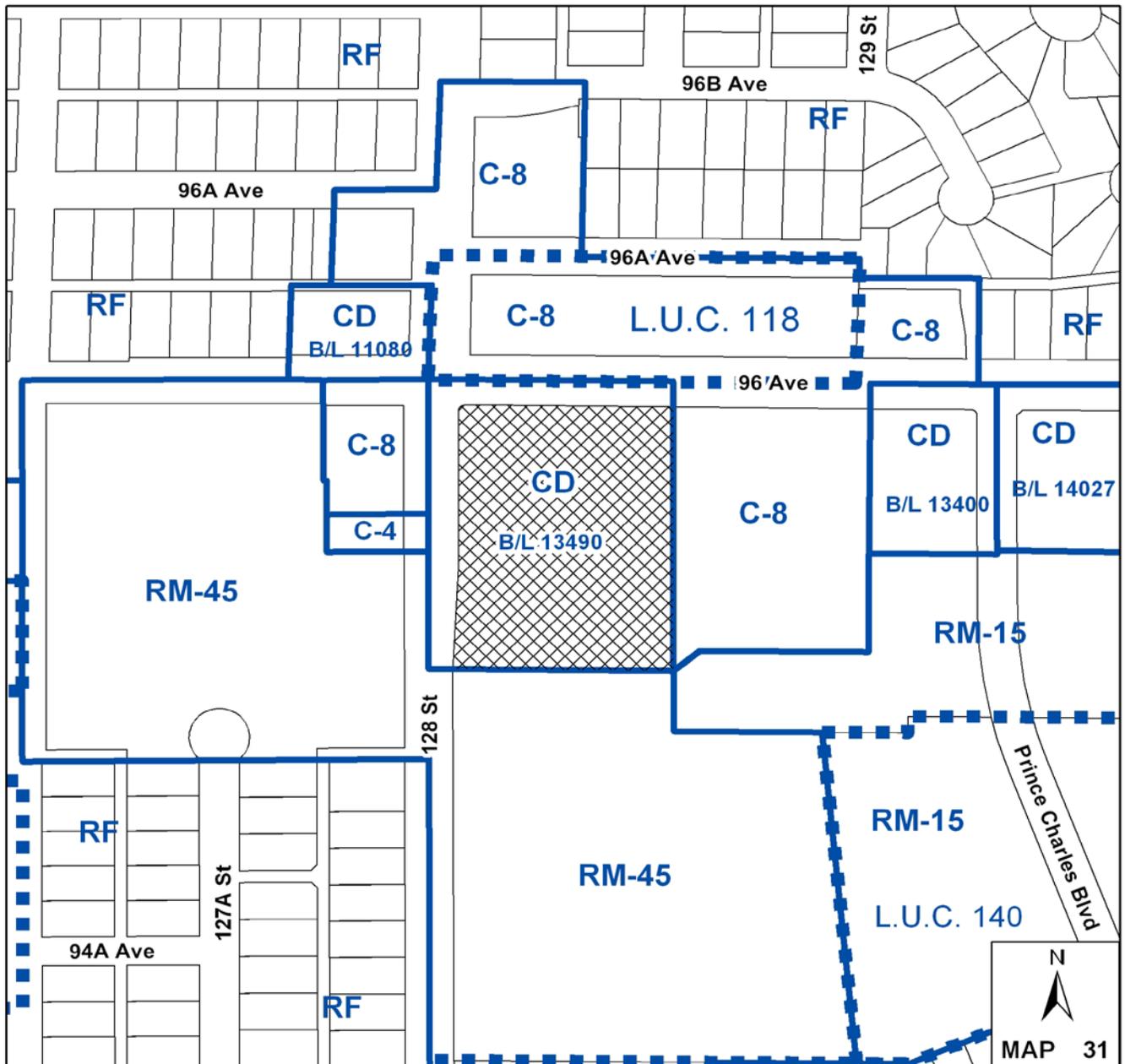


Proposal: Development Permit to permit the construction of a stand-alone, single tenant commercial building with a drive-through.

Recommendation: Approval

Location: 12840 - 96 Avenue **Zoning:** CD (By-law No. 13490)

OCP Designation: Commercial **Owner:** Cedar Hills Plaza Corp., Inc. No. 555826



PROJECT TIMELINE

Completed Application Submission Date:	September 30, 2005
Application Revision & Re-submission Date:	June 5, 2006
Site Plan Revision & Re-submission Date:	September 26, 2006
Planning Report Date:	October 30, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the construction of a stand alone single tenant commercial building with a drive-through.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7905-0315-00 (Appendix IV), 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 subject to the completion of Engineering servicing requirements as identified in the attached (Appendix III).

SITE CHARACTERISTICS

- **Existing Land Use** Neighbourhood shopping centre.
- **East:** Multi-tenant commercial development, zoned C-8, designated Commercial.
- **South:** Existing apartment development, zoned RM-45, designated Multiple Residential.
- **West:** Across 128 Street, multi-tenant commercial development, zoned C-8 and convenience store, zoned C-4, designated Commercial.
- **North:** Across 96 Avenue, mixed use commercial building including the Wheelhouse Pub, regulated by L.U.C. No. 118, designated Commercial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site at the south-east corner of 128 Street and 96 Avenue, is the location of the Cedar Hills Shopping Centre.
- Cedar Hills Shopping Centre was originally constructed in 1973, with Canada Safeway as the anchor tenant. In May 1976, Land Use Contract No. 182 was adopted to permit the construction of a self-service station for Imperial Oil on the north-east corner of the site. The adoption of the Land Use Contract resulted in split zoning of the property. Canada Safeway terminated their occupancy of this building in 1987 and subsequently sold the property. The original structure has been modified to permit a mixture of tenants.
- In 1989, two Development Permits (6789-0189-00 and 6789-0189-01) were issued to permit the construction of the two free-standing buildings on the north portion of the property fronting 96 Avenue.
- At that time, the buildings and uses on this site were regulated under Zoning By-law No. 5942 with the exception of the north-east corner of the site, which was under Land Use Contract No. 182. With the adoption of the new Zoning By-law No. 12000, the site was converted to Community Commercial Zone (C-8). The conversion created non-conforming setbacks, and no longer permitted a drive-through restaurant, which was one of the existing uses on the site.
- In July 1998, Land Use Contract No. 182 was discharged and the subject site was rezoned to a Comprehensive Development Zone (By-law No. 13490) to bring the existing drive-through restaurant and setbacks into conformance with the Zoning By-law and to permit a drive-through bank on the north-west corner of the site.

Current Proposal

- The current proposal requests a Development Permit to permit construction of a stand-alone, single tenant commercial building with a drive-through. It is anticipated that the tenant will be Starbucks Coffee.
- The proposed development complies with the Commercial designation of the site in the Official Community Plan and with CD By-law No. 13490.

- The property to the east of the subject site is designated Commercial in the OCP and is currently occupied by a multi-tenant neighbourhood commercial development. To enhance internal movements between the subject site and existing commercial businesses to the east, a reciprocal access easement was registered as part of the original Safeway development.
- The proposed single-storey commercial building complies with all of the requirements of the existing CD By-law 13940. The building will have a floor area of 158 square metres (1,700 sq. ft.).
- With the addition of the proposed building, the subject site will have a total floor area of 3,740 square metres (40,258 sq. ft.). The resulting floor area ratio will be 0.24 which is within the FAR of 0.80 prescribed in CD By-law No. 13940.
- Together with the proposed building, a total of 120 parking spaces would be required on site.
- A total of 128 parking spaces will be provided on the site, which meets the requirements of the Zoning By-law.

DESIGN PROPOSAL AND REVIEW

- The proposed building will be sited on the north-east portion of the site along the 96 Avenue frontage. Primary vehicular access to the site will be from 96 Avenue, with a secondary access from 128 Street to the west.
- Pedestrian access from 96 Avenue will be via a wide stamped concrete walkway leading over the drive-through aisle and into the outdoor patio area.
- The drive-through aisle wraps around the proposed building with queuing for approximately 10 vehicles.
- The proposed one storey building is 5.8 metres (19 ft.) in height, which is within the 12 metres (40 ft.) permitted in the CD Zone.
- The proposed building has a concrete base and stucco finish. The primary colours of the building are taupe and dark brown with medium brown and dark brown coloured accents for the window frames and band around the bottom of the building.
- There are painted metal awning frames with fabric over storefront glazing. There is an elevated entry feature over the main entrance on the east side of the building with a metal awning accent feature over the door and a metal trellis with brackets along the roof of the building.
- Two fascia signs consisting of back lit individual channel letters identifying the tenant and a single-faced back-lit logo sign are proposed to be located on the north elevation. The number of fascia signs complies with the Surrey Sign By-law. The applicant is also proposing to locate one drive-through sign on both the north and east elevations. This type of sign is considered directional and is exempt from the sign calculation.

- There is a stamped concrete patio along the north side of the building with the design lending itself to a small-scale coffee shop or restaurant.
- The applicant is proposing landscaping along the entire perimeter of the site as well as along the building face on both the west and south elevations. The landscaping along 96 Avenue consists of Crimson King Maple, Sawar Falsecypress and Tulip trees and a variety of other flowering shrubs and grasses.
- The landscaping along 96 Avenue also includes mounding in order to screen headlights from the vehicles in the proposed drive-through from shining directly onto 96 Avenue traffic.
- The applicant is also proposing a curved pergola element with the 96 Avenue landscaping at the north western edge. The pergola element will be constructed of wood and will be 1.6 metres (5.5 ft.) in height.
- The landscaping along the western edge of the building is comprised of mounding with the planting of grasses, shrubs and flowering trees. In addition, landscaping will also be provided on two landscaped islands on either side of the parking area, planted with flowering shrubs.

ADVISORY DESIGN PANEL

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

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.	Contour Map
Appendix III.	Engineering Summary
Appendix IV.	Development Permit No. 7905-0315-00

INFORMATION AVAILABLE ON FILE

- CD By-law No. 13490

How Yin Leung
Acting General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 13490)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	15,155.1 sq.m.	
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	50%	24.7%
SETBACKS (in metres)		
Front	1.8 m	1.8 m
Rear	9.5 m	115 m
Side #1 (East)	1.41 m	9.0 m
Side #2 (West)	2.0 m	40 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	7 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail	3,511.8 m ²	228 m ²
Office		
Total		3,839.8 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		157 m ² / 3,739.8 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)	0.80	0.24
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	120	126
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	123	128
Number of disabled stalls		
Number of small cars		
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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CONTOUR MAP FOR SUBJECT SITE

