



**TO:** CITY MANAGER 2016 July 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #16-07**  
**Minor Addition to Existing Commercial Development**  
**Lougheed Town Centre**

**ADDRESS:** 3433 North Road

**LEGAL:** Air Space Parcel 2, DL 4, Group 1, NWD Air Space Plan BCP40820

**FROM:** CD Comprehensive Development District (based on C3, C3a General Commercial Districts, RM5 Multiple Family Residential District and P1 Neighbourhood Institutional District)

**TO:** Amended CD Comprehensive Development District (based on C3, C3a General Commercial Districts and Lougheed Town Centre Plan guidelines, and in accordance with the development plan entitled "Northgate Movator Enclosure" prepared by HDR|CEI Architecture Associates, Inc.)

**APPLICANT:** HDR|CEI Inc.  
500 – 1500 West Georgia Street  
Vancouver, BC V6G 2Z6  
(Attn: Ryan Pendleton)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 August 30.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be advanced to First Reading on 2016 July 25 and to a Public Hearing on 2016 August 30 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 submission of an updated comprehensive sign plan.
  - c) The deposit of the applicable GVS & DD Sewerage Charge.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a small addition of commercial floor area generated by enclosing an existing covered building entrance area.

### 2.0 BACKGROUND

2.1 The subject property is an air space parcel that was created in connection with Rezoning Reference #03-68, which permitted development of the Northgate Village mixed-use project that is located at the southwest corner of North Road and Cameron Street within the Council-adopted Lougheed Town Centre Plan (see Sketches #1 and 2 *attached*). The air space parcel encompasses the commercial component of the project – a two storey retail-commercial building with underground parking. A prominent entrance located mid-site provides pedestrian access from North Road to the underground parkade and to the second storey uses via a movator and escalator respectively, both of which are covered but not enclosed.

The commercial building has a gross floor area of 12,555.1 m<sup>2</sup> (135,142 sq.ft.) and includes a major food store, drug store, fitness centre, government liquor store, bank, restaurant, and health services. This commercial floor area is inclusive of a 715.4 m<sup>2</sup> (7,700 sq.ft.) expansion of commercial use that was permitted by an amendment rezoning in 2007 (Rezoning Reference #07-15).

To the west of the subject property are two apartment towers that form the residential component of the Northgate Village development. To the north across Cameron Street is a commercial strip mall that is proposed to be redeveloped into a high-density mixed-use development (Rezoning Reference #16-06). To the east across North Road in the City of Coquitlam are low-rise multiple family developments. Directly to the west and south is the Lougheed Town Centre Shopping Mall.

2.2 On 2016 April 04, Council received the report of the Planning and Building Department concerning the rezoning of the subject property and authorized the Department to continue to work with the applicant in 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. The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 GENERAL COMMENTS

3.1 The applicant is requesting an amendment to the approved comprehensive development zoning of the site in order to permit an additional 216.5 m<sup>2</sup> (2,330 sq.ft.) of commercial

floor area that would be generated by enclosing the exterior movator and escalator entrance area off North Road. There are currently safety concerns during wet weather events when water is tracked from the street and sidewalk onto the movator and escalator surfaces. The applicant is proposing to enclose this entrance area and create a heated vestibule space to help reduce the amount of moisture. The addition will be in the form of a glass curtain wall that is architecturally integrated with the existing building. The vestibule space, while generating additional gross floor area, will not generate any additional leasable retail floor area; therefore additional commercial parking spaces are not proposed.

The proposed addition is considered supportable as it will reduce the amount of water that is being tracked onto the movator and escalator, thereby enhancing the safety and experience for patrons. The architectural elements of the addition, including the concrete base, glass curtain wall and horizontal metal panels are integrated with the character of the existing building to maintain a high-quality aesthetic.

- 3.2 All major site servicing has been provided through Rezoning Reference #03-68 and Subdivision Reference #04-66.
- 3.3 The submission of an updated comprehensive sign plan is required.
- 3.4 The GVS&DD Sewerage Charge of \$0.811 per sq.ft. of non-residential floor area is applicable to the additional proposed floor area.

**4.0 DEVELOPMENT PROPOSAL**

4.1 The subject property is an air space parcel that encompasses the commercial component of the Northgate Village development. The development statistics do not include data on the two residential towers that are a part of the mixed-use site, with the exception of overall site area and site coverage.

4.2 **Site Area:** - 1.71 hectares (4.23 acres)


4.3 **Site Coverage:**  
 Existing Site Coverage: - 55%  
 Proposed Site Coverage: - 56%

**4.4 Gross Floor Area**

Existing Commercial Gross Floor Area: - 12,555.1 m<sup>2</sup> (135,142 sq.ft.)  
 Proposed New Gross Floor Area: - 216.5 m<sup>2</sup> (2,330 sq.ft.)  
 Total Commercial Gross Floor Area: - 12771.6 m<sup>2</sup> (137,472 sq.ft.)

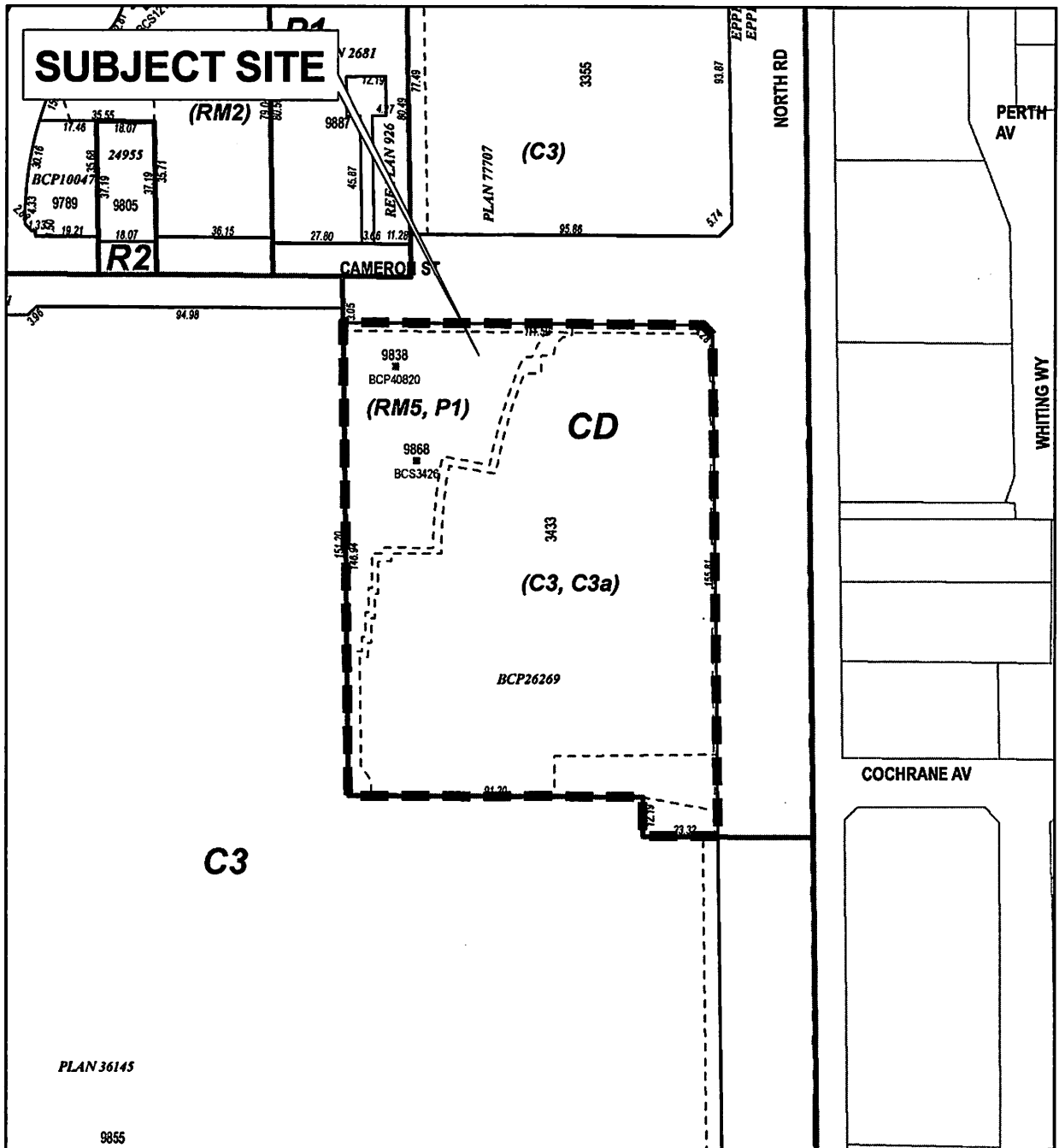
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- 4.5 **Height (unchanged)** - Commercial Podium: two storeys
- 4.6 **Vehicle Parking (unchanged)**  
Commercial Space - 402 spaces, Required and Provided
- 4.7 **Bicycle Parking (unchanged)**  
Commercial and Visitor - 101 in racks, Required and Provided

  
Lou Pelletier, Director  
PLANNING AND BUILDING

JD:tn  
**Attachments**

cc: Director Engineering  
City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE: MAR 01 2016

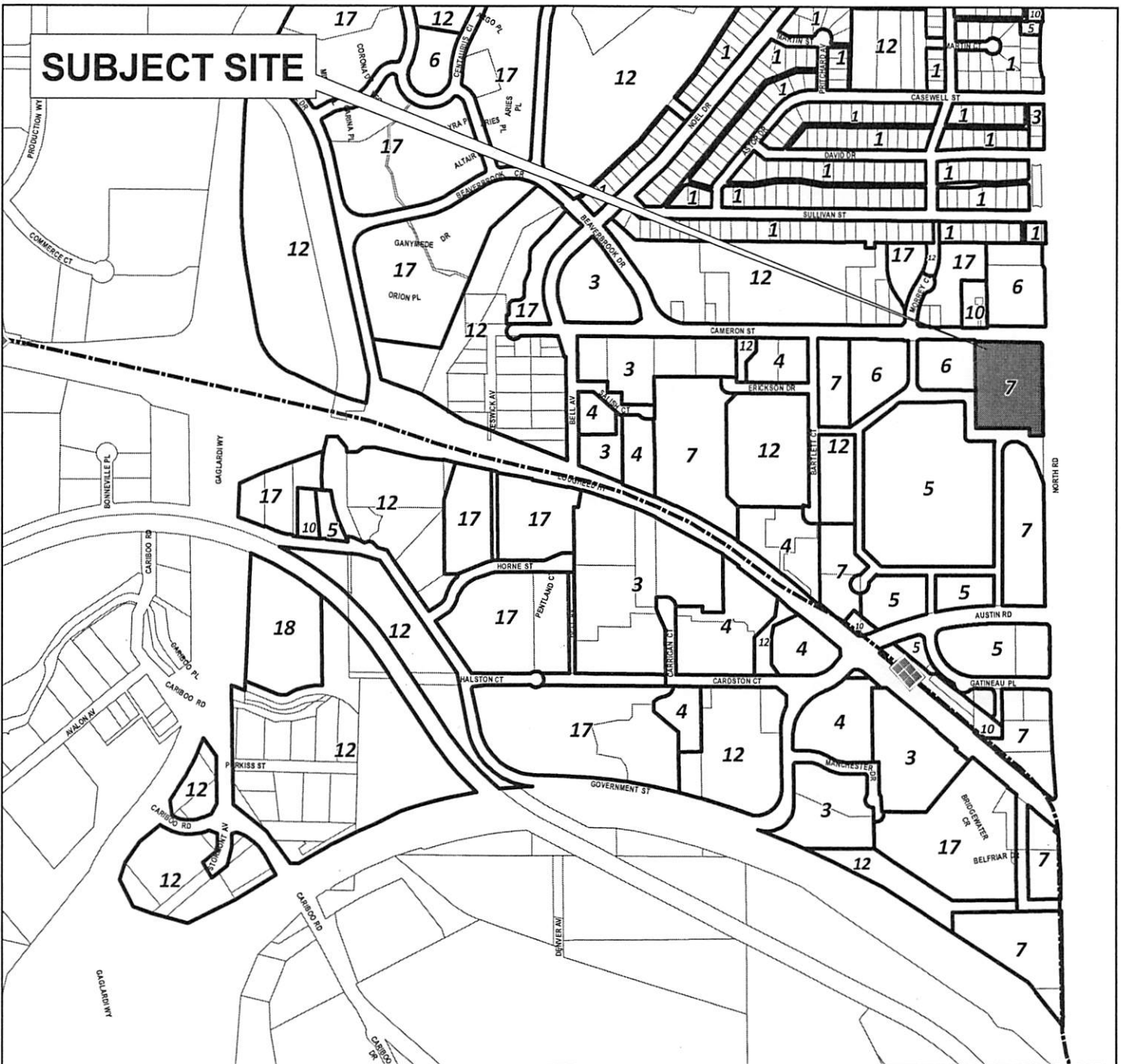
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REZONING REFERENCE #16-07  
3433 NORTH ROAD

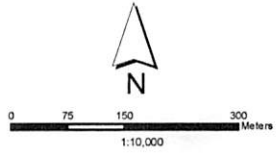
 Subject Site

# SUBJECT SITE



--- SKYTRAIN LINE

- |  |  |
|--|--|
| 1 Single and Two Family Residential          | 9 Industrial   |
| 3 Medium Density Multiple Family Residential | 10 Institutional                                     |
| 4 High Density Multiple Family Residential   | 12 Park and Public Use/Public School                 |
| 5 Commercial                                 | 17 Low or Medium Density Multiple Family Residential |
| 6 Medium Density Mixed Use                   | 18 Recreational Vehicle Park                         |
| 7 High Density Mixed Use                     |  |



PLANNING & BUILDING DEPARTMENT

## Lougheed Town Centre Plan