

# City Staff Report

Original signed by: City Manager Johnson

**Report Date:** February 9, 2021  
**Meeting Date:** February 16, 2021

**Application No.:** DP2020-32

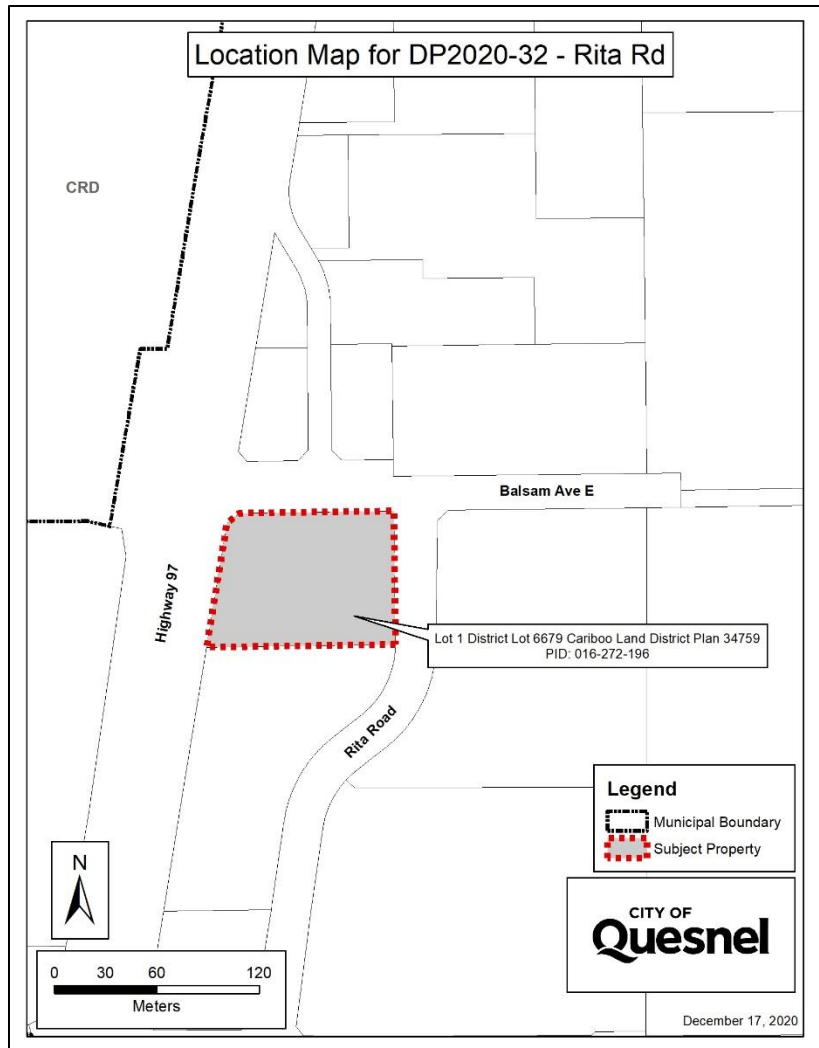
**To:** City Manager  
**From:** Director of Development Services  
**Subject:** Development Permit for new large-scale retail building

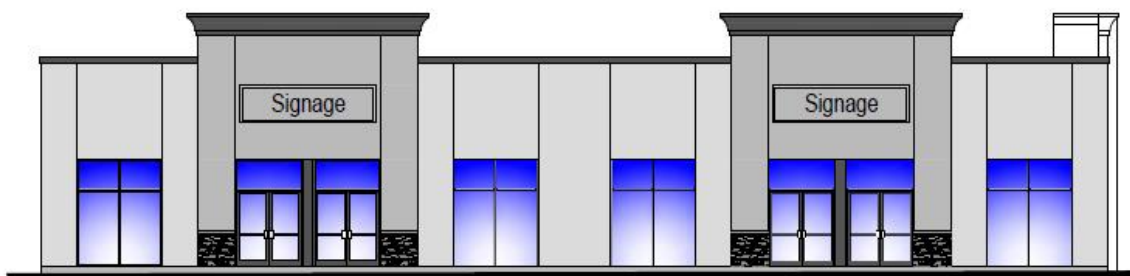
## Purpose

To review the form, character, and general site design of the newly proposed large-scale retail building within the existing commercial complex.

## Summary

- This Development Permit (DP) is to review the proposal to construct a new 697 m<sup>2</sup> (7500 ft<sup>2</sup>) retail building.
- The proposed building is the last phase of the Andre Blanleil commercial complex on Rita Rd and will be similar in appearance to the other existing buildings.
- This proposal is also to be reviewed in terms of overall site design related to this building, as much of the site was developed under previous phases including a majority of the paved area.
- The building is intended to be used for up to four commercial businesses however the proponent is in the process of negotiating for one large format retailer to occupy entire building.





**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

### Recommendation

**THAT** Council APPROVE DP2020-32 for the construction of a 696.75 m<sup>2</sup> (7500 ft<sup>2</sup>), one-storey retail building on LOT 1 DISTRICT LOT 6679 CARIBOO DISTRICT PLAN 34759 as proposed on the attached plans;

### SUBJECT TO:

1. The applicant submitting civil engineering plans that are deemed acceptable by the Chief Building Official, Director of Capital Works, and Cariboo Regional District;
2. Submission of an exterior lighting plan;
3. The submission of \$3750.00 in landscape bonding which is 125% of the estimated cost of landscaping;
4. Paving the property as described in the attached Site Plan within two (2) years of Development Permit approval;
5. One-way and no-entry signage being installed at appropriate accesses of one-way aisle; and
6. The existing landscaping being maintained and brought back up to standard approved in past permits.

### Statutory Requirements

#### Local Government Act

Section 488 – Development Permits

Section 490 – Development Permits General Authority

#### Council Policy

Official Community Plan Bylaw No. 1879, 2019

Sign Regulation Bylaw No. 1852, 2018

Development Application Procedures Bylaw 1531, 2002

Zoning Bylaw No. 1880, 2019

### Background

#### Proposal

- The applicant is proposing to construct a new 696.75 m<sup>2</sup> (7500 ft<sup>2</sup>) retail building.
- The proposed building is intended to be leased by one wholesale grocer, however if needed the building could be divided into a maximum of 4 units.
- This building is the last phase of the Andre Blanleil commercial complex development on Rita Rd which includes:
  - Andre's Carwash
  - Starbucks



- Andre's Electronics
  - Marks Work Warehouse
  - HUB International Insurance
  - Subway
  - Dragon's Peak Cannabis
  - Dollarama
- This building is to be similar in appearance to the other existing buildings in the commercial complex – this includes identical colour pallets and façade materials.
  - The majority of the site has been paved and landscaped under previous phases however the areas directly adjacent to the proposed building are to be paved and landscaped as per the attached Site Plan.
  - The desire to complete this building at this time is outlined in the applicant's justification letter.
  - A Development Permit is required to assess the proposed development with respect to property form and character.

#### Site Characteristics

<b>Location</b>	772, 775 Rita Rd (address still to be assigned)
<b>Site Area</b>	8084.8 m <sup>2</sup> (approx. 2.0 acres)
<b>Current Use</b>	Restaurant with drive-thru; restaurant without drive-thru, cannabis retail
<b>Zoning</b>	C-8 (Regional Shopping Centre)
<b>Official Community Plan Land Use Designation</b>	Southern Gateway Commercial
<b>Servicing</b>	City Water CRD Sewer (Redbluff Sewer System)

#### Surrounding Land Uses

<b>North</b>	Starbucks, Balsam Ave E, Tim Hortons
<b>East</b>	Vacant commercial land
<b>South</b>	Various commercial uses and gas station
<b>West</b>	HIGHWAY 97 and Maple Park Mall

#### Zoning Bylaw Analysis

- The property is zoned C-8 (Regional Shopping Centre) which is intended for malls and multi-building commercial complexes.
- The proposed building is acceptable in terms of setbacks, height, lot coverage, use, minimum retail building size, and number of principal buildings.
- Bicycle parking has not been incorporated as previous phases were reviewed and approved under the old Zoning Bylaw 1662 which did not regulate bicycle parking spaces. As such, the development as a whole does not have any bicycle parking spaces.
- 8 bicycle spaces are required as per Zoning Bylaw No. 1880.

#### Signage

- The proposed Elevation Plans show wall signs installed onto each of the eastern and western frontages but are not approved under this permit.
- As there are no specific designs or dimensions given, the signs will have to be reviewed under a separate Sign Permit at a later date.
- The existing freestanding sign will not be moved from its location, however the area around the base will be landscaped. See attached Site Plan.

#### Development Permit Area Guidelines

##### **Buildings and Structures:**



- The proposed building is consistent with the surrounding development along Rita Road in form and character.
- The large building appears bulky in some aspects such as the non-sloping roof and expanses of wall, however the bulk is reduced due to the variety of façade material including ledgerstone, concrete and windows.
- A long expanse of blank wall will be on the southern elevation of the building which will be mostly blocked from view by the existing commercial building to the south (Marks Work Warehouse, Dollarama).

### **Access, Circulation and Parking:**

#### Access

- Site accesses were reviewed and approved under previous zoning and development permit applications.

#### Circulation

- See the attached Site Plan for location of proposed internal traffic flow.
- Much of the internal traffic circulation has been reviewed and completed under previous development phases.
- Routes directly adjacent to the proposed building on all sides have been reviewed under this Development Permit.
- All aisles meet their respective one-way or two-way width requirements.
- The aisle the west of the building nearest Highway 97 is proposed to be one-way with 4 parallel parking stalls to be used as staff parking.
- One-way signage will be required on both the entry and exit to/from the one-way aisle. The signage will have to be located on freestanding signs and be painted on the pavement.
- A single 10' x 10' bay door is to be located on the western corner of the southern building façade, see the attached Elevation Plans. Concern with the turning radius into this bay door as it is accessed by the one-way aisle which has a width of about 5.5 m at this section was expressed to the applicant. The bay door will be able to accommodate a maximum 5 ton truck. Larger trucks will back into the aisle between the proposed building and the Mark's Work Warehouse building to the south. This could not take place during garbage pick-up days as it would block access to the bins. Parking is not a concern as the stalls are for staff only.
- To maintain safety of vehicle circulation, 1-way signage should be posted at the entrance of the aisle and Do Not Enter signage should be posted at the exit.

#### Parking

- The parking shown in the attached Site Plan is acceptable for the property's intended use.
- Parking was calculated by implementing a number of use classifications including restaurant with a drive-thru, restaurant without a drive-thru, and general commercial requirements for the two existing buildings on the property and the third proposed. A total of 60 spaces are required including 3 accessible stalls.
- 91 parking stalls are proposed including 5 accessible stalls.
- Most on-site parking is already existing, however the sections located directly east and west of the proposed building are new.
- The four parallel stalls meet size regulations and are intended to be used as staff parking only.
- Accessible stalls are to be indicated by signage so that they can still be identified in snowy conditions.



### **Screening, Landscaping and Exterior Lighting:**

- The development has existing landscaping between the main parking area and Rita Road which was completed in past phases.
- New landscaping is to be placed between the one-way aisle and Highway 97.
- Garbage/recycling bins are to be located behind the proposed building (nearer Highway 97) but will be screened by concrete on the highway side. The screening will be painted to match the principal buildings.
- There have been concerns brought to the City regarding the state of the existing landscaping of the site – particularly dead vegetation, unsightly Right of Way between the highway and the development property, and sand/salt being deposited on the landscaped area near Rita Rd due to stored snow melting.
- The proponent has stated that the existing landscaping will be brought up to the standard during completion of this site.
- The zoning bylaw requires that all landscaping be maintained in good condition in conformance with an approved landscape plan. In the event of failure to comply, the City may enter upon the site and maintain the landscaping at the expense of the property owner, the cost of which may be added to the owner's taxes.
- Collection of \$3750.00 in bonding (125% of estimated landscaping cost) is required as per the Development Application Procedures Bylaw.

### **Public Realm and Relationship to the Street:**

- There are no sidewalks on the western side of Rita Rd and most patrons of the proposed business will travel by vehicle rather than walk.
- The proposed building is very visible to Rita Rd and Highway 97 and will infill the remaining highway frontage which will improve the overall appearance of the development.

### **Servicing and Site Drainage**

- Storm sewer and water services are already on site and are currently capped as per the attached Site Plan. These are City utilities.
- The sanitary sewer service is the CRD administered Red Bluff system and will be accessed from the existing line near Highway 97. CRD approval will be required.
- Servicing and grading plans are required to be submitted and approved at Building Permit stage.

### **Miscellaneous**

- Snow storage for property is to be located on-site and an area should be designated.
- A new civic address will need to be assigned by City staff for the proposed building at Building Permit stage.

### **Notification and public submissions**

- A development notice sign was installed on February 3, 2021.
- No submissions have been received as of the writing of this report.

### **Referrals**

<b>Public Works:</b> No concerns	<b>Telus:</b> No concerns
<b>Capital Works:</b> Site already serviced.	<b>CRD:</b> Approval recommended subject to submitting engineered plans for approval.
<b>BCHydro:</b> BC Hydro has no objection to the proposed development. However, BC Hydro holds a right of	<b>Fire Department:</b> The fire department has no issues with this development as there is a private fire hydrant



way registered against title to the Property with PID: 016-272-196. Please be guided by the terms of such right of way agreement. Further, depending on the development plans for the property BC Hydro may require a statutory right of way in order to provide service.	within close proximity of this location and there is adequate access.
<b>Shaw Cable:</b> No issues.	<b>FortisBC:</b> No objections to the proposed commercial building.
<b>Building Department:</b> <ul style="list-style-type: none"><li>1) Civil drawings for storm, grading and servicing is required.</li><li>2) Sidewalks in front of building are to be a minimum of 1500 mm wide.</li><li>3) Exterior lighting design is required.</li><li>4) Signage for accessible parking is to be on a pole no higher than 1200 mm off the surface.</li><li>5) One-way traffic sign to be posted at the front of the building.</li><li>6) This building will require both an Architect and P.Eng for design.</li></ul>	
<b>Ministry of Transportation and Infrastructure:</b> Plans submitted to engineering for comment.	

#### Attachments

1. Site Plans
2. Elevations Plans
3. Justification Letter

#### Options

1. Approve as recommended.
2. Amend recommendation and approve.
3. Deny application.