
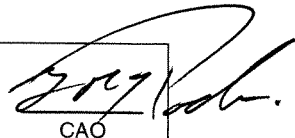


COUNCIL AGENDA/INFORMATION		
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✓ Special

December 8, 08 Item # 4

 Director	 CAO
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4

DISTRICT OF WEST VANCOUVER

750 - 17TH STREET, WEST VANCOUVER, BC V7V 3T3

COUNCIL REPORT

Attachments for item 4
provided under separate cover

Date: November 26, 2008

File: 08-026

From: Colette Parsons, Urban Design Planner

Subject: **Development Permit Application (DP) No. 08-026 for 1434 Marine Drive**

RECOMMENDED THAT:

1. Development Permit Application No. 08-026 for 1434 Marine Drive, which would allow for internal and external tenant improvements to an existing building, be approved.
2. Staff explore the addition of handi-cap stalls in strategic locations within Ambleside as part of the implementation of a parking strategy for the area.
3. Staff explore restricting access to the lane for trucks greater than 38'.

Purpose

To report back to Council on Development Permit 08-026, 1434 Marine Drive as requested by Council on November 17, 2008.

1.0 Background

- 1.1 Prior Resolutions – On November 17, 2008 Council considered all written and verbal submissions including the staff report from the Urban Design Planner dated October 16, 2008 (see Appendix A) regarding Development Permit Application No. 08-026 for 1434 Marine Drive and requested that staff report back on the following issues: accessibility, rear lane enhancements and parking and truck manoeuvring.

2.0 Policy

- 2.1 Policy – The Official Community Plan (OCP) designates 1434 Marine as being within the Ambleside Village Centre Development Permit area. External changes to the appearance of existing buildings require a Development Permit. The Development Permit objectives which apply to this site are:

1. Enhance the area's main street character and promote the area's role as a Village Centre
2. Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience
3. Use appropriate architectural features and detailing of buildings and landscapes to define area character.

3.0 Analysis

3.1 Discussion

Meeting the Ambleside Area Development Permit objectives

1. *Enhancing the area's main street character and promote the area's role as a Village Centre* – This building has a large frontage (90 feet of frontage versus 15 to 30' for most other tenant frontages along this block). There has been a significant break in tenant occupancy in this location for several years impacting the surrounding businesses and detracting from the street ambiance. Filling that gap and vacancy as well as upgrading the building we feel assist in meeting the objective.
2. *Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience* – This is an existing one storey building which is currently at a pedestrian scale. The applicant is providing graphics and signage to assist to improve the pedestrian experience.
3. *Use appropriate architectural features and detailing of buildings and landscapes to define area character* – As this is an existing building changes to it should be sympathetic to the original modernist structure. The applicant, as mentioned above, is upgrading the building by painting, signage, lighting, graphics and the introduction of a rear awning to a relatively un-interesting rear frontage. Considering it is an upgrade to an existing building we feel the applicant is providing sufficient upgrades to meet the objective.

Specific Issues raised by Council on November 17, 2008

Accessibility –

Parking is in the rear of the building. All patrons will have to enter off Marine Drive via a walkway between the buildings. There is one handi-cap stall in the rear of the building closest to the walkway. Concern was expressed over the accessibility to the building. The concept of a second access in the rear of the building was explored, however, the LCB felt that it would be too difficult to monitor two ingress and egresses to the store.

They also felt that the 108 feet from the handi-cap stall to the front door was within an acceptable distance and no different than many local malls.

The condition is an existing condition and the previous tenant functioned with this arrangement.

Staff recommend that Council direct staff to consider the addition of handi-cap accessible stalls in strategic locations with the Ambleside area. These could be implemented as part of an overall parking strategy for the area.

Rear Lane -

In West Vancouver lanes are considered streets and should be provided with sufficient interest and detail to create a pleasing environment for pedestrians and others moving through them. The concern was that not enough was being done to enhance the rear lane area.

The applicant had agreed to the following:

- Painting the rear of the building, including the wall around the hydro kiosks and the bollards
- Replacing the sidewalk with unit pavers
- Providing an awning for a portion of the rear
- Providing lighting to the rear of the building and in the walkway

In addition to the above the applicant has now agreed to further work to enhance the lane ambiance.

- All garbage and recycling will be kept internal to the building. Recycling is picked up on the return trip for deliveries. Garbage will only be placed outside on designated pick up days.
- Animate the rear window treatment with a graphic film rather than solid black. Staff will work with the applicant to achieve an appropriate image or series of images.
- Remove all the asphalt for the parking area and replace it with unit pavers to West Vancouver standards.
- Extend the awning across the entire length of the rear façade of the building to provide weather protection.
- Add more lighting in the walkway between rear of the building and Marine Drive. Lighting fixture to be agreed to with the staff input.
- At a minimum paint the hydro kiosk. We are exploring with BC Hydro the potential to wrap the kiosk with a graphic image.

Parking and Manoeuvring –

Concern was raised regarding the manoeuvring of delivery trucks and the parking in the rear lane.

As the Liquor Distribution Branch controls the delivery from the distribution centre they can control the delivery times of the vehicles (7:30-9:30am). They have agreed to adhere to the times. They will also be providing a towing service to enforce the clear access to the delivery area prior to the store opening.

The LBD will also restrict the size of their vehicles to 38'. The District could restrict the size of all vehicles in the lane to 38' with consultation with other businesses in the area if there is concern with enforcement.


To assist with parking the curb on the west side of the parking area will be removed to improve manoeuvrability near the ramp. The width of the parking stalls has been re-distributed evenly to make each as wide as possible (+8'). Also the spaces in front of the ramp will be signed "small car spaces".

The 3.5m "stay clear" notification on the hydro kiosk is to allow for maintenance access to the front of the kiosk not the side. There will be no parking or piling of materials in front of the kiosk. The one parking stall to the west is acceptable to BC Hydro.

3.2 Options –

1. Council could approve the application (recommended)
2. Reject the application. If Council were to reject the application it must be based upon non-compliance with the Development Permit objectives.
3. Request further guidance on the application by forwarding it to the Design Review Committee for their December 16, 2008 meeting.

Author:


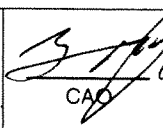


Colette Parsons

Appendices:

- A - Staff Report, October 16, 2008
- B - Context Map
- C - Draft Development Permit

COUNCIL AGENDA/INFORMATION		
<input type="checkbox"/> Closed	Date: _____	Item # _____
<input checked="" type="checkbox"/> Reg. Council	Date: <u>Oct 23, 08</u>	Item # <u>8</u>
<input type="checkbox"/> Supplemental	Date: _____	Item # _____

 Director	 CAO
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DISTRICT OF WEST VANCOUVER
750 – 17TH STREET, WEST VANCOUVER, BC V7V 3T3

APPENDIX A

COUNCIL REPORT

Attachments for item provided under separate cover

Date: October 16, 2008 File: 08-026
 From: Colette Parsons, Urban Design Planner
 Subject: **Development Permit Application (DP) No. 08-026 for 1434 Marine Drive**

RECOMMENDED THAT:

1. The Municipal Clerk give notice that the Development Permit Application No. 08-026 for 1434 Marine Drive which provides for internal and external tenant improvements to an existing building will be considered at the meeting of Council on Monday, November 17, 2008.

Purpose

To review and make a recommendation on a Development Permit to permit building renovations to 1434 Marine Drive which is designated Ambleside Village Centre Development Permit Area.

1.0 Background

- 1.1 Prior Resolutions - None

2.0 Policy

- 2.1 Policy – The Official Community Plan (OCP) designates the lot as being within the Ambleside Village Centre Development Permit area. External changes to the appearance of existing buildings require a Development Permit. The objectives of the designation are:

- enhance the area’s main street character and promote the area’s role as a Village Centre
- provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience,
- use appropriate architectural features and detailing of buildings and landscapes to define area character,

- improve existing streets and sidewalks to promote alternative transportation,
- facilitate pedestrian movement into and within the area, and
- promote construction of new buildings and structures that are compatible with the character of these areas, recognize established amenities and contribute to business viability and economic growth.

3.0 Analysis

3.1 Discussion

Site Context and Features

The site is on the south side of Marine Drive between 14th and 15th Streets. The building has been vacant for the past couple of years. It was constructed for the Bank of Montreal in 1960 and was occupied by them until late 2007. It is zoned AC1 (Ambleside Centre 1 Zone).

On the east boundary of the lot is a small walkway connecting the street to the rear lane. The building to the east is a three storey mixed use building (VanCity). The building to the west is a one storey building (Carmello's restaurant).

The existing building was built in 1960 and its character is modern with horizontal window layout and awning structure. There is a strong vertical wall of brick on the west end of the building that acts as a visual anchor for the building. The building is currently somewhat run down due to the lack of tenants over the last number of years.

Project Proposal

The applicant, the Province of BC - Liquor Distribution Branch, has vacated their liquor store on 16th Street and plans to upgrade and relocate to 1434 Marine Drive. The proposal does not change the square footage, height or parking of the existing building.

External changes to the building are proposed; specifically:

- Painting and general upgrades to the entire building,
- Cleaning up the Marine Drive façade (removal of existing signs, patching where necessary) and making it visually interesting for passers-by
- Upgrading the rear of the building by installing a rear door, ramp with railings, an awning and resurfacing the walkway and asphalt area
- Installation of a bike rack on Marine Drive

Emergency egress from the building is handled by two doors, the upgraded doors on Marine Drive and the new door and ramp/walkway system at the rear of the building. This rear door will also provide for deliveries via the lane rather than Marine Drive.

In order to ensure delivery vehicles do not obstruct the lane and to give certainty to the neighbours regarding the hours of loading and unloading, the applicant has agreed in writing to restrict the hours of loading and unloading to 7:30-9:30 in the morning and to park their delivery trucks in the parking area at the rear of the building and not on the municipal lane.

Handicapped access to the building is provided by a designated handicapped parking stall and the public walkway between the lane and Marine Drive. The designated handicapped parking stall is located in the rear on-site parking area adjacent to this public walkway.

Recycling is handled internal to the building.

Parking

When the building was constructed it included a small mezzanine area. Building Permit records indicate that the area at the rear of the building was to be used entirely for parking and was of sufficient size to accommodate 9 parking stalls. In the 1980's a hydro kiosk was introduced at the east side of the parking area. This did not reduce the number of parking spaces (which remains at 9); rather it reduced the width of several parking spaces.

As the building that was constructed in 1960 has not increased in floor area and the number of parking spaces remains the same, the building with its 9 parking spaces may continue to be used for a conforming land use.

Conclusion

The Liquor Distribution Branch has worked with District staff to address concerns raised around the appearance of the building and loading and unloading. They are upgrading the lane appearance consistent with District policy that lanes are pedestrian areas and should be appealing to walk in.

The building will now have a tenant, bringing a significant amount of foot traffic to the area, which will be welcome after a long term vacancy at this location. We believe the improvements will add to the streetscape and will be a good addition for this block.

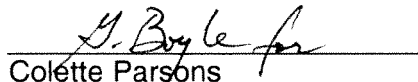
Subject to additional comments or concerns being raised on the project at the Public meeting, staff recommends approval of the Development Permit.

- 3.2 Environmental Implications – The applicant has agreed to install a bike rack in front to facilitate people cycling to their store.
- 3.3 Consultation – As the application is for minor exterior renovations it was felt design issues could be addressed by professional District staff. Planning staff, however, felt that the Public should have the opportunity to comment on the application through a Public Meeting at a regularly scheduled Council meeting.

4.0 Options

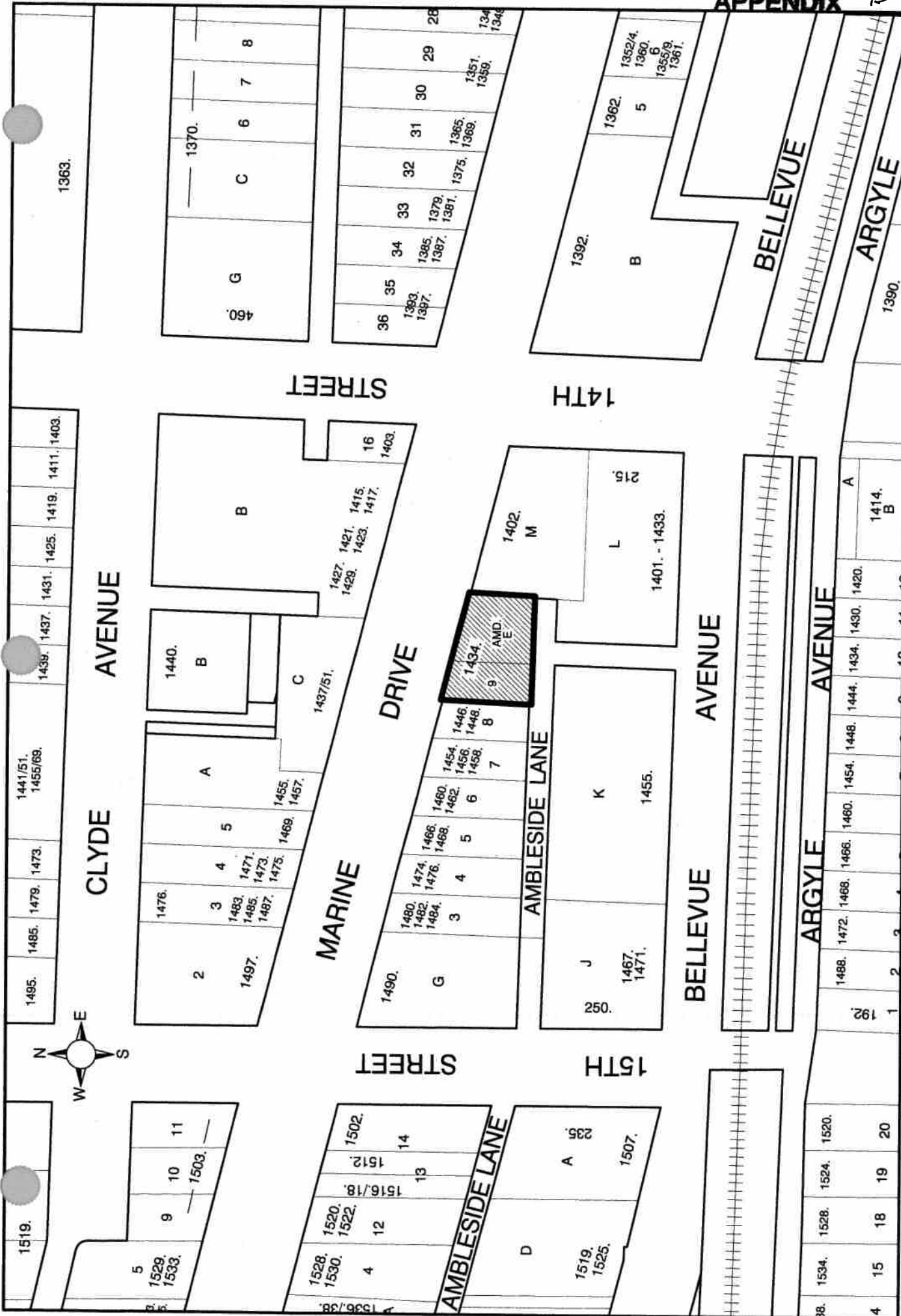
- 4.1 Council may set the date for consideration of this application as recommended by staff, defer further consideration pending receipt of additional information or reject the application.

Author:


Colette Parsons

Appendices:

- A - Context Map
- B - Draft Development Permit



DATE: NOV 27/08 REV: 0

CONTEXT PLAN

1434 MARINE DRIVE

SK-1

DISTRICT OF WEST VANCOUVER
THE WATERFRONT COMMUNITY

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District of West Vancouver

Development Permit No. 08-026

Current Owner: Calvin Henn
Calido Enterprises Ltd.
2080 – 777 Hornby Street
Vancouver, BC
V6Z 1S4

This Development Permit applies to:

Civic Address: 1434 Marine Drive

Legal Description: PID: 012-862-070
Amended Lot E, Block 23, District Lot 237, Plan 4590 and Amended
Lot 9, Block 23, District Lot 237, Plan 3459
(the 'Lands')

-
1. This Development Permit:
 - (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as Ambleside Village Centre Development Permit Area, to enhance the area's main street character and promote the area's role as a Village Centre, and subject to Guidelines (BF C-3) specified in the Official Community Plan; and
 - (b) is issued subject to the Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.
 2. The following requirements and conditions shall apply to the Lands:
 - 2.1 Building, structures, on-site parking, driveways and site development shall take place in accordance with the attached Schedule A – Architectural and Signage Drawings (8 drawings total).
 - 2.2 Sprinklers shall be installed in all areas of the building to District standards.
 - 2.3 The following works shall be provided, generally in accordance with Schedule A, at the cost of the Owner:
 - (a) install bike rack on Marine Drive;
 - (b) replace of rear walkway with unit pavers and re-surface existing asphalt;
 - (c) power-wash hydro kiosk enclosure and walkway from rear lane to Marine Drive; and
 - (e) repaint hydro kiosk bollards yellow.

- 2.4 Prior to Building Permit issuance:
- (a) \$10,000 security provided for the due and proper completion of the works outlined in 2.3, all to the satisfaction of the District.
3. This Development Permit lapses if the work authorized herein is not commenced within 12 months of the date this permit is issued.

In the event the Owner is delayed or interrupted or prevented from commencing or continuing the development by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the completion of the work shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON [Insert Date] .

MAYOR

MUNICIPAL CLERK

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO. IT IS UNDERSTOOD THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION.

Owner: Signature _____ Owner: Print Name above _____ Date _____

FOR THE PURPOSES OF SECTION 3, THIS PERMIT IS ISSUED ON [Insert date#] .

Schedules:

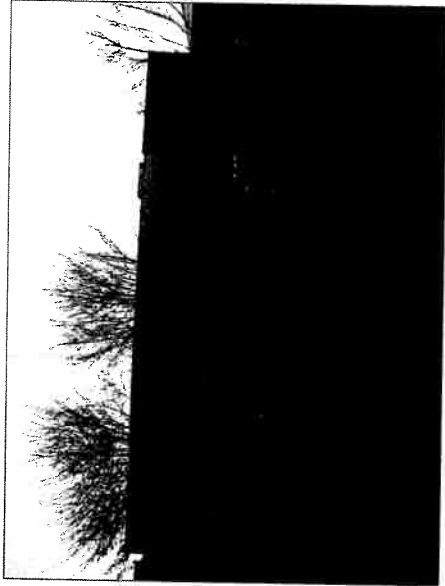
A – Architectural Drawings (11 drawings)

FRONT VIEW

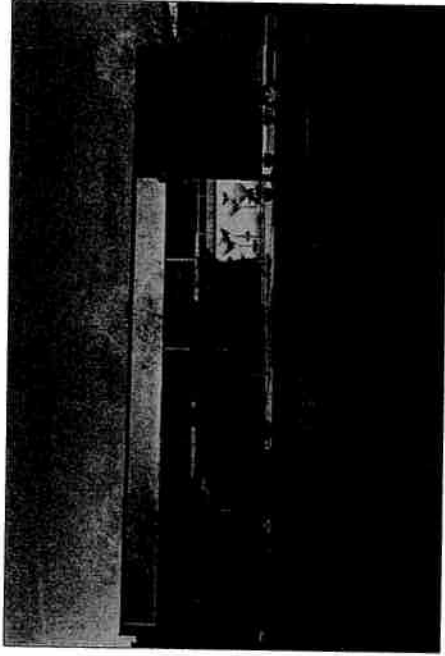
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Attachments for item provided under separate cover

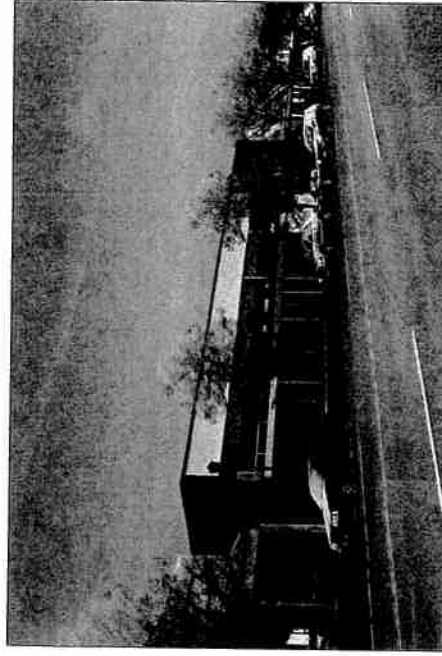
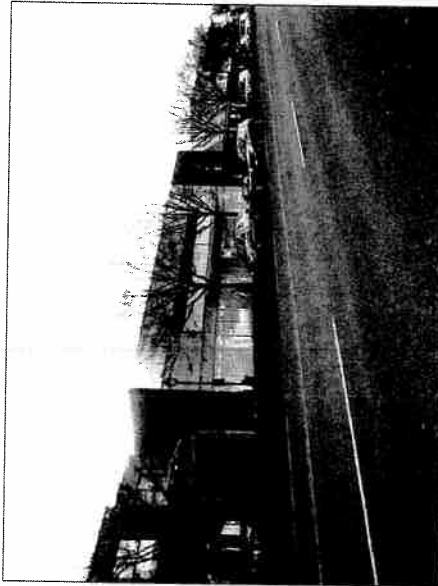
SCHEDULE



EXISTING



PROPOSED



BC LIQUOR STORE
AMBLESIDE, WEST VANCOUVER (BC)
1434 MARINE DRIVE, WEST VANCOUVER (BC)

THIBODEAU
ARCHITECTURE+DESIGN

1465, Ottawa Avenue
West Vancouver, (BC) V7T 2H6
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