

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7905-0284-00

Planning Report Date: July 13, 2009

**PROPOSAL:**

- **Development Permit**

in order to permit the construction of a commercial building in an existing shopping centre.

**LOCATION:**

19555 Fraser Highway

**OWNER:**

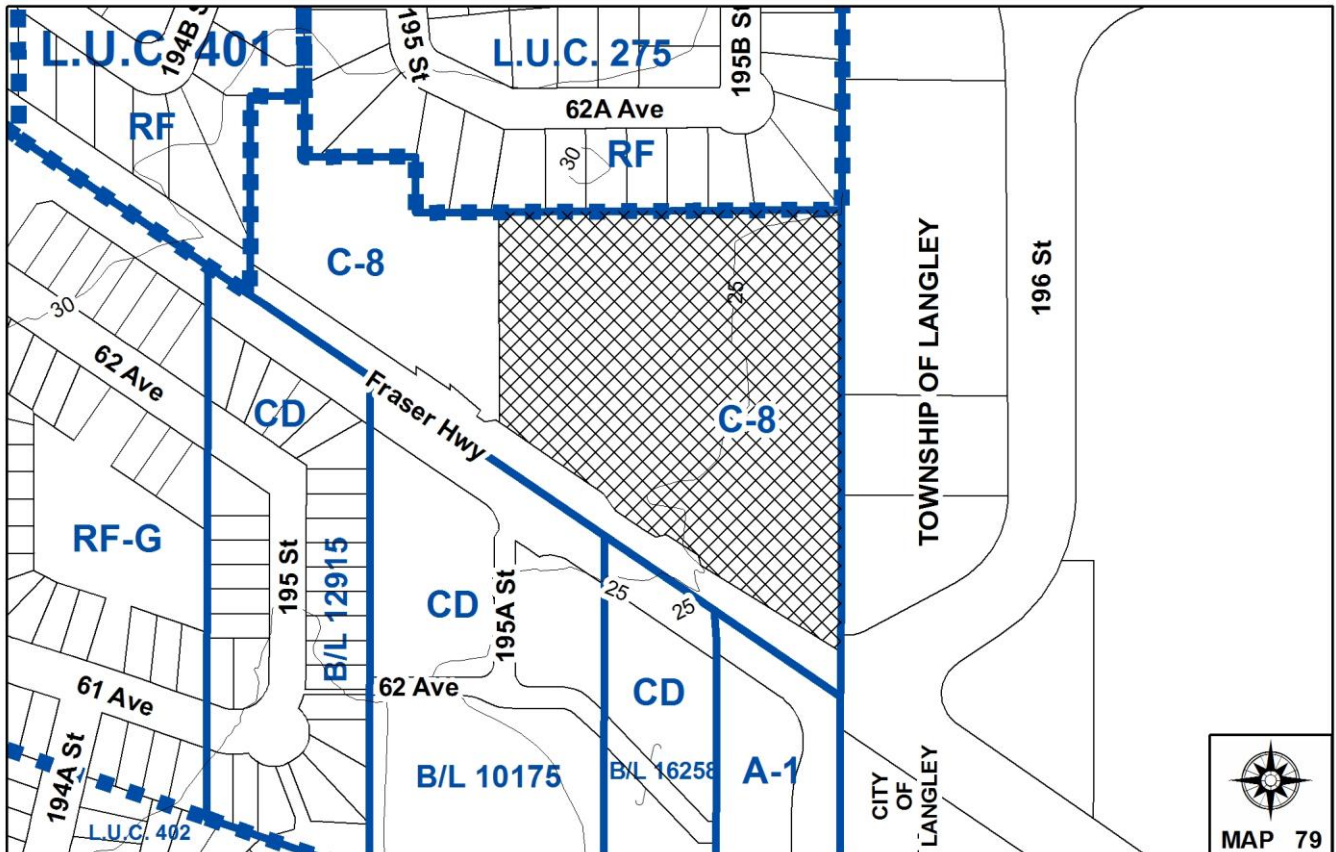
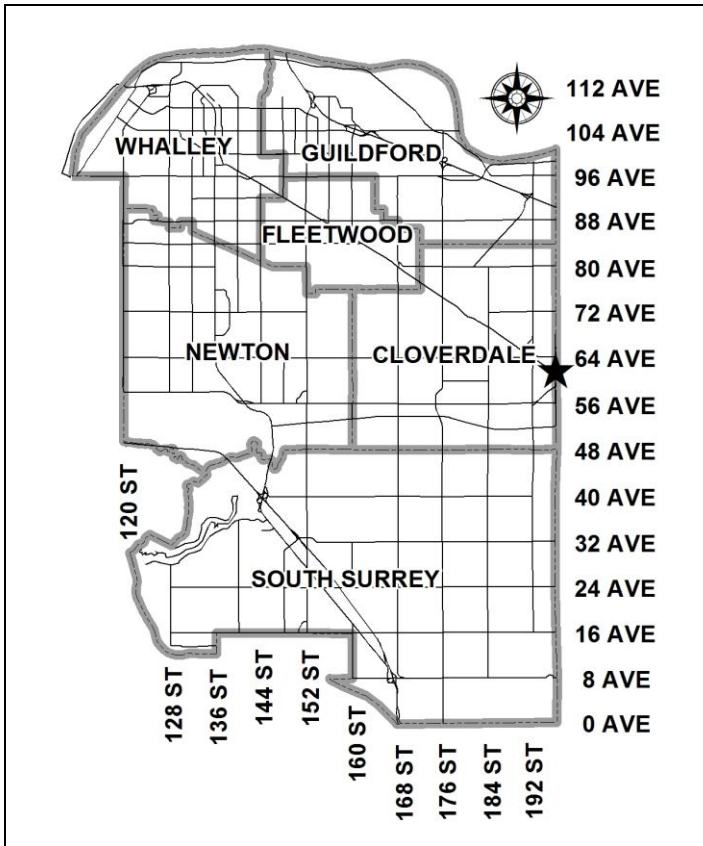
West Willow Holdings Inc., Inc. No. 369063

**ZONING:**

C-8

**OCP DESIGNATION:**

Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with the existing C-8 Zone.
- The proposed development will result in significant landscaping improvements to the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7905-0284-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Existing multi-tenant commercial shopping centre.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	LUC No. 275 (underlying RF)
East:	Commercial building, located in Township of Langley.	n/a	n/a
South (Across Fraser Highway):	Vacant property, senior's care facility (under construction), and Viceroy Show Home.	Commercial and Urban	A-1, CD (By-law No. 16258), and CD (By-law No. 10175)
West:	Mixed-use commercial building.	Commercial	C-8

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 19555 Fraser Highway along the Surrey-Langley border. The property is designated Commercial in the Official Community Plan (OCP) and zoned C-8, which allows for a wide variety of commercial uses.
- The subject property was developed as a multi-tenant shopping centre in the 1980s with London Drugs as the major tenant.

- The shopping centre has evolved and tenants have changed over the years and H-Mart is now the major tenant, occupying the space previously leased by London Drugs.
- Recently, two other Development Permits have been approved for the subject property. Development Permit No. 7906-0014-00 was approved by Council on November 28, 2006 in order to permit two replacement free-standing signs for the shopping centre, while Development Permit No. 7907-0037-00 was approved by Council on June 29, 2007 in order to permit the construction of an outdoor patio for a restaurant in the southeastern corner of the property.
- The subject application initially included a request for a Development Variance Permit to vary the number of fascia signs. This is no longer being pursued.

### Current Proposal

- The applicant is requesting a Development Permit to allow for the construction of a new commercial stand-alone building on the southwestern portion of the site (see Appendix II).
- It will be possible for this building to provide space for one or two tenants. There are no intended tenants for this building at this time.
- The proposed new building will have a floor area of 284.3 sq.m. (3,060 sq.ft.) and a height of 7.5 metres (25 ft.). The addition will increase the floor area of the shopping centre as a whole from 6,512.3 sq.m. (70,100 sq.ft.) to 6,796.5 sq.m. (73,160 sq.ft.). This results in a Floor Area Ratio (FAR) of 0.3, well within the allowable 0.8 FAR of the C-8 Zone.
- Under the C-8 Zone, the applicant is required to provide 233 parking spaces. The applicant will provide 257 spaces. The addition will result in the loss of 9 parking spaces. It should be noted that some of these spaces are being removed in order to provide additional landscaping to soften the parking lot throughout the entire shopping centre property.

### PRE-NOTIFICATION

According to Council policy, the mail-out of pre-notification letters is not required for Development Permit applications. However, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposal. Staff did not receive any comments on this proposal as a result of the Development Proposal Sign.

### DESIGN PROPOSAL AND REVIEW

- The proposed retail building will be one storey in height, with a vaulted ceiling above the main entrance that will add visual interest by breaking up the roofline and giving the appearance of a small second floor (see Appendix II). This space will be open-to-below.
- The proposed exterior material will consist of primarily stucco (brown), with a cultured stone base (grey) and beige trim. The dominant colour, while different than that on the existing shopping centre, is a complementary "earth" tone that will allow the new building to liven up the

site without being conspicuous. The beige trim will reflect the dominant colour of the existing shopping centre.

- Signage will consist of fascia signs on the east elevation and on the south elevation. At present, it is unclear whether there will be one or two tenants in the new building, which has a direct impact on the permitted number of fascia signs. Therefore, the applicant has incorporated two options into the Development Permit (see Appendix II). Option 1 shows one fascia sign on the east elevation, above the windows, in addition to one south-facing sign. Option 2 shows two fascia signs on the east elevation, above the windows, in addition to one south-facing sign. In either option, the total sign area is less than the maximum permitted in the Surrey Sign By-law. All signage will consist of channel lettering.
- The applicant is significantly improving the landscaping throughout the site, by adding landscaping along the Fraser Highway frontage and within the parking lot. The landscaping will consist of Hawthorn, Linden and Gum trees interspersed with shrubs such as Boxwood, Laurel, Rhododendron, Juniper and Rose, amongst others.

### ADVISORY DESIGN PANEL

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

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I.   | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II.  | Development Permit No. 7905-0284-00                |
| Appendix III. | Engineering Summary                                |

Jean Lamontagne  
General Manager  
Planning and Development

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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:                    Norman I. Zottenberg Architecture  
                         Address:                    #200 - 1687 West Broadway  
   Vancouver, BC V6J 1X2  
   Tel:                            604-736-3570
  
2.      Properties involved in the Application
  - (a)      Civic Address:            19555 Fraser Highway
  
  - (b)      Civic Address:            19555 Fraser Highway  
                 Owner:                            West Willow Holdings Inc., Inc. No. 369063  
                 PID:                                    001-401-394  
                 Lot 12 Except Firstly: Part Dedicated Road on Reference Plan 58723 Secondly:  
                 Part Dedicated Road on Reference Plan 69239, Section 10 Township 8 New  
                 Westminster District Plan 27347
  
3.      Summary of Actions for City Clerk's Office

## DEVELOPMENT DATA SHEET

**Existing Zoning: C-8**

Required Development Data	Minimum Required / Maximum Allowed	Proposed New Building	Total (Existing and New)
<b>LOT AREA*</b> (in square metres)			
Gross Total			
Road Widening area			
Undevelopable area			
Net Total	n/a		22,807 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)			
Buildings & Structures	50%	1.2%	29.7%
Paved & Hard Surfaced Areas			70.3%
Total Site Coverage			100%
<b>SETBACKS</b> ( in metres)			
Front	7.5 m	22.5 m	17 m
Rear	7.5 m		6.9 m
Side #2 (West)	7.5 m	15.7 m	15.7 m
Side #3 (East)	7.5 m		6.4 m
<b>BUILDING HEIGHT</b> (in metres/storeys)			
Principal	12.0 m	7.5 m	
Accessory	4.5 m	n/a	
<b>NUMBER OF RESIDENTIAL UNITS</b>			
Bachelor			
One Bed			
Two Bedroom			
Three Bedroom +			
Total			
<b>FLOOR AREA: Residential</b>			
<b>FLOOR AREA: Commercial</b>			
Retail	18,245.6 sq.m.	284.3 sq.m.	6,797 sq.m.
Office			
Total	18,245.6 sq.m.	284.3 sq.m.	6,797 sq.m.
<b>FLOOR AREA: Industrial</b>			
<b>FLOOR AREA: Institutional</b>			
<b>TOTAL BUILDING FLOOR AREA</b>	18,245.6 sq.m.	284.3 sq.m.	6,797 sq.m.

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

## Development Data Sheet cont'd

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed New Building</b>	<b>Total (Existing and New)</b>
<b>DENSITY</b>			
# of units/ha /# units/acre (gross)			
# of units/ha /# units/acre (net)			
FAR (gross)			
FAR (net)	0.8		0.3
<b>AMENITY SPACE (area in square metres)</b>			
Indoor			
Outdoor			
<b>PARKING (number of stalls)</b>			
Commercial			
Industrial			
Residential Bachelor + 1 Bedroom			
2-Bed			
3-Bed			
Residential Visitors			
Institutional			
Total Number of Parking Spaces	233		257
Number of disabled stalls	3		6
Number of small cars			24
Tandem Parking Spaces: Number / % of Total Number of Units			
Size of Tandem Parking Spaces width/length			

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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