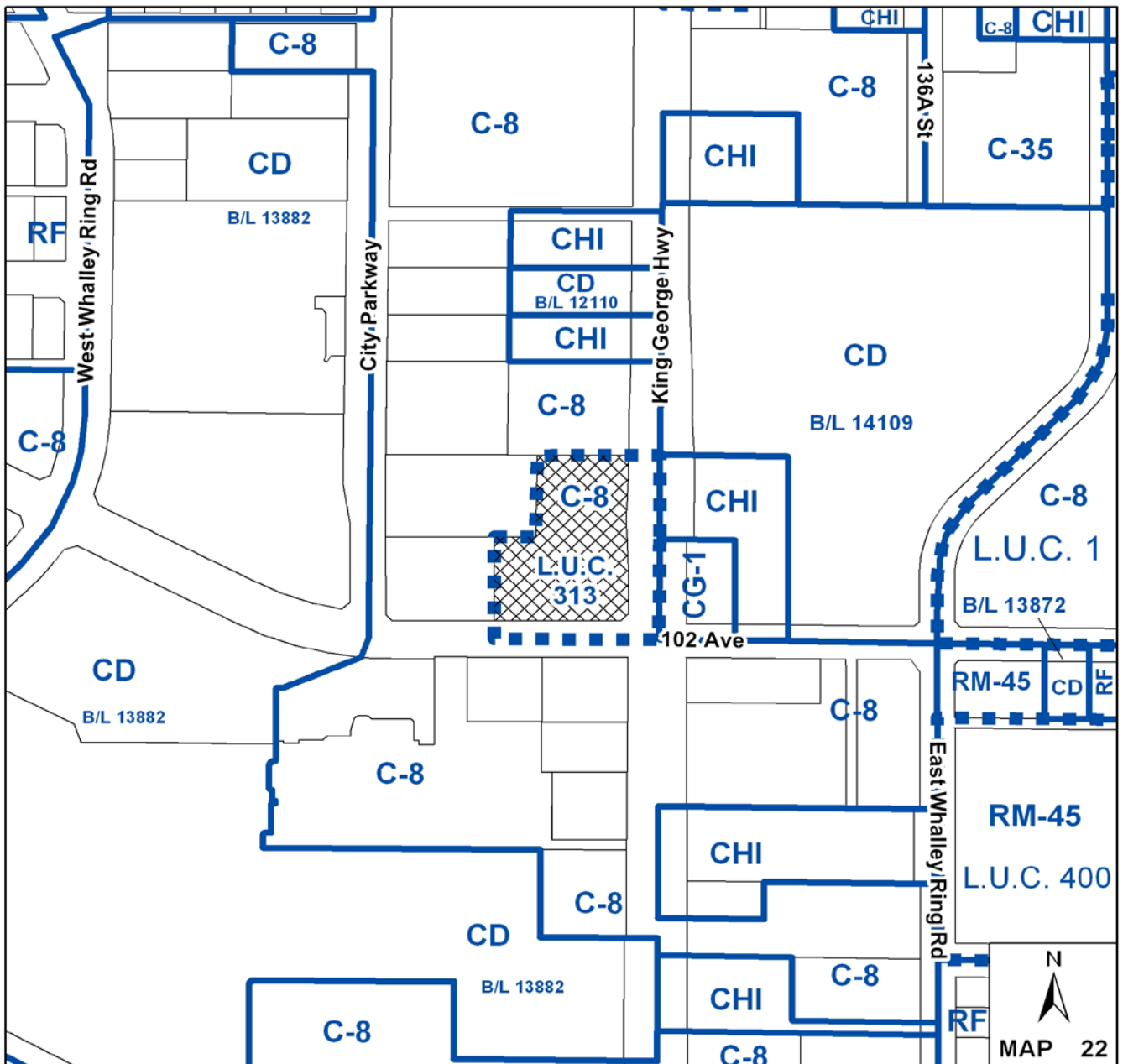


**Proposal:** Development Variance Permit to vary Land Use Contract No. 313 to allow awnings on an existing commercial building.

**Recommendation:** Approval to Proceed

**Location:** 10227 King George Hwy    **Zoning:** LUC No. 313

**OCP Designation:** City Centre    **Owners:** Simon Chun Wing Fong et al



## PROJECT TIMELINE

Completed Application Submission Date: August 29, 2005  
Drawings Submission Date: February 17, 2006  
Planning Report Date: March 6, 2006

## PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary Land Use Contract No. 313

to permit the placement of 24 awnings on the exterior of an existing commercial building

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7905-0273-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to vary Land Use Contract No. 313 to permit 24 awnings on the exterior of an existing commercial building.

## SITE CHARACTERISTICS

- **Existing Land Use** Two multi-tenant retail buildings and a bank building.
- **East:** Across King George Highway, fast food restaurant, zoned CHI and gas station, zoned CG-1, both designated Commercial.
- **South:** Across 102 Avenue, restaurant zoned C-8, designated City Centre.
- **West:** Bank and office building, zoned C-8, and the former Stardust Roller Rink, proposed to be converted to retail units (Application No. 7905-0114-00), zoned C-8, all designated City Centre.
- **North:** One-storey commercial buildings, zoned C-8, designated City Centre.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

- The subject site is located on the west side of King George Highway, north of 102 Avenue, in Surrey City Centre. The site is designated City Centre in the Official Community Plan (OCP).
- There are two existing one-storey commercial buildings (Buildings A and B) with ground floor business units along the north and west portions of the subject site. A third building housing the Royal Bank is located at the south-east corner of the site (Building C). The site is regulated under Land Use Contract No. 313 (with an underlying zoning of C-8).
- The applicant has submitted a proposal for 24 awnings above the business units of Buildings A and B. The form and character of this building was approved under Land Use Contract No. 313.
- The applicant is proposing a Development Variance Permit to vary the Land Use Contract (LUC) to allow the proposed modification to the exterior design of the building.

### DESIGN PROPOSAL AND REVIEW

- The existing one-storey building on the subject site is clad in dark brown brick.
- The applicant is proposing 24 non-illuminating awnings on the exterior of two of the existing buildings. The awnings will be located above the sign box of each business unit.
- The awnings will not include signage and will project 0.91 metre (3 ft.). The length of the awnings will range from 4.2 metres (13.78 ft.) to 6.6 metres (21.65 ft.).
- The proposed awnings will be dark blue in colour. They will have no side panels to allow for a more contemporary design.

### ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Land Use Contract No. 313 to permit awnings on the exterior of two commercial buildings.

Applicant's Reason:

- The proposed awnings will improve the visibility of the commercial buildings and improve the exterior design.

Staff Comments:

- The blue colour of the proposed awnings will correspond with the existing Royal Bank building, which is sited in the same retail complex.
- The proposed awnings will add colour and detail to the building exterior.
- Planning & Development Department staff can support this variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Contour Map
Appendix III.	Site Plan and Proposed Awnings
Appendix IV.	Development Variance Permit No. 7905-0273-00

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by David Gilbert dated August 9, 2005.

Murray Dinwoodie  
General Manager  
Planning and Development

SR/kms

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Information for City Clerk

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

1. (a) Agent:      Name:                 David Gilbert  
                         Address:                 5085 Regent Street  
   Burnaby, B.C. V5C 4H4  
                         Tel:                         604-291-6011
  
2.      Properties involved in the Application
  - (a)      Civic Address:                 10227 King George Highway
  
  - (b)      Civic Address:                 10227 King George Highway  
                 Owners:                         Simon Chung Wing Fong, Amy Yuk Keun Fong; Camy Holdings Ltd., Inc. No. 266849; Sweet Home Holdings Ltd., Inc. 225792; Yuk Lin Loretta Lau; Yeun Boon Hang; Yeun Lau Yuk Chun; ACMY Management Ltd., Inc. No. 133657  
                 PID:                                 005-210-232  
                 Lot 162 Section 27 Block 5 North Range 2 West New Westminster District  
                 Plan 54302
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7905-0273-00.

CONTOUR MAP FOR SUBJECT SITE

