Dominion Triangle Development Permit Area, which includes guidelines that require orderly development of the area and encourages coordination of the siting, form, and volume of commercial buildings and their areas for parking, storage, and landscaping. The property is zoned CD21 (Comprehensive Development Zone 21) which allows for general retail sales, wholesale sales and service station commercial uses.

Site Context: The large site is located between Ottawa Street, Nicola Avenue and Lougheed Hwy. The site is developed with a large format retail building to the south of the site and a gas bar to the northwest corner of the site, surrounded by parking. The neighbourhood around the subject property is a mix of large and small retail, with vacant land to the southeast of the site. Access and egress to the property is off of Nicola Avenue and Ottawa Street.

Project Description: The proposed amendment is to add a propane station to the parking lot, located in front of the tire center and will include a 2000 gallon above ground propane tank, two filling positions, concrete pad and canopy above the filling stations. All transactions for the propane station will take place within the Costco and not directly at the propane station. The applicant has also proposed to slightly shift the southeast entrance along Nicola Avenue to better align with the entrance across to the neighbouring development at 1069 Nicola Avenue.

The addition of the propane station will remove six parking stalls onsite. As per the City's Parking and Development Management Bylaw, the total amount of required parking onsite is 424 stalls however, the site currently provides for 711 stalls.



Proposed Propane Station

Development Permit – 2370 Ottawa Street

DISCUSSION

The proposed changes do not significantly affect the general appearance or character of the building and is in keeping with the intent of the existing DP as well as the objectives and guidelines of the OCP. The proposed amendments support general retail sales currently onsite and approval is recommended.

The applicant has advised of their intention to expand the gas bar at the northwest corner of the site once the Province has granted a Certificate of Compliance for this portion of the site. This expansion will include relocation of the existing access on Nicola Avenue to address safety concerns. This access is temporarily barricaded until a more permanent solution is implemented through the gas bar redevelopment process.

FINANCIAL IMPLICATIONS

None.

ENVIRONMENTAL IMPLICATIONS


A site profile was submitted to the city and forwarded to the Ministry of Environment. The Ministry has provided a letter noting the city may proceed with the consideration of the development permit.

PUBLIC CONSULTATION

A sign notifying residents of the application is posted on the site and, to date, no comments have been received.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Recommend issuance of Development Permit DP000360
2	Request amendments to the application or additional information prior to making a decision
3	Recommend refusal of Development Permit DP000360, if the Committee is of the opinion that the proposal does not comply with the OCP objectives and design guidelines. Pursuant to the Delegation Bylaw, the applicant may appeal the decision to Council.

ATTACHMENT

Attachment #1: Draft Development Permit