

Staff Report to Council

Planning & Development

FILE: 3060-20-2023-06

REPORT DATE: February 13, 2024

MEETING DATE:

March 05, 2024

TO: Mayor and Council

FROM: Patrick Ward, Director of Planning and Development

SUBJECT: Development Permit Amendment for Meadowtown Shopping Centre
Expansion

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Approve issuance of Development Permit Amendment No. 2002-005-014, to permit an expansion to Meadowtown Shopping Centre; OR
 - B. Other.
-

PURPOSE

For Council to consider issuance of a development permit amendment for a proposed expansion to Meadowtown Shopping Centre at 19800 Lougheed Hwy (PID: 026-397-218).

☐ Information Report

☒ Decision Report

☐ Direction Report

DISCUSSION

Background:

This application is for a proposed addition to the building containing Real Canadian Superstore grocery store:

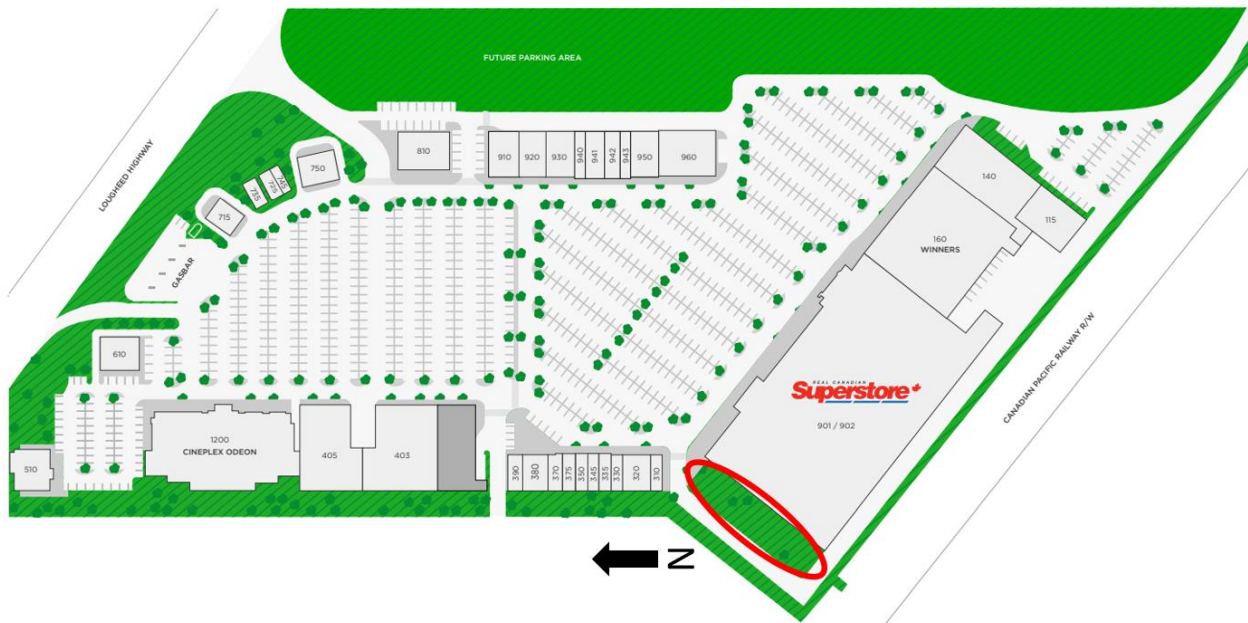


Figure 1: Site plan showing circled expansion area

At the November 7, 2023 Public Meeting, Council considered this application and passed the following motion:

Defer consideration of the Development Permit Amendment No. 2002-005-014, to the December 5, 2023 Regular Council Meeting to allow Staff an opportunity to research options related to the building orientation, light pollution, tree screening and berm considerations.

In light of those comments, the applicant added screening measures, including upgraded fencing, an additional tree on site, and light limiting film on second storey windows, and have offered a second row of 12 trees to be planted on the adjacent City-owned property. They also made other modifications to the plans:

- Removed parallel parking;
- Slightly enlarged the addition towards the south;
- Designed the second floor and roof level for a potential, future child care facility, including glass guardrails on the roof level and rooftop access.

The addition is now designed in such a way to provide leasing options for the second floor, ranging from one to eight commercial or office tenants, or one child care facility. To accommodate a child care facility in the future, rooftop access has been provided, along with glass guardrails around the rooftop level, and structural support for a potential outdoor play area on the roof. The applicant advised that these modifications will provide flexibility for leasing, depending on tenant applications and needs.

The current zoning does not permit a child care facility; therefore, a separate, successful rezoning application is required if a child care facility is desired on the site (similar to the process that the

CEFA child care facility at Meadowtown Shopping Centre undertook). The applicant is aware of this, and will submit a rezoning application if a child care tenant is found.

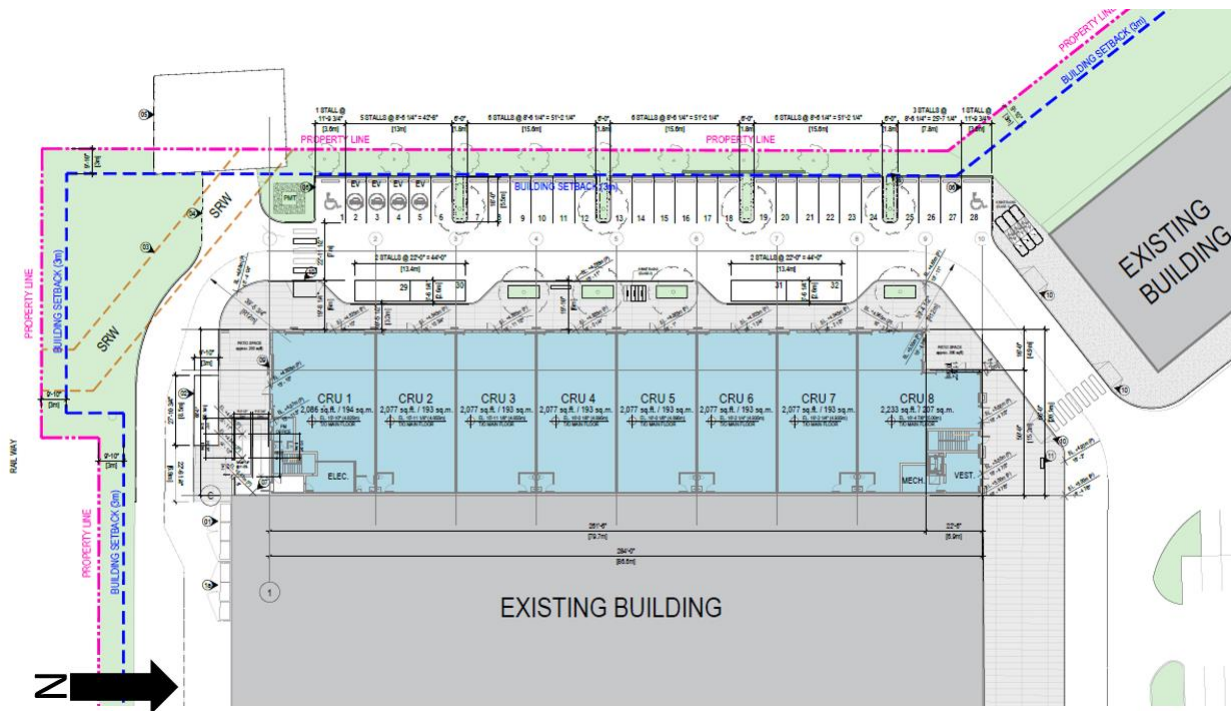
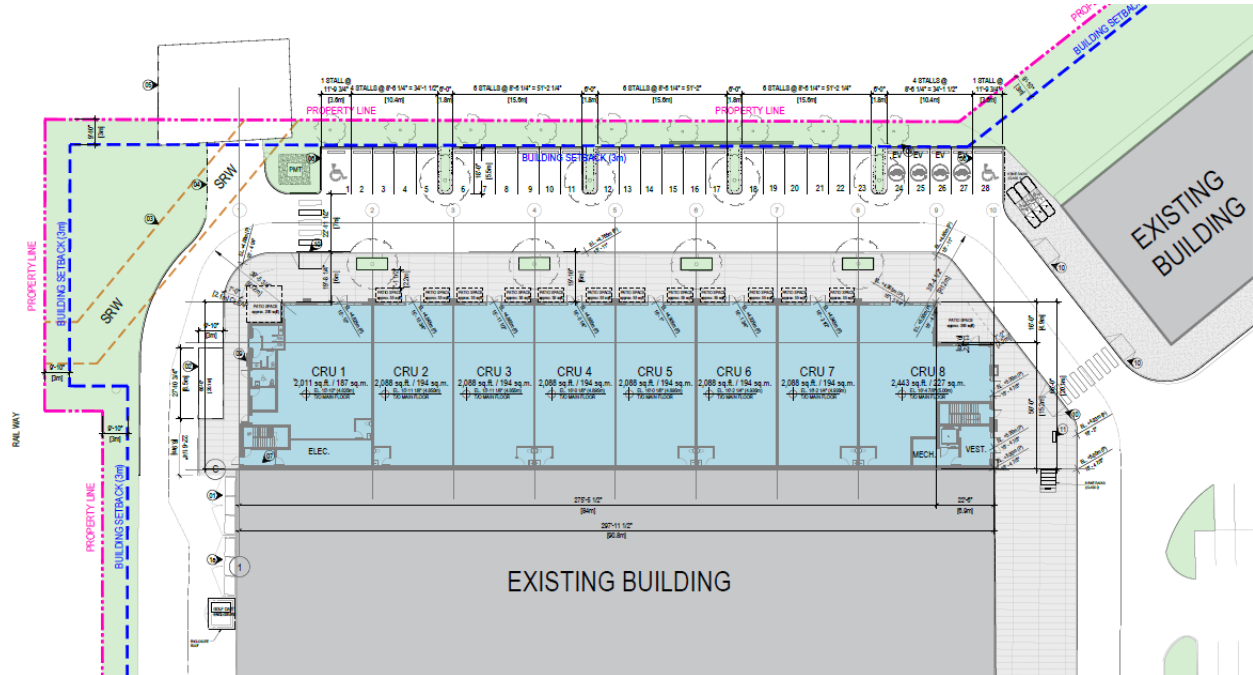


Table 1: Comparison to previous submission

| | <i>Previous November 2023</i> | <i>Revised February 2024</i> |
|---------------------------|--|--|
| <i>Addition size</i> | 3,414 m ² (36,748 ft ²) | 3,488 m ² (37,542 ft ²) |
| <i>New parking spaces</i> | 32 – 4 EV, 2 accessible | 28 – 4 EV, 2 accessible |
| <i>Height</i> | 10.35 m | 11.81 m |
| <i>New trees on site</i> | 21 | 22 |
| <i>New trees off site</i> | 0 | 12 |

Relevant Policy, Bylaw or Legislation:

The property is designated as Highway Commercial in the Official Community Plan, for regionally-directed retail, service, recreation, and office commercial uses.

The property's C-1 (Highway Commercial) zoning provides for a mix of commercial and related uses oriented to vehicular access. The proposed addition complies with the regulations in the Zoning Bylaw, including for height, floor area, setbacks, and parking.

This development supports objectives of the City's Economic Development Strategic Plan, including increasing the supply of leasable commercial space.

Analysis:

In addressing Council's comments, the applicant advised that it is not feasible to change the building orientation, given the existing space configuration. The proposed revisions in relation to Council's comments, therefore, focus on additional screening and the overall design and basic site layout is otherwise largely the same as presented in November.

Regarding light pollution, the following condition is included in the Development Permit:

"All lighting, including business signage lighting, to be fully shielded from adjacent residential parcels. Lighting and signage to be designed to have no direct source of light visible from adjacent residential land. Business signage lighting to be turned off when business hours are over. Fascia lighting is restricted to down-lighting only. A covenant registered on title ensuring compliance with this condition is required."

An additional DP condition restricts signage on the elevation facing the residential dwellings to the first storey. On the second storey windows, the applicant is in the process of sourcing a film or other material to be placed on the glazing that limits the amount of light being emitted, while still allowing natural light to shine into the building for the benefit of the tenants. To ensure this occurs, the following condition is included in the Development Permit:

"Glazing on second storey windows to contain a film or other material that limits the amount of light being emitted from the building, to the acceptance of the City."

The project's landscape architect provided a memo detailing the screening methods proposed for the project (see Attachment B). Currently, almost all of the existing residents along Chestnut Cres receive a level of screening by the existing berm on the City-owned property, and their own solid backyard fences. The property at 12060 Chestnut Cres is the only one that entirely abuts the Meadowtown parcel, and it does not have solid fencing, plus a portion of its backyard does not receive the benefit of that berm for screening. To address this, an additional tree and new solid fencing is now proposed for this section. The applicant provided renderings (Attachment C) showing the view of the addition to Meadowtown from the backyard of 12060 Chestnut Cres, albeit using fully mature trees in the images. It will take some time to achieve that level of screening.



Figure 4: Portion of 12060 Chestnut Cres backyard abutting Meadowtown property

As a way to provide increased screening for those residents, the applicant is also proposing to plant 12 trees on the City-owned parcel adjacent to Meadowtown.

by the City in advance. Tree installation and site clean up on City-owned land to be completed to the City's acceptance."

A copy of the draft development permit including plans is included as Attachment D. The architecture design and landscape plans meet the intent of the development permit area guidelines and were improved based on feedback from the Advisory Design Panel, which was incorporated into the previous design that went to Council. Based on overall compliance with the intent of the relevant design guidelines and feedback from the City's Advisory Design Panel, authorization of Development Permit Amendment No. 2002-005-014 is recommended.

If approved, a landscape bond will be collected at the time of building permit and a final inspection will occur to ensure that landscaping is completed in accordance with the plans.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☒ Balanced Economic Prosperity ☐ Infrastructure
☐ Community Spirit & Wellbeing ☐ Corporate Pride ☐ Public Safety
☐ Not Applicable

Business Vitality. Cultivate a vibrant and diverse economy where local businesses prosper by attracting visitors and businesses.

WORKPLAN IMPLICATIONS

- ☒ Already accounted for in department workplan / no adjustments required
☐ Emergent issue / will require deferral of other priority(ies)
☐ Other
-

FINANCIAL IMPLICATIONS

- ☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other
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PUBLIC PARTICIPATION

- ☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

This application was reviewed by the City's Advisory Design Panel.

KATZIE FIRST NATION CONSIDERATIONS

- Referral ☐ Yes ☒ No ☐ Other
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SIGN-OFFS**Written by:**

Allison Dominelli,
Senior Development Services Technician

Reviewed by:

Colin O'Byrne,
Manager of Planning

Patrick Ward,
Director of Planning and Development

ATTACHMENT(S):

- A. Letter from applicant
- B. Memo from landscape architect
- C. Renderings of view from Chestnut Cres residents
- D. Development Permit No. 2002-005-014