



# City of Port Moody

## Report to Advisory Design Panel

Date: March 2, 2021

Submitted by: Community Development Department – Development Planning Division

Subject: Development Permit (ADP) – 103 loco Road (EXP Services Inc.)

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### **Purpose:**

To present to the Advisory Design Panel (ADP) a Development Permit application for a redevelopment of a service station and convenience store.

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### Resolution Options

The following resolutions are available for Advisory Design Panel consideration:

**THAT the proposed project be endorsed as presented in the report dated March 2, 2021, from the Community Development Department – Development Planning Division regarding Development Permit (ADP) – 103 loco Road (EXP); OR**

**THAT the proposed project be endorsed subject to the applicant addressing the following specific items; OR**

**THAT the proposal not be endorsed as presented for the following reasons:**

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### **Applicant:**

EXP Services Inc. on behalf of 7-Eleven Canada Inc.

### **Property Description:**

The development site consists of a single parcel at the northeast corner of Barnet Highway and loco Road (**Attachment 1**). The site is currently developed with an existing Esso gas station consisting of eight gas pumps and 7-Eleven convenience store approximately 95m<sup>2</sup> (1,022ft<sup>2</sup>) in size. The site is relatively flat and contains several trees along the rear of the property.

### **Form and Character Guidelines:**

OCP: The subject property is designated Mixed Use – Inlet Centre and is situated within Development Permit Area 3: Inlet Centre (DPA 3) for the regulation of form and character of commercial, industrial, and multi-family residential development within the Inlet Centre neighbourhood.

DPA 3 design guidelines for commercial development are included as **Attachment 2**.

Zoning: The subject property is zoned Service Station Commercial (C4) Zone, which allows for a service station and accessory convenience retail uses.

The OCP and Zoning designation maps are included as **Attachment 3** and **Attachment 4**.

While the OCP allows for high density development with a mix of commercial and residential uses, the applicant is not applying to rezone the property. The applicant is proposing to redevelop the site under the existing C4 Zone which allows for a service station as the principal use and secondary convenience retail uses.

### **Neighbourhood Context:**

Surrounding development consists of:

- North and East: Coronation Park neighbourhood, consisting of single family homes. The neighbourhood is currently subject to a development application to amend the OCP to allow for high density transit-oriented development.
- South: Inlet Centre SkyTrain Station – south entrance.
- West: Vacant site which allows for a 26 storey building, adjacent to the Inlet Centre SkyTrain Station – north entrance.

### **Proposal:**

The Development Permit proposes the redevelopment of the site and includes the following:

- Removal of the existing building, structures, and underground storage tanks on site;
- Site remediation due to existing soil and groundwater contamination;
- Construction of a 282m<sup>2</sup> (3,035ft<sup>2</sup>) 7-Eleven convenience store;
- Construction of a new Esso gas bar and canopy which will include 12 (six double-sided) pumping stations; and
- Installation of two new underground fuel storage tanks and one garbage enclosure.

Project drawings are included as **Attachment 5**.

### Adjacent Potential Redevelopment

Wesgroup Properties received First Reading of an OCP amending bylaw in January 2021 to increase density above what is currently envisioned for the Coronation Park neighbourhood. At Council direction, Wesgroup is revising certain elements of its plan prior to the amending bylaw being considered for second reading. That includes reducing some of tower heights and the overall added density.

**Attachment 6** contains two images from Wesgroup's submission that show what is envisioned for the properties adjacent to the subject property. It had been assumed by Wesgroup that the property would remain as a service station use for the foreseeable future and that has been taken into consideration in the site plan, with significant building setbacks and landscaping. There is structured parking under both the towers that will be partially below grade and partially above grade. Work on Wesgroup's plans have not yet advanced to a detailed design stage, but it is expected that the ground planes of the adjacent towers will likely be at a higher elevation than the service station.

### Form and Character

The proposed gas canopy and convenience store appears to be based on corporate designs with few considerations for the prominent location of the site. While the design guidelines do not specifically refer to service station developments, design cues should be taken from the guidelines as well as the surrounding development at Suter Brook Village and the Inlet Centre SkyTrain Station, as well as the future development of Coronation Park. The prominent location serves as a gateway into the Inlet Centre neighbourhood and presents an opportunity for a modern and contemporary design.

### Parking

Parking requirements for service stations are regulated in the Zoning Bylaw at the rate of one parking space per 111m<sup>2</sup> (1,195ft<sup>2</sup>) of lot area. In addition, parking for retail uses are calculated at the rate of one space per 40m<sup>2</sup> (431ft<sup>2</sup>) of floor space. Due to the irregular lot shape and size, the site requires 27 parking spaces for the service station component and seven parking spaces for the retail component for a total of 34 spaces. Prior to submitting the application, it was indicated by staff that the spaces at each of the 12 gas pumps would be acceptable to include in the parking count.

### Variance Request

The applicant is proposing to provide eleven regular parking spaces plus 12 spaces at each of the gas pumps for a total of 23. As part of the development permit, the applicant is requesting a variance to the parking requirements from 34 to 23. This leaves a shortfall of 11 parking spaces from the Zoning Bylaw requirements. Staff recognize that the parking requirements for site are onerous, and due to the high turnover of vehicles at service stations, are likely to support a variance. However, the shortfall of 11 parking spaces would need to be further reviewed.

### Electric Vehicle Charging

The Zoning Bylaw requires 20% of parking stalls to be Level 2 Energized for electric vehicle (EV) charging. Staff recognize that this location would be best suited for an alternative EV charging configuration due to the proximity to Barnet Highway. Staff would support a variance to not require any Level 2 Energized EV chargers but recommend, that as part of the development, at least two DC fast chargers are installed on the site with accessible sized parking stalls.

### Urban Forest

Through the OCP, the City recognizes that trees on private lands make a significant contribution to the urban forest and wishes to encourage sound planning and management of all trees on private land. The existing trees on the subject property contribute to stormwater management, biodiversity, cooling through shading, and the forested character of the city.

As part of the development, the applicant is proposing to remove 12 of 16 trees on the site. The trees that are proposed to be removed line the northeast property line, as they currently provide separation between the service station site and the adjacent residential uses in the Coronation Park neighbourhood. Consideration should be given to adjusting the proposed footprint of the structures to protect and retain trees. The applicant should also review options for incorporating additional street trees as part of the submission. As part of the Tree Protection Bylaw, any trees

removed from the site during development shall be replaced at a 2:1 ratio or be compensated with cash-in-lieu (\$600 per tree), also at a 2:1 ratio.

An arborist report submitted with the application is included as **Attachment 7** and a tree protection and removal plan and landscape plan are included as **Attachment 8** and **Attachment 9**.

#### Environmental Considerations

Through environmental investigations by the applicant, it has been identified that the property is has contaminated soil and groundwater containing petroleum hydrocarbon constituents at concentrations exceeding the current applicable standards. The applicant is responsible to ensure that the site is remediated with appropriate approvals through the Province of BC.

Through the development permit, staff will ensure that the proposed development includes best management practices to minimize any future contamination of the environment.

#### Frontage Improvements

Frontage improvements will be required along loco Road and Barnet Highway, including upgrades to the sidewalk, bicycle facilities, and additional street trees. Relocation of the existing driveway from Windsor Drive (closed to vehicular traffic) to loco Road will be required, including coordination with the future left turn lane on loco Road at Capilano Road.

#### **Items for Further Review:**

Issues identified by staff to be addressed by the applicant include:

- Concerns about the form and character of the canopy structure and convenience store;
- Concerns about 12 of 16 on-site trees proposed to be removed;
- The proposed parking variance from 34 to 23 spaces;
- The current and future interface with the adjacent properties in Coronation Park;
- Best management practices for environmental protection; and
- Ingress and egress to and from the site.

Any input provided by the ADP on the above items or any other items will be considered by the applicant and staff.

#### **Concluding Comments:**

The proposed redevelopment is not consistent with the land use direction identified in the OCP. However, consideration of the project shall be given as the proposal is being considered under the existing zoning, which permits a service station and secondary convenience retail uses. The proposed design of the project can be improved based on the Development Permit Area 3: Inlet Centre – Design Guidelines for commercial uses as well as surrounding development. The site's location is a gateway into the Inlet Centre neighbourhood and any development should be designed accordingly.

**Attachment(s)**

1. Location Map.
2. Development Permit Area 3: Inlet Centre – Commercial Design Guidelines.
3. OCP Land Use Designations Map.
4. Zoning Map.
5. Project Drawings.
6. Coronation Park Renderings Adjacent to Site.
7. Arborist Report.
8. Tree Protection and Removal Plan.
9. Landscape Plan.

**Report Author**

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Development Planner

## Report Approval Details

Document Title:	Development Permit (ADP) - 103 Ioco Road (EXP Services Inc.).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Location Map.pdf</li><li>- Attachment 2 - DPA3 (Inlet Centre) Commercial Design Guidelines.pdf</li><li>- Attachment 3 - OCP Land Use Designations Map.pdf</li><li>- Attachment 4 - Zoning Map.pdf</li><li>- Attachment 5 - Project Drawings.pdf</li><li>- Attachment 6 - Coronation Park Renderings Adjacent to Site.pdf</li><li>- Attachment 7 - Arborist Report.PDF</li><li>- Attachment 8 - Tree Protection and Removal Plan.PDF</li><li>- Attachment 9 - Landscape Plan.PDF</li></ul>
Final Approval Date:	Mar 11, 2021

This report and all of its attachments were approved and signed as outlined below:

**André Boel - Mar 11, 2021 - 1:48 PM**

**Kate Zanon - Mar 11, 2021 - 1:59 PM**