

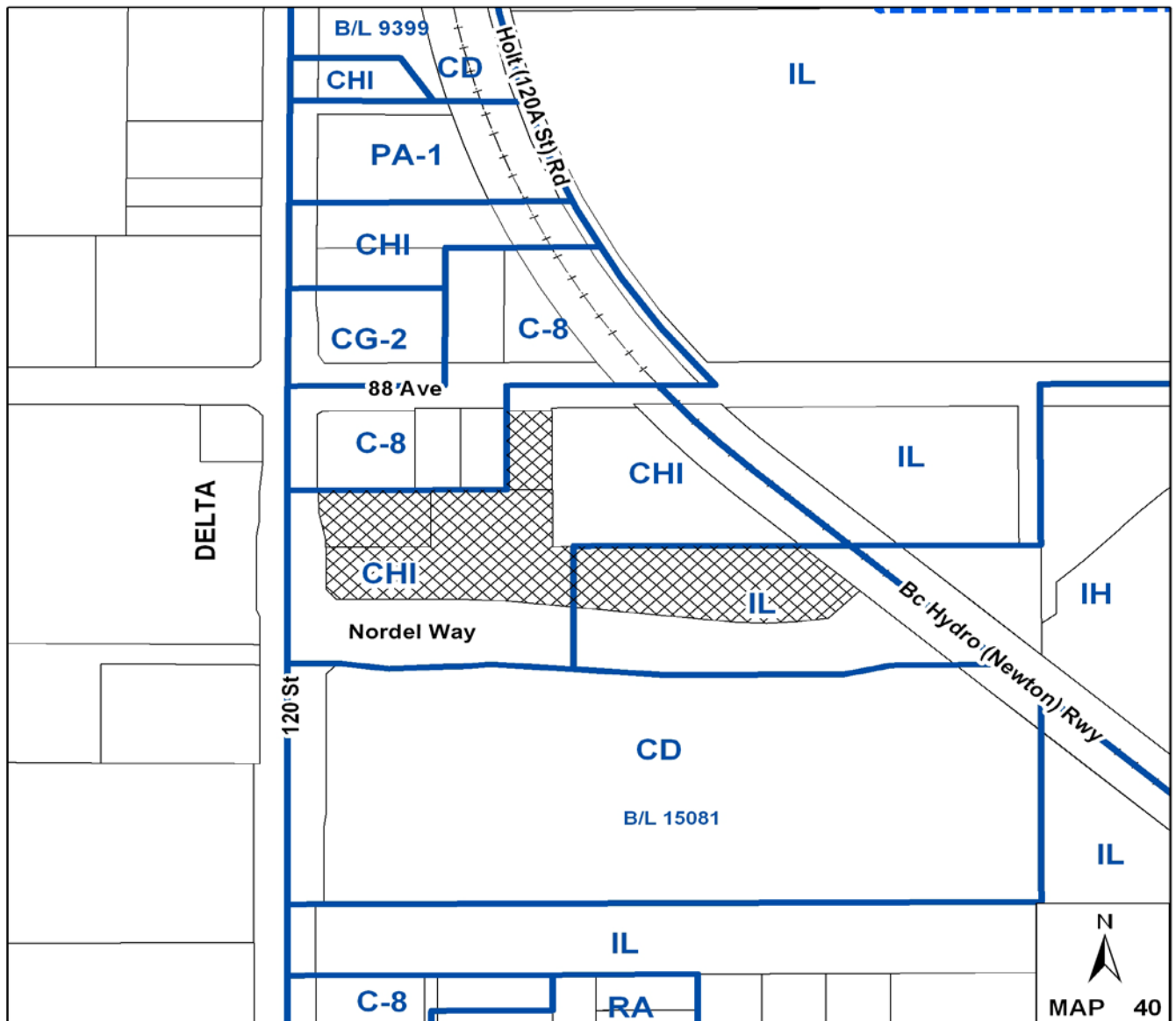
Proposal: Partial OCP Amendment from Industrial to Commercial. Rezone from CHI and IL to CD. Development Permit to permit a commercial building for office, retail and financial uses and a banquet hall.

Recommendation: Approval to Proceed

Location: 8758, 8768 - 120 Street and 12054 - 88 Avenue **Zoning:** CHI and IL

OCP Designation: Commercial/Industrial

LAP Designation: General Ind. & Open Space **Owner:** 0701115 B.C. Ltd., Inc. No. 0701115



PROJECT TIMELINE

Completed Application Submission Date: February 23, 2006
Application Revision & Re-submission Date: March 2, 2007
Planning Report Date: March 12, 2007

PROPOSAL

The applicant is proposing:

- a partial OCP amendment from Industrial to Commercial;
- a rezoning from CHI and IL to CD; and
- a Development Permit

in order to permit the development of a commercial retail and office building, including a banquet hall.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the property from Industrial to Commercial and a date for Public Hearing be set (Appendix IX).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone the property from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) and "Light Impact Industrial Zone (IL)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7906-0072-00 generally in accordance with the attached drawings (Appendix III).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) approval from BC Hydro and Terasen Gas; and
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.
6. Council pass a resolution to amend the Central Newton Local Area Plan to redesignate the land from "General Industrial" and "Open Space" to "Commercial" when the project is considered for final adoption.

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 IV).
BC Hydro:	No concerns. No buildings within the right-of-way, landscaping restrictions and other conditions to be addressed by the applicant (Appendix V).
Terasen Gas:	No concerns (Appendix VI).
Surrey Fire Department:	Building to be sprinklered.
Corporation of Delta:	No concerns.

SITE CHARACTERISTICS

- **Existing Land Use** The site is mainly vacant except for an existing commercial building and business is operating on one lot adjacent to 120 Street.
- **Significant Site Attributes** The site has road frontage on Nordel Way, 120 Street and 88 Avenue. A large portion of the site is rendered undevelopable by the constraints of BC Hydro and Terasen Gas rights-of-way.
- **East:** The site is adjacent to the BC Rail line and an existing industrial building, zoned CHI, designated Industrial in the OCP and Industrial High Impact Industrial in the LAP.
- **South:** Across Nordel Way, the site to the south has more recently been developed as the Nordel Shopping Centre, zoned CD, designated Commercial in the OCP and LAP.
- **West:** Across 120 Street is the Corporation of Delta.
- **North:** The sites to the northwest are commercial in nature, the Khalsa Credit Union and a commercial building with caretaker suite, zoned C-8, designated Industrial/Commercial in the LAP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Commercial/Industrial. Partially complies. Requires partial amendment from Industrial to Commercial.

LAP Designation: General Industrial and Open Space. Requires amendment to Commercial.

JUSTIFICATION FOR PLAN AMENDMENT

- The development of Nordel Way, and recent commercial developments in the area have strengthened this node as a major commercial and retail service centre. The proposal is consistent with this emerging character.
- The site is a major entryway to Surrey and should have a higher quality standard than an Industrial designation at this location. Redesignating the whole of the site to Commercial highlights the importance of this site's aesthetics and role as a key gateway into Surrey.
- The amendment will allow this corner of Surrey to be completed as a feature entry.
- It would be difficult for higher end industrial users to locate here given the site constraints.
- The majority of the site is designated Commercial and zoned CHI, therefore, it is reasonable to extend commercial uses within the precinct.

DEVELOPMENT CONSIDERATIONS

Background

- The subject development Application (No. 7906-0072-00) is located at the northeast corner of the intersection of Nordel Way and 120 Street and is 1.213 hectares (2.997 acres) in size.
- The land is comprised of three lots, designated partially Commercial and partially Industrial in the Official Community Plan.
- The site is designated Industrial and Green Space in the Newton Local Area Plan, mainly due to the severe constraints of the BC Hydro and BC Gas (Terasen) right-of-ways through the properties. The undevelopable portion of the site due to the constraints is approximately 0.867 hectares (2.14 acres).
- The site is currently zoned "Highway Commercial Industrial Zone (CHI)" and "Light Impact Industrial Zone (IL)".
- Two of the lots on the site are vacant. The third lot has a car repair type business (Midas Muffler).

- The property to the south recently developed as the Nordel Crossing Shopping Centre.
- The properties to the north are the Khalsa Credit Union, a vacant site and a commercial building.
- The proposal is to amend the OCP to redesignate the Industrial portion of the site to Commercial, to rezone the properties from CHI and IL to a CD Zone and to obtain a Development Permit to develop a 3,334 square metre (35,889 square feet) commercial building.
- Uses proposed for the commercial centre include a main floor bank and retail units. The second storey is proposed to have a banquet hall with deck and offices. The proposed areas for these uses are approximately 350 square metres (3,671 square feet) of commercial retail space, 1,592 square metres (17,142 sq. ft.) of office/financial, and a 1,276 square metre (13,742 square foot) Banquet Hall (eating establishment).
- The site has two main accesses on Nordel Way that are limited to right-in/right-out. There is also an access on 120 Street which will be limited to right-in/right-out traffic. The access on 88 Avenue will be a full movement access, and a right-of-way will be created through the property to facilitate the movement of traffic between 88th Avenue and Nordel Way.
- Pedestrian access to the site will be in the form of three locations of sidewalk access to the site adjacent to all the site entrances.

CD Zone Portion

- A CD Zone is proposed for the site. The CD Zone is based on the C-8 Zone with consideration given to a higher FAR and lot coverage due to the requirement of having to disallow the site areas covered by the BC Hydro and Terasen right-of-way from the calculations.
- The uses have been specifically tailored to the uses proposed for the site and consideration given to additional use types that will not compromise the parking ratio. In addition, the proposed uses are those that can promote this highly visible entryway to the City.
- The Table below summarizes the regulations of the C-8 Zone that were altered for the CD Zone:

	C-8 Zone	Proposed CD Zone
Permitted Uses	Retail stores, personal service uses, general service uses, beverage container return, eating establishments, neighbourhood pubs, liquor store, office uses, parking facilities, automotive service uses, indoor recreational facilities, entertainment uses, assembly halls, community services, child care services, caretaker unit.	Uses limited to retail stores, personal service uses, general service uses, limited eating establishments, office uses and a caretaker unit.
Density	Maximum FAR of 0.80 is permitted.	Maximum FAR of 1.00 is permitted.
Lot Coverage	Maximum lot coverage 50%	Maximum lot coverage 60%
Setbacks	7.5 metres (25 ft.) from all lot lines	The setbacks vary between 0 lot line

	C-8 Zone	Proposed CD Zone
		and 7.5 metres (25 ft.) in order to accommodate a building on the constrained site area.
Height	12 metres (40 ft) for the principal building.	12.5 metres (41 feet) permitted.

- The density of 1.00 FAR and lot coverage of 60% is a reasonable allowance in this CD Zone. The existing zoning for a portion of the site, CHI, allows an FAR of 1.00. In addition, the BC Hydro and Terasen right-of-ways occupy such a large portion of the site that if they were not constraining the site, the FAR would be closer to 0.30 and the lot coverage would be 16%.
- The CD Zone has revised the standard 7.5 metre (25 ft.) setback from property lines due to the constrained building envelope for the site. The zero lot line is allowed for the north and west yards that do not front a roadway.
- The CD Zone has a slightly higher building height permitted for the proposal mainly due to the curved roof form, which adds elegance and a unique element to this gateway to Surrey.
- The proposal requires 176 parking spaces for the existing uses. The site is providing full parking in recognition of the Banquet Hall (eating establishment) use. It should be noted that the eating establishment use is limited to a maximum floor area of 1,277 sq.m. (13,742 sq.ft.)

Design Review

- A focal point of the site will be the corner feature plaza with pavers and benches and proposed Surrey signage. The Surrey signage is proposed to be set in a rock form waterfall, facing the Surrey/Delta border on 120 Street.
- The building is proposed to be tilt-up concrete two storey with a curved roof form of interlocking steel. A canopy area is proposed for the far end opposite the amenity area. The ground storey is arcaded to provide shelter along the south face of the building. A fabric awning on a metal structure is proposed to cover the remainder of the building. On the west elevation, the building is dropped down, and the east elevation contains a strut system from the roof for interest.
- Colours are proposed as Heron Blue glass in the corridor, gold fabric awnings, gold coloured corrugated metal, anodized aluminum, and vertical metal panels, with white support framing. The main floor exterior colour is proposed as sage green with blue accents and the main body of the second floor is neutral beige. The applicant is proposing an artistic feature off the balcony on the building that complements the building design and further identifies this unique area.
- The rear of the building presents a challenge to interface with the neighbouring properties. As the site is severely constrained, the building is proposed to go to zero lot line adjacent to the commercial properties in the northwest corner. The rear wall is 10 metres (32 feet) in height and will require architectural design treatment so as to not create a 'bunker' effect or CPTED issues for the neighbouring commercially zoned (C-8) properties.

- On review of the interface between the sites in this area, the redevelopment of the two sites between this proposal and the Khalsa Credit Union, would be best addressed by locating the buildings closer to 88 Avenue with parking behind in a manner similar to the Khalsa Credit Union.

Landscaping

- There are no existing mature trees on the site. The landscaping will be challenging given the different requirements of BC Hydro and Terasen Gas. The Landscape Architect has proposed small growing trees in groups including magnolias with mounding and a dry riverbed treatment.
- The dry streambed feature along Nordel Way and 120 Street ties in with the corner plaza and waterfall/Surrey signage feature that is accented with basalt rock placement.
- The maximum height for trees within the BC Hydro Corridor is 3 metres (10 ft.). Therefore, the trees need careful selection to ensure the height is not exceeded at maturity. Additional enhancement with substantial shrub and base planting is required for the landscaped frontage due to the restrictions on planting.
- The perimeter landscaping along the interior portions of the parking lot and drive aisles is proposed as laurel hedging and trees with smaller shrubs as a base layer. The parking area has planted islands to enhance the depth of the landscaped green 'backdrop' for the site.
- The applicant is continuing to work with the City on fencing details and finalizing the landscaping plans in accordance with the requirements of Terasen Gas and BC Hydro.

Signage

- The applicant is proposing four freestanding signs along their substantial road frontage. There are two signs proposed for the Nordel Way frontage at 4.5 metres (14.7 ft.) height, one sign for 120 Street at 6.5 metres (21 ft.) in height and one sign on 88 Avenue at 6 metres (20 ft.) in height.
- The freestanding signs are integrated with the landscaping and the architectural form of the building, with a curved element at the top of the signage and brushed metal lettering on the arched metal band. The signs conform to the regulation of the Sign By-law.
- Fascia signage proposed is a combination of face-mounted channel letter signage and metal sign boxes inset to the building face with the sign face flush with exterior wall. The fascia signage will meet the Sign By-law regulations of one sign per premise per frontage.

PRE-NOTIFICATION

Pre-notification letters were sent on December 11, 2006, and staff received the following comments:

- Letter of support from the neighbour to the south.

- There is one objection to banquet hall at this location and concerns about noise, litter, safety, second storey balcony and building interface from adjacent landowner.

(The caretaker suite on the property to the north is occupied by the owner of the commercial building and his family. The applicant is removing the deck at the rear of the building to cut down on intrusion into the neighbour's property. The applicant is working with a second neighbouring landowner to achieve a suitable interface design.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

ADVISORY DESIGN PANEL

ADP Meeting Date: December 5, 2006.

Some of the ADP suggestions have been satisfactorily addressed except the following which will be addressed before final approval:

- landscaping; and
- entry feature.

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.	Proposed Site Plan, Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	BC Hydro Comments
Appendix VI.	Terasen Gas Comments
Appendix VII.	ADP Comments and Applicant's Response
Appendix VIII.	CD By-law Amendment Map
Appendix IX.	OCP Amendment Map

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated December 22, 2006.
- Soil Contamination Review Questionnaire prepared by Rajinder Mann and Maciej Dembek dated February 23, 2006.

How Yin Leung
Acting 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: Maciej Dembek, Barnett Dembek Architects Ltd.
 Address: 202 - 12448 - 82 Avenue
 Surrey, B.C.
 V3W 3E9
 Tel: 604-597-7100

2. Properties involved in the Application

(a) Civic Addresses: 12054 - 88 Avenue, 8758/8768 - 120 Street

(b) Civic Address: 12054 - 88 Avenue
 Owner: 0701115 B.C. Ltd., Inc. No. 0701115
 Director Information:
 Sarwan Hundal
 Rajinder Singh Mann

Officer Information: (as at July 30, 2006)
Sukhwinder S. Hundal (President)
Rajinder Singh Mann (Secretary)

PID: 025-003-542
Lot 1 Section 30 Township 2 New Westminster District Plan LMP49470

(c) Civic Address: 8758 - 120 Street
 Owner: 0701115 B.C. Ltd., Inc. No. 0701115
 Director Information:
 Sarwan Hundal
 Rajinder Singh Mann

Officer Information: (as at July 30, 2006)
Sukhwinder S. Hundal (President)
Rajinder Singh Mann (Secretary)

PID: 001-927-779
Parcel A (Explanatory Plan 14505) of Lots 1 and 2 Except: Firstly: Part
Statutory Right of Way Plan 53884; Secondly: Part Road on Plan LMP45427,
Thirdly: Part Subdivided by Plan BCP8123 Section 30 Township 2 New
Westminster District Plan 1607

(d) Civic Address: 8768 - 120 Street
Owner: 0701115 B.C. Ltd., Inc. No. 0701115
Director Information:
Sarwan Hundal
Rajinder Singh Mann

Officer Information: (as at July 30, 2006)
Sukhwinder S. Hundal (President)
Rajinder Singh Mann (Secretary)

PID: 011-375-639
West Half Lot 2 Except: Firstly: Part on Statutory Right of Way Plan 53884;
Secondly: Part Road on Plan LMP45427 ,Section 30 Township 2 New
Westminster District Plan 8630

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		12,170.36 m ²
Road Widening area		43.2 m ²
Undevelopable area		8,666.6 m ²
Net Total		3,460.56 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		60.8%
Paved & Hard Surfaced Areas		31.8%
Total Site Coverage		92.6%
SETBACKS (in metres)		
Front (120 Street)		6.48 m (4.8 to awning projection)
Rear (non-frontage)		7.5 m
Side #1 (North - non-frontage)		0
Side #2 (West - non-frontage)		0
Side #3 (South)		9.144 m (5.03 to overhang)
BUILDING HEIGHT (in metres/storeys)		
Principal		12.5 m (2 storey)
Accessory		
NUMBER OF RESIDENTIAL UNITS		n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		0
FLOOR AREA: Residential		0
FLOOR AREA: Commercial		
Retail		3,228.0 m ²
Office		106.1 m ²
Total		3,334.1 m ²
FLOOR AREA: Industrial		0
FLOOR AREA: Institutional		0
TOTAL BUILDING FLOOR AREA		3,334.1 m

** 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)		0
# of units/ha /# units/acre (net)		0
FAR (gross) (excludes ROWs)		0.274
FAR (net)		0.963
AMENITY SPACE (area in square metres)		0
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial/Employee	176	176
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	176	176
Number of disabled stalls	2	2
Number of small cars	44	8
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

