



Proposal: Development Permit to allow the development of a multi-tenant commercial building.

Recommendation: Approval to Proceed

Location: 2255 King George Highway
Zoning: CD (By-law No. 14003)

OCP Designation: Commercial

LAP Designation: Highway Commercial
Owners: Thomas, Christopher and John Myring

PROJECT TIMELINE

| | |
|--|------------------|
| Completed Application Submission Date: | November 4, 2003 |
| Planning Report Date: | February 9, 2004 |

The applicant is proposing:

- a Development Permit

in order to allow the development of a multi-tenant commercial building.

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7903-0404-00 generally in accordance with the

attached drawings (Appendix II).

2. Council instruct staff to resolve the following issue prior to approval.
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

REFERRALS

Engineering: The Engineering Department has no objection to the project. All Engineering drawings, securities and a Servicing Agreement were fully processed and completed under a previous application (7899-0084-00). The works specified on the drawings and in the Servicing Agreement have not been completed and the executed Servicing Agreement has been renewed and extended by the developer.

Servicing Agreement No. 7899-0084-00 must be revised or superseded to complete the works under this new application for the site (Appendix III).

SITE CHARACTERISTICS

- **Existing Land Use** An older single family dwelling plus sale of used buses.
- **East:** Across King George Highway is a vacant lot, zoned CHI, and an old single family dwelling plus an old motel on a lot zoned RF. The vacant lot is designated Commercial in the OCP, and the lot with a motel and a single family dwelling is designated Urban in the OCP.
- **South:** An old single family dwelling on a lot, zoned RF, Designated Commercial in the OCP.
- **West:** Single family dwellings on lots, zoned RD, designated Urban in the OCP.
- **North:** A Commercial building on a lot, zoned CHI, designated Commercial in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- Background

- The subject site is located at 2255 King George Highway. The site was rezoned from RF and CHI to CD (By-law

14003) on January 15, 2001, under project No. 7999-0084-00. The CD By-law was based on the CHI Zone with a minor variance to the maximum allowed FAR for the tourist accommodation use (increased from 0.50 to 0.54). In addition to the minor change in the FAR, the following principal and accessory uses, permitted in the CHI Zone, were omitted from the CD Zone: automotive services of vehicles less than 5,000 kilograms (11,023 lb) GVW; beverage container return centres; light impact industry, warehouse; sales and rental of vehicles less than 5,000 kilograms (11,023 lb) GVW; assembly halls; and automotive painting and body work.

- The original intent for the site was to develop a limited-service style hotel. Development Permit No. 7999-0190-00, to allow the development of a 48-unit limited-service style hotel was issued on January 15, 2001.
- Due to changes in market condition in the hotel industry, the applicant is now seeking a Development Permit for a multi-tenant commercial building.
- The multi-tenant commercial development still meets all the requirements of the CD Zone.

DESIGN PROPOSAL AND REVIEW

- The site is generally flat. The main access to the site is retained off King George Highway and is restricted to a right-in-right-out only, as designed for the hotel project. The same access point provides access to the lane along the rear of the subject site, which serves the single-family homes adjacent to the site. The rear lane will be extended to 156 Street in future, and will provide an alternative access to the site and other commercial developments along King George Highway, and the single-family dwellings along Madrona Place (Appendix V).
- The proposed building is two-storeys in height. It has a flat roof with a cantilevered roof fascia supported by steel knee braces. At the start of the second storey is corrugated metal roof canopy, which covers the sidewalk below.
- The building is designed for multi-tenant use, with a flexible floor plan for variable tenant configuration. It has three storefronts on the northwest (project north, towards another commercial building), northeast (project east, towards King George Hwy) and southeast (project south, towards a future commercial use). This provides the benefit of screening the rear loading area. This orientation, in combination with the chain link fence along the rear lane, responds to CPTED principles.
- The building fronts have articulated layout, vertical delineation, multiple glazed fenestrations and pedestrian entrance canopy for weather protection. The exterior finish of the building consists of painted concrete tilt-up wall panels and aluminum frame glazing storefront. Sheets of corrugated metal, that match the canopy roofing, cover some sections of the concrete wall panels. Smooth finish (cast-in-place) ledge-stone veneers provide the wall base. Reveals aligned with glazing and openings in the concrete panels provide an added detail.
- The flat roof is made of galvanized corrugated metal, with aluminum flashing at the edges of the cantilevered roof fascia.
- All the components, accented by colour separation and cultured stone veneers, present an appealing streetscape.
- A 5.2-metre (17.2 ft.) freestanding pedestal sign is located within the landscaped area adjacent to the main entrance to the site. The sign design consists of two structural steel frames connected by two steel tubes anchored on a ledge-stone pedestal. The area between the tubes (sign area) is filled with individual illuminated tenant sign panels. The sign has a metal roof canopy for weather protection. These materials match those on the main building. Fascia signs, to identify individual tenants, will be located on steel channels on each storefront.
- DMG Landscape Architects, prepared the landscaping plan comprising of shrubbery, trees and ground cover. The landscape plan incorporates the theme approved for the hotel development, especially the 1.5-metre (5 ft.) hedge

screen along the rear lane, to screen the single family residential properties on the southwest (project west) side of the development.

ADVISORY DESIGN PANEL

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ADP Meeting Date: December 18, 2003

ADP Comments and suggestions have been satisfactorily addressed (Appendix IV).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|--|
| Appendix I. | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II. | Development Permit No. 7903-0404-00 |
| Appendix III. | Engineering Summary |
| Appendix IV. | ADP Comments and Applicant's Response |
| Appendix V. | Context Map |

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by John Myring and dated November 4, 2003.
- Detailed Engineering Comments dated February 5, 2004.

Murray Dinwoodie
General Manager
Planning and Development

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APPENDIX I

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

| | | |
|---------------|----------|--|
| 1. (a) Agent: | Name: | John Myring |
| | Address: | 2636 - 139A Street Surrey, B.C. V4P 2L9 |
| | Tel: | 604-536-3982 |

2. Properties involved in the Application

- (a) Civic Address: 2255 King George Highway
- (b) Civic Address: 2255 King George Highway
 Owners: Thomas, Christopher and John Myring
 PID: 025-208-942
 Lot 1 Section 14 Township 1 New Westminster District Plan LMP 52048

3.

- (a) Remove Notice of Development Permit No. 7999-0084-00 from title.

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 14003)

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|---------------------------------------|----------------------|
| LOT AREA* (in square metres) | | |
| Gross Total | | |
| Road Widening area | | |
| Undevelopable area | | |
| Net Total | n/a | 4,730 m ² |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 50% | 32.5% |
| Paved & Hard Surfaced Areas | n/a | 56% |
| Total Site Coverage | n/a | 88.5% |
| SETBACKS (in metres) | | |
| Front | 7.5 m | 20.42 m |
| Rear | 7.5 m | 8.98 m |
| Side #1 (North) | 7.5 m | 13.84 m |
| Side #2 (South) | 7.5 m | 12.95 m |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 9 m | 8.46 m |
| Accessory | 9 m | 0 |
| NUMBER OF RESIDENTIAL UNITS | n/a | |
| Bachelor | | |
| One Bed | | |
| Two Bedroom | | |
| Three Bedroom + | | |
| Total | | |

| | | |
|---------------------------|----------------------|------------------------|
| FLOOR AREA: Residential | n/a | |
| FLOOR AREA: Commercial | | |
| Retail | | |
| Office | | |
| Total | 4,730 m ² | 1,367.6 m ² |
| FLOOR AREA: Industrial | n/a | |
| FLOOR AREA: Institutional | n/a | |
| TOTAL BUILDING FLOOR AREA | 4,730 m ² | 1,367.6 m ² |

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|---|---------------------------------------|----------|
| DENSITY | | |
| # of units/ha /# units/acre (gross) | | |
| # of units/ha /# units/acre (net) | | |
| FAR (gross) | | |
| FAR (net) | 1 | 0.29 |
| AMENITY SPACE (area in square metres) | n/a | |
| Indoor | | |
| Outdoor | | |
| PARKING (number of stalls) | | |
| Commercial | 41 | 59 |
| Industrial | | |
| LOADING/COURIER BAYS | 3 | 3 |
| Residential Bachelor + 1 Bedroom | | |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | | |
| Institutional | | |
| Total Number of Parking Spaces | | |
| Number of disabled stalls | 1 | 1 |
| Number of small cars | 10 | 2 |
| Tandem Parking Spaces: Number / % of Total Number of Units | | |
| Size of Tandem Parking Spaces width/length | | |

| | | | |
|---------------|----|---------------------------------|----|
| Heritage Site | NO | Tree Survey/Assessment Provided | NO |
|---------------|----|---------------------------------|----|