

**COUNCIL AGENDA**  
 Date: Wed 27, 2020 Item: 14.14  
July 20, 2020 4/R-1

**WX**

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

4/R-1  
 W.A.

**COUNCIL REPORT**

Date:	June 1, 2020
From:	Lisa Berg
Subject:	Development Permit for 4370 Marine Drive
File:	1010-20-19-034

**RECOMMENDATION**

THAT proposed Development Permit No. 19-034 regarding 4370 Marine Drive to allow for a new gas canopy, covered parking area and renovations to the existing building with zoning variances to setbacks as detailed in Appendix C be considered at the July 20, 2020 Council meeting, and that notice of consideration be given of the proposed Development Permit.

**1.0 Purpose**

The purpose of this report is to provide information to Council on Development Permit No. 19-034 for 4370 Marine Drive, to allow for a new gas canopy, covered parking area and renovations to the existing building including zoning variances (Appendix A).

**2.0 Legislation/Bylaw/Policy**

Provincial Legislation

Part 14 of the *Local Government Act* enables municipalities to designate Development Permit Areas within an Official Community Plan to address the form and character of commercial development.

Zoning Bylaw

The subject site is zoned CR2 (Commercial Restricted Zone 2), which allows for gas stations.

**3.0 Official Community Plan**

The Official Community Plan, Policy BF-C8 designates the site as a local commercial Development Permit Area (DPA). The intent of the DPA is to encourage compatible development of local commercial sites within their residential settings. The proposed development complies with the OCP.

**4.0 Financial Implications**

The proposed development permit has no financial implications for the District.

## 5.0 Background

5.1 Previous Decisions – Not applicable.

5.2 History

The subject site is part of the Cypress Park Neighbourhood Retail Centre. The complex involves two separate lots: the gas station (subject site) is located at 4370 Marine Drive; and the primary store and parking lot are located at 4360 Marine Drive. The complex was built in the 1960s and has served the local community through the decades with a variety of different commercial uses, including a gas station.

## 6.0 Analysis

6.1 Discussion

### Site and Context

As described above, the subject site is one of two lots that make up the Cypress Park Neighbourhood Retail Centre and is approximately 590 square metres (6,350 square feet) in area. It is accessed from Marine Drive and contains a vacant building, fuel pumps and a parking area. The fuel pumps have been inactive for a number of years, the vacant building was used for auto repair and the majority of the property is covered by asphalt. The property's east boundary abuts 4360 Marine Drive, with parking areas and a commercial building. Cypress Creek and residential development is located to the west of the site.

### Development Proposal

The proposal involves renovating the existing gas station by replacing the car service bays with a small store and fuel point-of-sales. The proposal also includes upgrading the washrooms, adding a covered parking area, covering the existing fuel pumps with a new canopy, removing invasive plant species and installing new landscaping and pavers. A rendering of the proposal is shown in Figure 1.

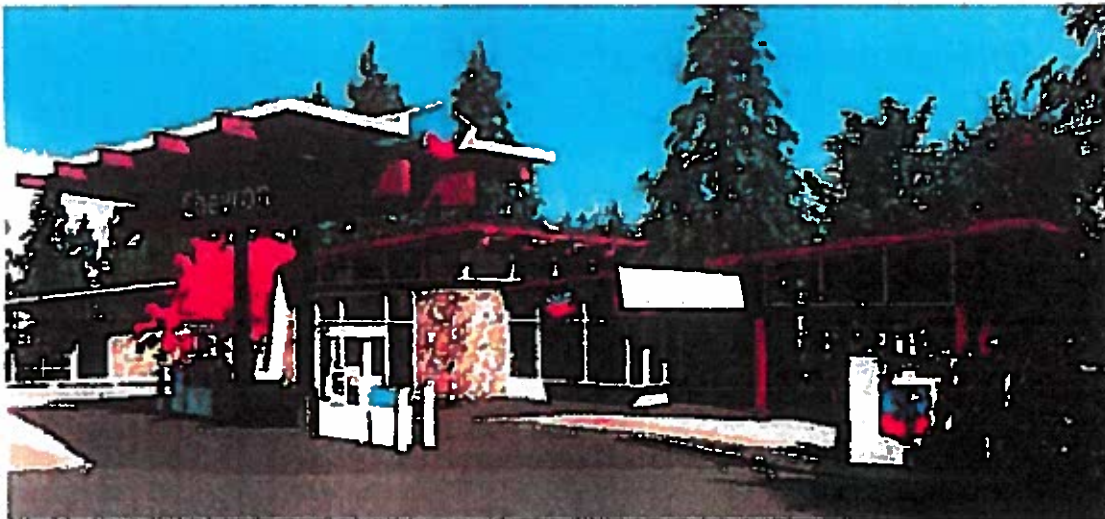


Figure 1: Rendering of 4370 Marine Drive (looking south from Marine Drive)

4066346v1

The gas pumps and underground fuel tanks will be replaced and a new weather canopy constructed. The proposed canopy and covered parking area are designed to complement the architecture of the existing building on the site and the larger commercial development on the adjoining property. The architecture takes inspiration from the existing building form, which features a gently a sloped deck and beam roof panels joined by a breezeway. The proposed development permit is attached as Appendix C, with the design booklet attached as Schedule A.

### Zoning Variances

The applicant proposes zoning variances in order to accommodate the proposal. Due to the size and shape of the existing lot together with the required setbacks from the street, rear yard and riparian area of Cypress Creek, the building envelope is restricted. It is proposed to keep the gas pumps in the existing location and add a covered parking area to the west of the site. This allows for adequate vehicle circulation between the gas pumps, the existing building and parking on the site and reduces the amount of development within the 15 metre riparian setback area (described below). Variances to the setbacks from the street, rear yard and side yards are summarized in the project profile attached as Appendix B.

### Other Required Permits

#### *Environmental Development Permit (EDP)*

Cypress Creek flows northeast to southwest at the northwest edge of the site. Development within 15 metres from the top-of-bank of a creek requires consideration under an Environmental Development Permit (EDP). Council has delegated the consideration of EDPs to the Director of Planning and Development Services and it is being considered separately by staff. As part of the EDP, the applicant proposes limited development within 15 metres of the creek with no-net loss to riparian habitat. Proposed is the replacement of invasive species and some hard surface areas with plantings. Security to ensure works are completed to the satisfaction of the District for creek rehabilitation and landscaping will be secured as part of the EDP.

#### *Development Permit Exemption for 4360 Marine Drive*

The applicant proposes minor exterior changes to 4360 Marine Drive, where the primary store and parking lot are located. The proposed changes are under review by staff and are exempted from a development permit as no new buildings or construction are proposed. The works include minor window and door changes, integrated paver upgrades with the gas station site and a new rear deck and fencing.

## 6.2 Sustainability

Repurposing the existing building will reduce the amount of resources that would otherwise be needed for new construction. It will be improved with double glazing, improved insulation, and new mechanical and electrical

systems. Areas around the building and Marine Drive will be improved with additional plantings (where circulation allows) and replacement of asphalt with permeable paving will contribute to enhanced storm water management.

From a business perspective, the owner desires to take a neighbourhood-based approach for auto fuel sales, acknowledging that the industry is changing and will likely evolve to alternative fuel sources in the future. Although the existing underground fuel storage tanks are currently double-walled and still functional, the applicant proposes to replace them before the end of their life expectancy to ensure that there is the lowest environmental risk possible for the foreseeable future. The owner plans to install bicycle racks and EV charging stations and are pursuing a ride-sharing opportunity with EVO. In addition, the proposal is subject to an Environmental Development Permit (EDP) as described in this report.

Lastly, the owner wishes to retain the small, local feel of the commercial complex and has indicated that the site will continue to be independently operated. The applicant reports that the local community desires to see the revitalization of the existing complex. In the future, the owner would like to offer a free reservable community table for meet-ups, book clubs, tutors, parent classes, etc. in the café on the adjoining property.

### 6.3 Public Engagement and Outreach

Notification of the proposed application will be given consistent with District procedures.

Should Council choose to set the date for consideration of the development permit, the applicant will be required to host a virtual public meeting due to the current pandemic as per the requirements outlined in the staff report titled "Interim COVID 19 Public Consultation Strategy for Development Projects", dated June 4, 2020. .

### 6.4 Other Communication, Consultation, and Research

Planning staff has consulted with District staff on the application and proposed conditions are included in the draft development permit addressing staff concerns.

## 7.0 Options

### 7.1 Recommended Option

That Council set the date for consideration of the application; and that notice be given of consideration of the proposed development permit.

### 7.2 Considered Options

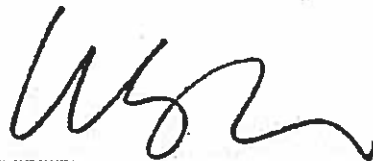
Council may:

- a) set the date for consideration of the application and request that additional information (to be specified) be provided and available to assist in consideration of the application; or
- b) defer further consideration pending receipt of addition information (to be specified); or
- c) reject the application.

## 8.0 Conclusion

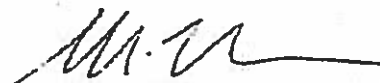
Staff support the proposed development permit as the proposal would see the revitalization and continued use of a local commercial site, is architecturally-designed to fit contextually with the primary commercial site and will be sensitive to the surrounding residential area. Subject to written submissions to Council and Council consideration, staff recommend that the proposed development permit be advanced to consideration and approved by Council.

Author:



\_\_\_\_\_  
Lisa Berg, Senior Community Planner

Concurrence



\_\_\_\_\_  
Michelle McGuire, Manager of Current Planning and Urban Design

Appendices:

- A. Context Map
- B. Project Profile
- C. Proposed Development Permit No. 19-034

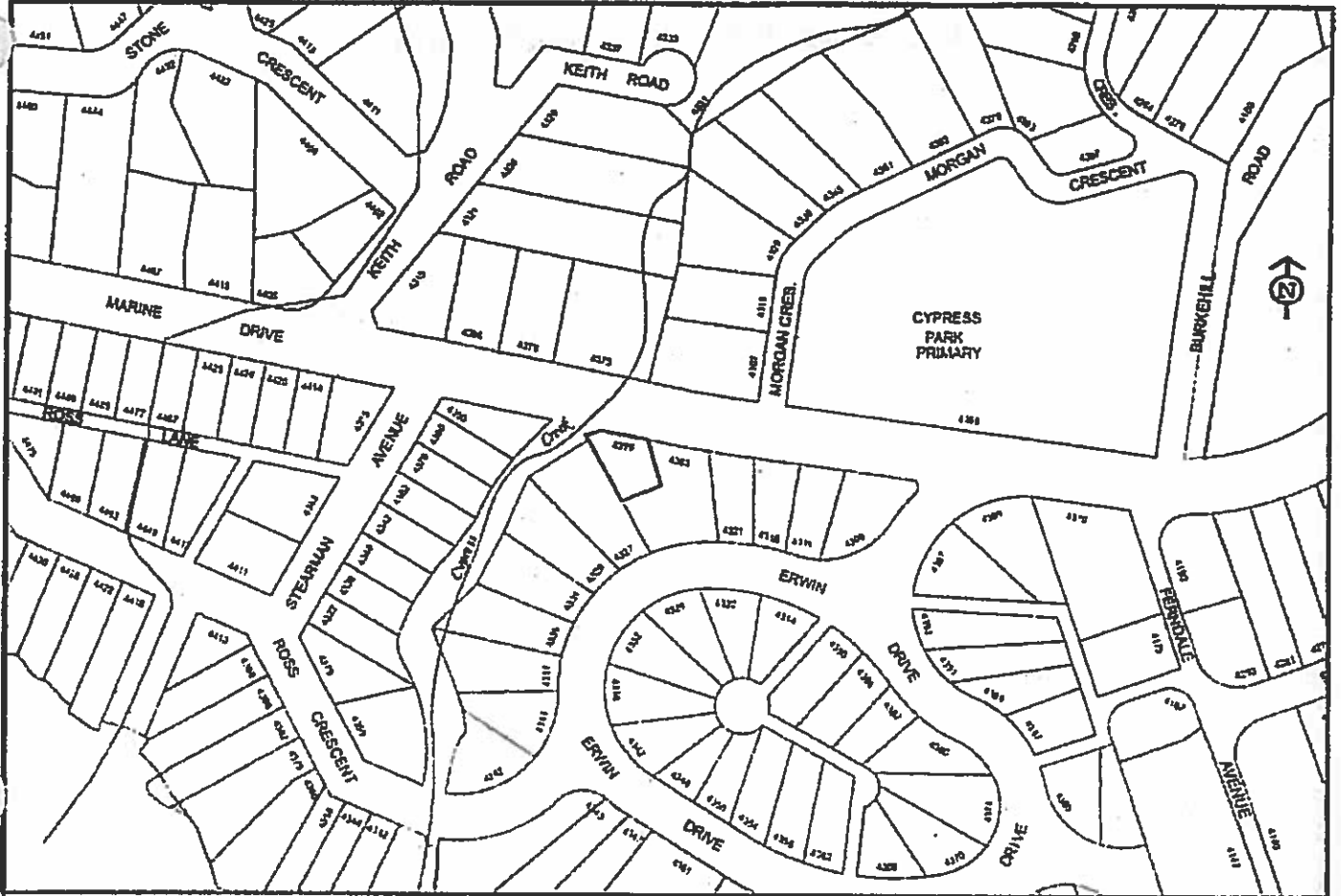
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# APPENDIX A – CONTEXT MAP



*west vanancouver*

CONTEXT PLAN

DATE May27/20 REV 0

TITLE

4370 Marine Drive

FILE

19-034

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# APPENDIX B – PROJECT PROFILE

at June 1, 2020

<b>Project:</b>	<b>GUFFS GARAGE</b>
<b>Application:</b>	Development Permit No. 19-034
<b>Applicant:</b>	0846985 BC Ltd.
<b>Architect:</b>	Millenia Architecture Group
<b>Address:</b>	4370 Marine Drive
<b>Legal Description:</b>	LOT A BLOCK 5 DISTRICT LOT 582 PLAN 11087
<b>PID:</b>	002-597-420
<b>OCP Policy:</b>	Local Commercial Sites
<b>Zoning:</b>	CR2 (Commercial Restricted Zone 2)
<b>Heritage Register</b>	No
<b>Previously Before Council:</b>	Not previously before Council
<b>Summary:</b>	Construction of new gas canopy, carport, renovations to existing building, new site landscaping and riparian area enhancements.

	CR2	PROPOSED <sup>1</sup>	VARIANCE	COMMENTS/NOTES
<b>Site Area</b>	1,161.5 sq m	590 sq m (existing)	None	Existing
<b>Setbacks:</b>				
<b>Setbacks from Street*:</b>				
• Gas Pump Island	4.5 m	3.53 m	0.97 m	Variance
• Store	9.1 m	Existing	None	Existing non-conforming
• Carport	9.1 m	3.29 m	5.81 m	Variance
• Canopy	9.1 m	0 m	9.1 m	Variance
• Canopy Supports	9.1 m	4.5 m	None	Complies
Rear Yard	9.1 m	7.3 m	1.8 m	Existing non-conforming
Rear Yard Parking	2.3 m	0 m	2.3 m	Variance
Side Yard (East)	0 m	0 m	None	Complies
Side Yard (West)	1.52 m	0.85	0.67	Variance (carport overhang)
<b>Building Height</b>	7.6 m	6.21 m	None	Complies
<b>No. of Storeys</b>	2	1	None	Complies
<b>Parking</b>	3	4	None	Complies

\*Site adjacent to RS4 zoned lot, thus all structures except gas pump islands shall have a minimum front yard setback of 9.1 metres.

<sup>1</sup> Source: Information provided by applicant

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**District of West Vancouver**  
*Proposed*  
**Development Permit No. 19-034**

**CURRENT OWNER:** 0846985 BC Ltd.

**THIS DEVELOPMENT PERMIT APPLIES TO:**

**CIVIC ADDRESS:** 4370 MARINE DRIVE

**LEGAL DESCRIPTION:** 002-597-420  
LOT A BLOCK 5 DISTRICT LOT 582 PLAN 11087  
(the 'LANDS')

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**1.0 This Development Permit:**

- (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as the Local Commercial Sites Development Permit Area to promote the compatibility of development of local commercial sites within their residential settings subject to Guidelines BF-C8 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.

**2.0 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 general accordance with the attached Schedule A.
- 2.2 Zoning Bylaw No. 4662, 2010, is varied as follows:
  - 2.2.1 Section 402.03(3) Setbacks from a Street is varied as shown on Schedule A;
  - 2.2.2 Section 402.04(1) and (3) Rear Yard are varied as shown on Schedule A; and
  - 2.2.3 Section 402.05(1) Side Yard is varied as shown on Schedule A.
- 2.3 Sprinklers must be installed in all areas as required under the Fire Protection and Emergency Response Bylaw No. 4366, 2004.
- 2.4 No wood burning fireplaces shall be installed, constructed or otherwise permitted on the Lands or in any building on the lands.
- 2.5 Sustainability measures and commitments shall take place in accordance with the attached Schedule A.

- 3.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:**
- 3.1 Provide and implement a plan for traffic management during construction to the satisfaction of the District's Manager of Development Engineering.
  - 3.2 Install tree, vegetation and/or hedge protection measures as required to the satisfaction of the District's Environmental Protection Officer.
  - 3.3 Submit a "Sediment and Erosion Plan" to the District's Environmental Protection Officer for approval, which the Owner shall comply with and be responsible for maintaining, repairing and implementing the sediment control measures.
- 4.0 Prior to Building Permit issuance:**
- 4.1 Provide engineering civil drawings detailing works where required, including but not limited to:
    - (a) storm water management measures;
    - (b) site service connections;
    - (c) new boulevard plan along the frontage of the site including curbs, sidewalk and grading plan; and
    - (d) repaving along the frontage of the Lands,which must be submitted for acceptance, and security provided for the due and property completion of the engineering works, all to the satisfaction of the District's Manager of Land Development.
- 6.0 This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON \_\_\_\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICE

FOR THE PURPOSES OF SECTION 6.0, THIS PERMIT IS ISSUED ON \_\_\_\_\_.  
Council Date: June 22, 2020 RTC# 4066346v1)

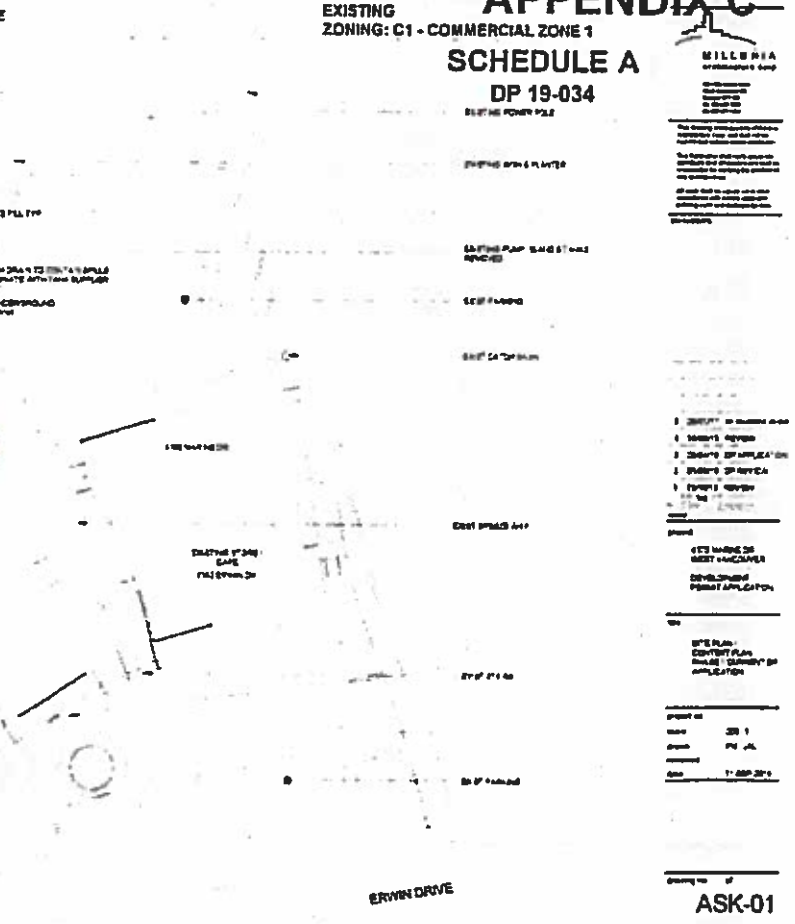
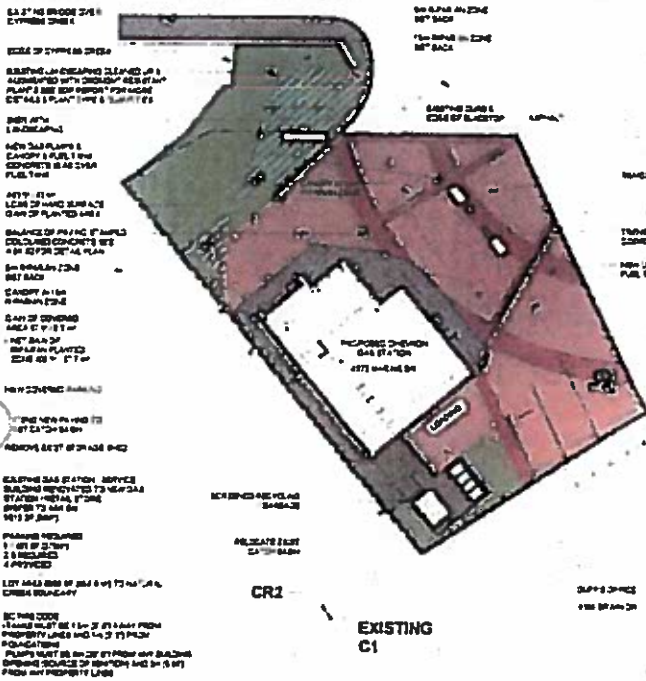
Schedules:

- A. Architectural and Landscape Plan

**CURRENT DEVELOPMENT PERMIT APPLICATION  
ZONING: CR2 - COMMERCIAL RESTRICTED ZONE 2**

**EXISTING  
ZONING: C1 - COMMERCIAL ZONE 1**

**APPENDIX C  
SCHEDULE A  
DP 19-034**



**CR2**

**EXISTING  
C1**

**ALABAMA DRIVE**

**ERWIN DRIVE**

EXISTING GAS STATION SERVICE BUILDING RELOCATED TO NEAR GAS STATION. FUTURE GAS STATION SERVICES TO BE PROVIDED.

EXISTING WATER LINES TO BE RELOCATED TO NEAR GAS STATION.

EXISTING GAS LINES TO BE RELOCATED TO NEAR GAS STATION.

EXISTING SEWER LINES TO BE RELOCATED TO NEAR GAS STATION.

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**1 SITE PLAN**

**HILLSIDE PROJECT**

**APPENDIX C**

**SCHEDULE A**

**DP 19-034**

EXISTING POWER POLE

EXISTING WATER & PLASTER

EXISTING PUMP & GAS STATION SERVICES

SEWER LINES

GAS LINES

EXISTING GAS STATION

EXISTING WATER LINES

NEW WATER LINES

NEW GAS LINES

NEW SEWER LINES

NEW POWER LINES

NEW FUTURE LINES

NEW FUTURE WATER LINES

NEW FUTURE GAS LINES

NEW FUTURE SEWER LINES

NEW FUTURE POWER LINES

NEW FUTURE FUTURE LINES

1. SITE PLAN

2. EXISTING UTILITIES

3. EXISTING WATER & PLASTER

4. EXISTING PUMP & GAS STATION SERVICES

5. EXISTING SEWER LINES

6. EXISTING GAS LINES

7. EXISTING GAS STATION

8. EXISTING WATER LINES

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10. NEW GAS LINES

11. NEW SEWER LINES

12. NEW POWER LINES

13. NEW FUTURE LINES

14. NEW FUTURE WATER LINES

15. NEW FUTURE GAS LINES

16. NEW FUTURE SEWER LINES

17. NEW FUTURE POWER LINES

18. NEW FUTURE FUTURE LINES

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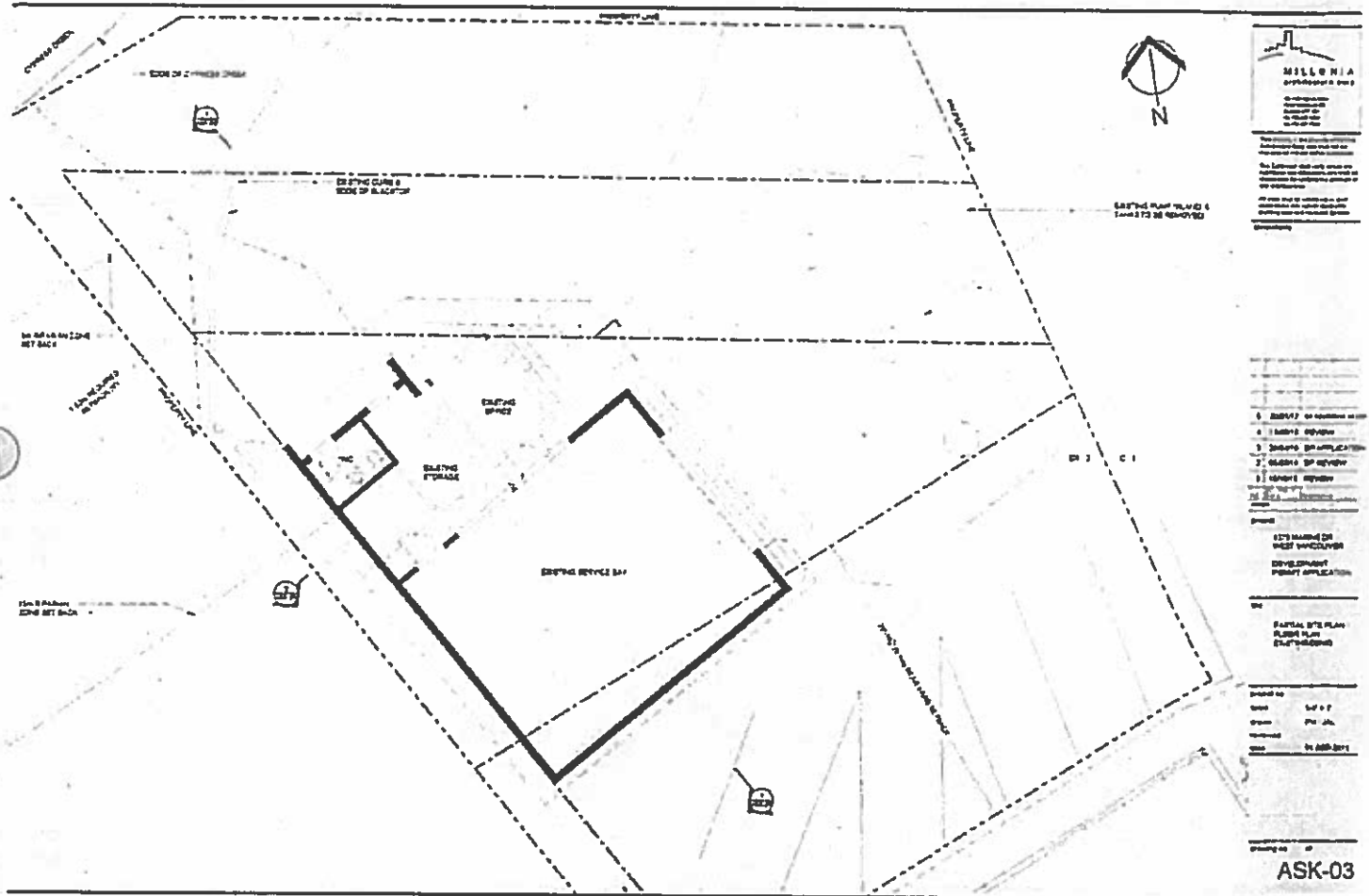
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**ASK-01**

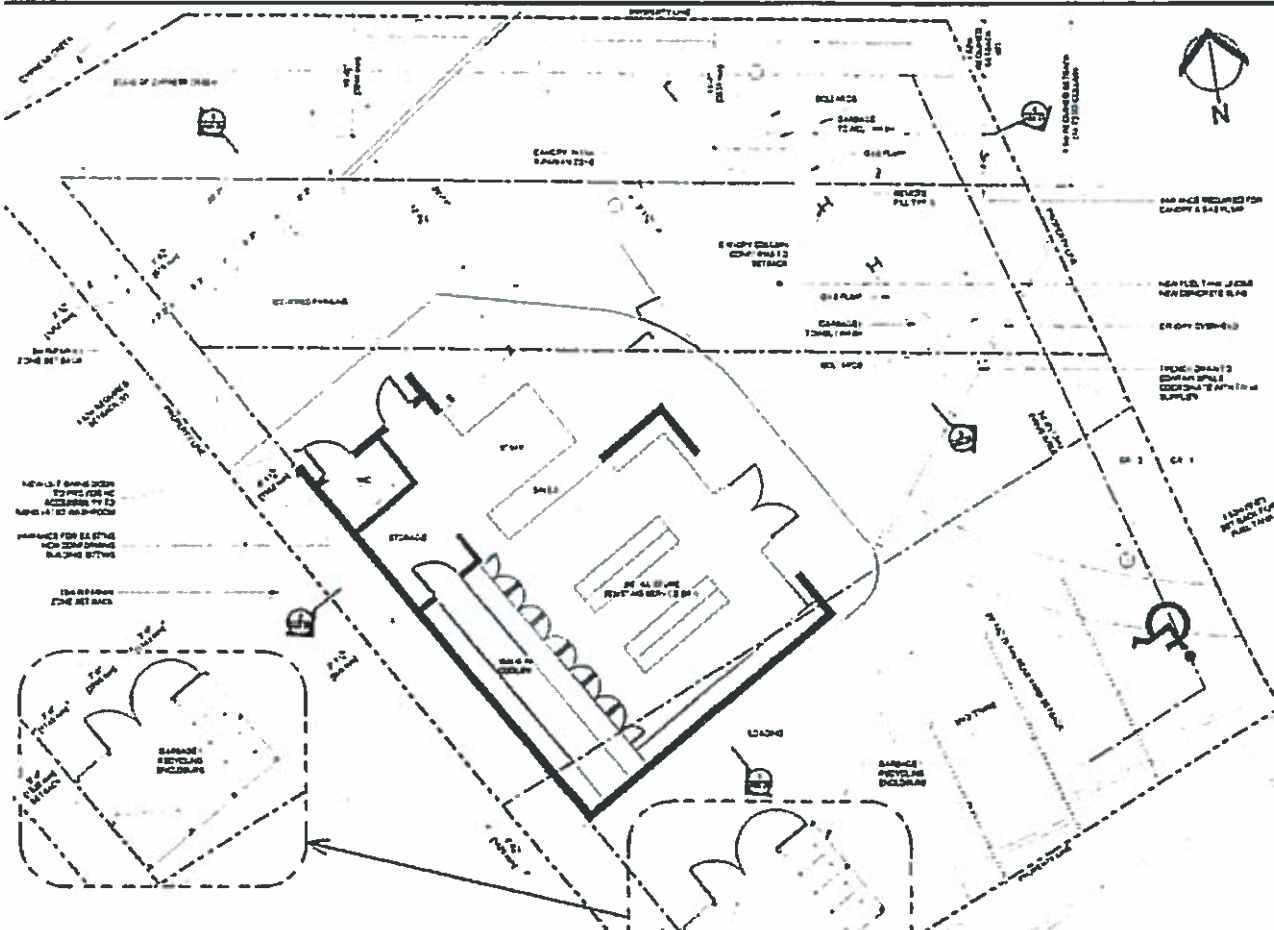




**MILLONIA**  
 ARCHITECTURE & INTERIORS  
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5	EXISTING SERVICE BAY
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ASK-03



**MILLONIA**  
 ARCHITECTURE & INTERIORS  
 1000 W. 10th Street  
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 Phone: 303.733.1111  
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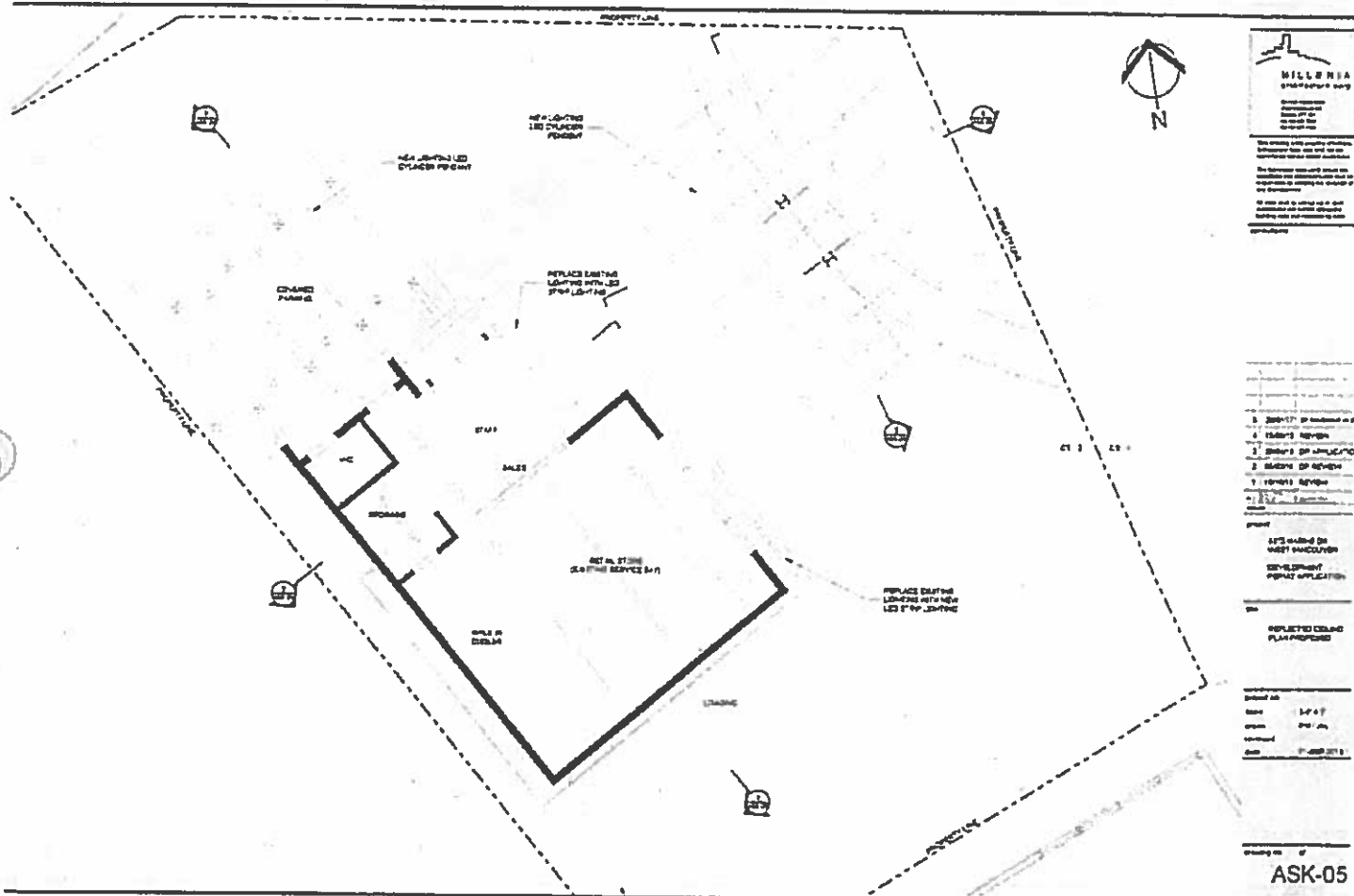
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2	02/15/12	ISSUE FOR PERMIT
3	03/20/12	ISSUE FOR PERMIT
4	04/10/12	ISSUE FOR PERMIT
5	05/01/12	ISSUE FOR PERMIT
6	06/01/12	ISSUE FOR PERMIT
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9	09/01/12	ISSUE FOR PERMIT
10	10/01/12	ISSUE FOR PERMIT
11	11/01/12	ISSUE FOR PERMIT
12	12/01/12	ISSUE FOR PERMIT

PROJECT  
 0718 W. 10th ST  
 DENVER, CO 80202  
 DEVELOPMENT PERMIT APPLICATION

DATE: 07/12/12  
 DRAWN BY: J. J. J.  
 CHECKED BY: J. J. J.  
 SCALE: AS SHOWN  
 SHEET NO. 04 OF 04

**ASK-04**





**MILENIA**  
 ARCHITECTURE & ENGINEERING

10000 W. 10th Ave.  
 Suite 100  
 Denver, CO 80202  
 Phone: 303.733.1111  
 Fax: 303.733.1112  
 www.milenia.com

This drawing is the property of Milenia Architecture & Engineering. It is to be used only for the project and site for which it was prepared. It is not to be used for any other purpose without the written consent of Milenia Architecture & Engineering.

The Designer warrants that the information contained herein is true and correct to the best of his knowledge and belief at the time of preparation. The Designer does not warrant the accuracy of any information not shown or stated herein.

All work shall be subject to a final inspection and approval by the local authority having jurisdiction over the project.

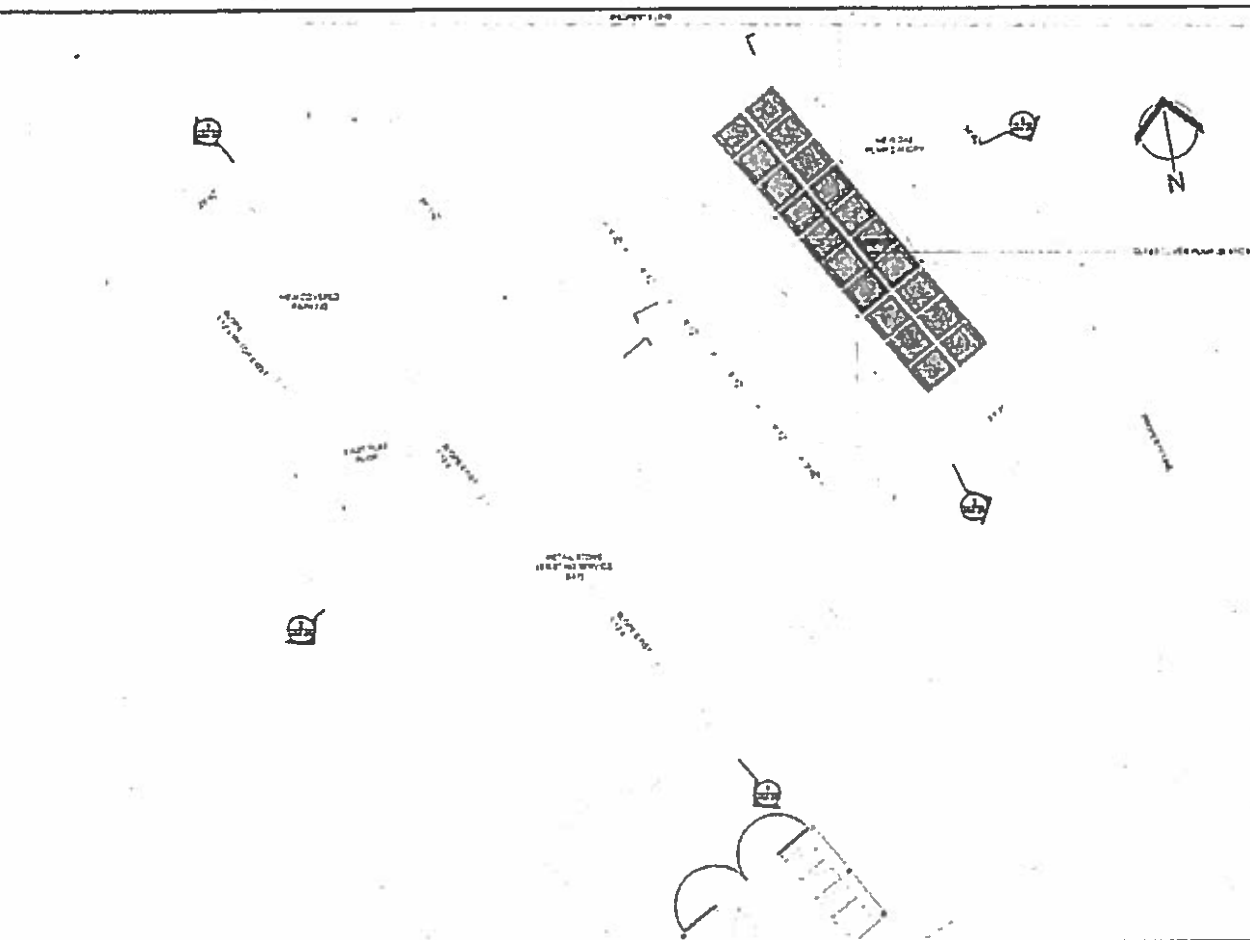
- 1. PRELIMINARY
- 2. 2008/11/17 - 2D DEVELOPMENT
- 3. 2008/11/17 - 2D DEVELOPMENT
- 4. 2008/11/17 - 2D DEVELOPMENT
- 5. 2008/11/17 - 2D DEVELOPMENT
- 6. 2008/11/17 - 2D DEVELOPMENT
- 7. 2008/11/17 - 2D DEVELOPMENT
- 8. 2008/11/17 - 2D DEVELOPMENT
- 9. 2008/11/17 - 2D DEVELOPMENT
- 10. 2008/11/17 - 2D DEVELOPMENT

PROJECT  
 10000 W. 10th Ave.  
 2ND FLOOR  
 DEVELOPMENT  
 PERMIT APPLICATION

DATE  
 11/17/08

SCALE  
 1/4" = 1'-0"

PROJECT NO.  
**ASK-05**



**MILLONIA**  
 architects 00-9

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The design of this building is based on the following assumptions: the site is flat and the ground is undisturbed.

No building will be used for any other purpose than that shown on this plan.

No site, soil or ground water conditions have been investigated.

Structure

1. 200-17 or successor or DP
2. 200-17 DP/200
3. 200-17 DP/200
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5. 200-17 DP/200
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DEVELOPMENT  
 REVISION 01/2006

PROJECT NO. 200-17

DATE: 10/2005  
 SCALE: 1/4" = 1'-0"  
 SHEET NO. 06  
 TOTAL SHEETS: 10

**ASK-06**

REMOVE SIGNAGE  
RECYCLE THE ENCLOSURE



1 EXISTING NORTH ELEVATION  
ASK-05



2 PROPOSED CHEVRON GAS STATION NORTH ELEVATION  
ASK-06



3 EXISTING EAST ELEVATION  
ASK-05

REMOVE LEFT OVERHEAD SIGNAGE

4 PROPOSED CLEAR BAG RECYCLE ENCLOSURE NORTH (FRONT) ELEVATION  
ASK-06

PROPOSED SIGNAGE  
RECYCLE THE ENCLOSURE



5 PROPOSED CHEVRON GAS STATION & COVERED PARKING EAST ELEVATION  
ASK-06



6 ALL SIGNAGE SUBJECT TO SEPARATE DOCUMENT  
ALL EXISTING ADDITIONAL STONE CLADDING & BRICKS TO BE REPAIRED, CLEANED & REFINISHED



7 NEW COVERED PARKING

**MILLERITA**  
ARCHITECTURE & DESIGN

10000  
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The Client is responsible for providing all necessary information and approvals. The Architect is not responsible for the accuracy of the information provided. The Architect is not responsible for the accuracy of the information provided. The Architect is not responsible for the accuracy of the information provided.

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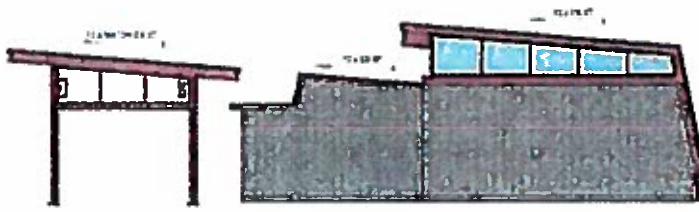
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DATE	11/08/2015
BY	ASK-07
PROJECT	ASK-07
DESCRIPTION	ASK-07
SCALE	ASK-07
DATE	11/08/2015

ASK-07



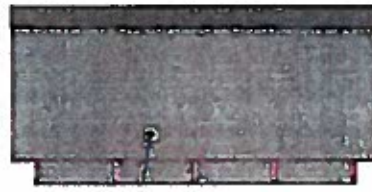
1 PROPOSED COVERED PARKING NORTH ELEVATION  
ASK-07



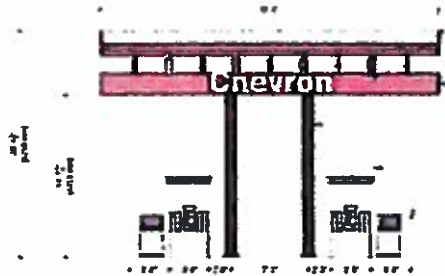
2 PROPOSED CHEVRON GAS STATION COVERED PARKING WEST ELEVATION  
ASK-07



3 PROPOSED COVERED PARKING SOUTH ELEVATION  
ASK-07



4 PROPOSED CHEVRON GAS STATION SOUTH ELEVATION  
ASK-07



5 PROPOSED GAS PUMP CANOPY WEST ELEVATION  
ASK-07

GLASS CANOPY ON 1/2" INS.  
MINIMUM RISE ON 1/2" ACCESS  
EYES

SLASH WALL 1/2" INS.

STEEL WIRE PLAIN CONCRETE  
STRUCTURE ON CONCRETE

2x4 PLAYS

SCULPTURE

ALL FINISHES SUBJECT TO  
APPROPRIATE BOVA PERMIT



6 PROPOSED GAS PUMP CANOPY NORTH ELEVATION  
ASK-07

**MILLENIA**  
ARCHITECTURE P.C.

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Project No.	2019
Date	1-17-17
Drawn	JL
Reviewed	
Date	11-28-2016

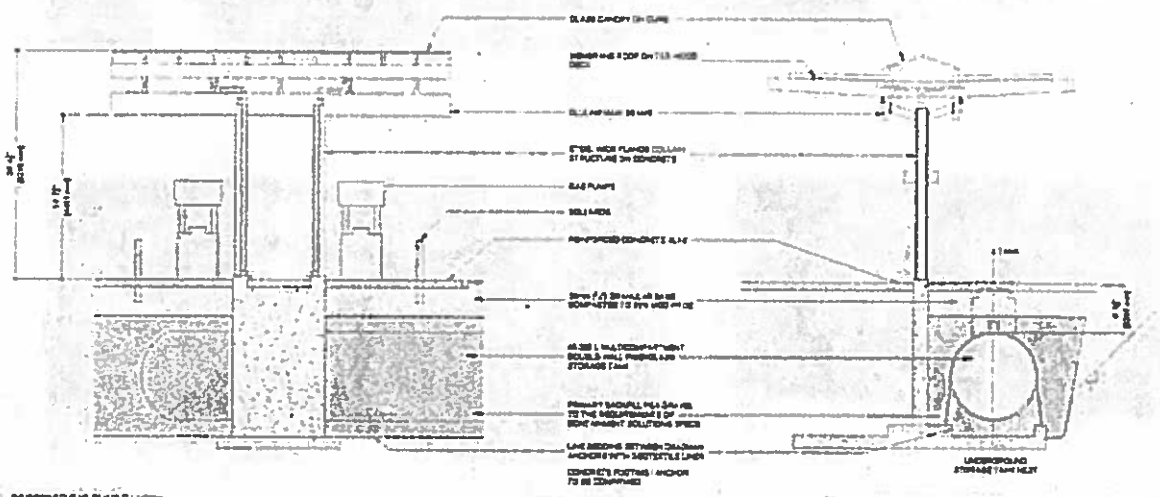
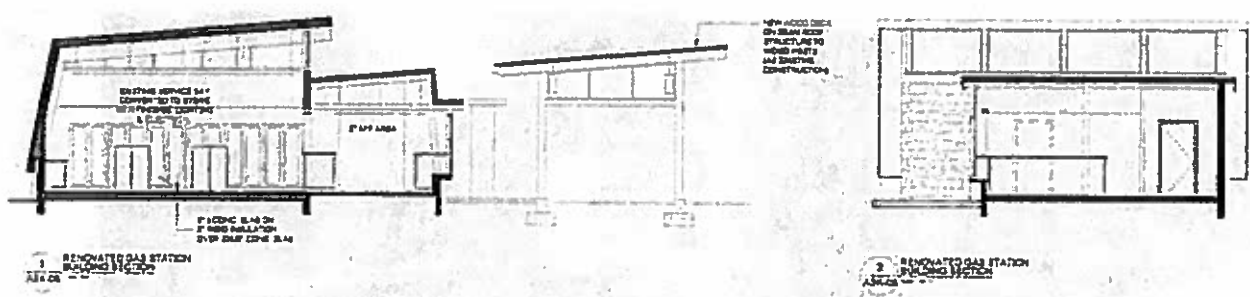
ASK-08

**MILLONIA**  
Architects Corp.

1000 North 1st Street  
Suite 200  
Milwaukee, WI 53233  
Tel: 414.224.1100  
Fax: 414.224.1101

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1	2007.17	AS REVISED BY
2	2008.01	REVISION
3	2008.01	SP APPLICATION
4	2008.01	SP APPROVE
5	2008.01	SP APPROVE

Project: 0703 - 0000000000  
Client: WEST MANICURE  
Development: PUMP APPLICATION

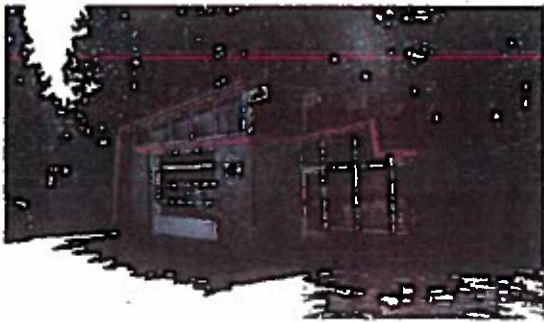
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Date: 11.2008.01.1

3 RENOVATED GAS PUMP CANOPY PUMPING SECTION  
ASK-09

4 RENOVATED GAS PUMP CANOPY PUMPING SECTION  
ASK-09



EXISTING



PROPOSED



EXISTING



PROPOSED

**HILLVIEW A**  
 SUBMITTAL SHEET

Prepared by:  
 Date:  
 Scale:

The owner is responsible for the accuracy of the information provided. The engineer is not responsible for the accuracy of the information provided by the owner.

All work shall conform to the applicable codes and standards of the State of Washington.

- 1. SHEET 10 OF 10
- 2. SHEET 11 OF 10
- 3. SHEET 12 OF 10
- 4. SHEET 13 OF 10
- 5. SHEET 14 OF 10

DATE: 01/15/2018  
 TIME: 10:00 AM  
 PROJECT: HILLVIEW A  
 SHEET: 10 OF 10

ASK-10

**MILLERIA**  
 CHARTERED CITY

City Manager  
 City Clerk  
 City Engineer  
 City Attorney

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EXISTING



PROPOSED

1. 2017/18 DEPARTMENTAL REVIEW  
 2. 2018/19 REVIEW  
 3. 2019/20 DEPARTMENTAL REVIEW  
 4. 2020/21 REVIEW

DATE: 01/21/2021

PROJECT: 1718 MAIN ST. WEST WILCOXVILLE DEVELOPMENT PERMIT APPLICATION



EXISTING



PROPOSED

PROJECT NO: 2019  
 SHEET: 01 OF 05  
 DATE: 01/21/2021  
 DRAWN BY: J. S. S.

ASK-11

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