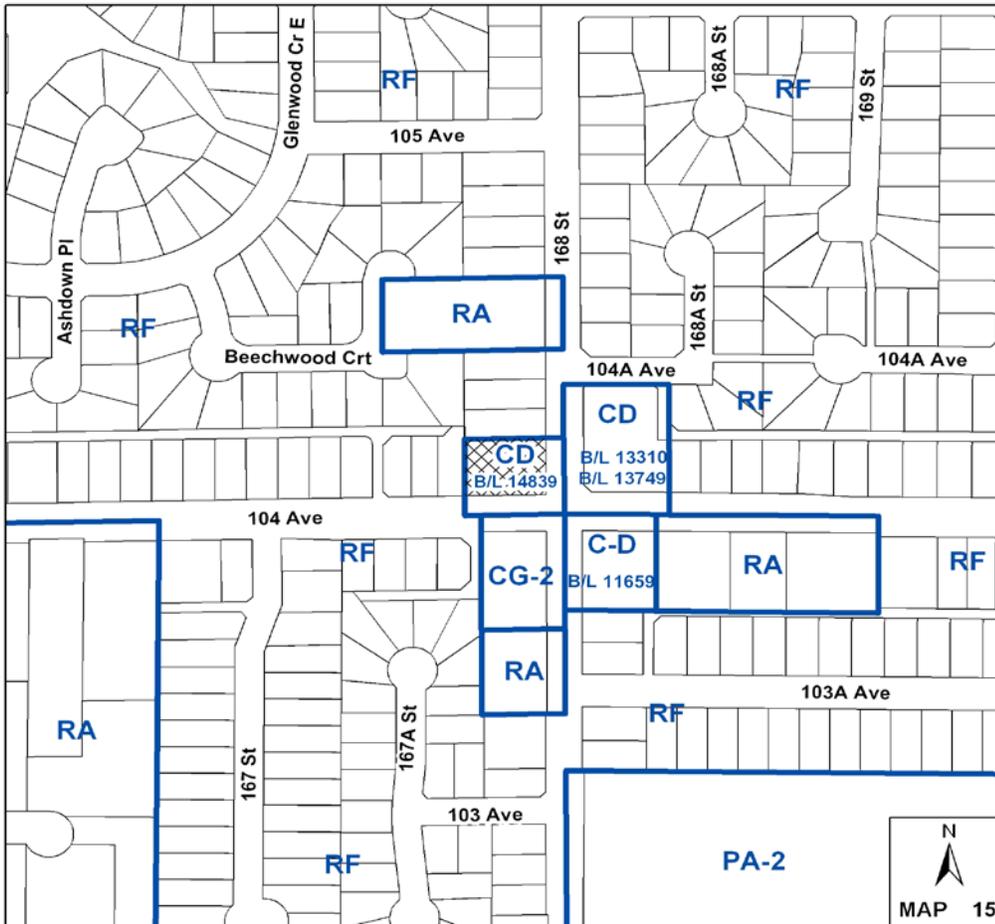


Proposal: Development Permit to allow the construction of a 470 square metre (5,060 sq.ft.) multi-tenant commercial building. Development Variance Permit to increase the maximum number of fascia signs.

Recommendation: Approval to Proceed

Location: 10415 - 168 Street **Zoning:** CD (By-law No. 14839)

OCP Designation: Urban **Owner:** Stobbe's Masonry (1999) Ltd.



PROJECT TIMELINE

Completed Application Submission Date: June 7, 2006
Application Revision & Re-submission Date: October 13, 2006
Planning Report Date: October 30, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the Sign By-law as follows:
 - to increase the maximum number of fascia signs from 8 to 9

in order to permit the development of an approximately 470-square metre (5,060 sq.ft.) commercial building in Fraser Heights.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0159-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0159-00 varying the following to proceed to Public Notification:
 - (a) to vary the Sign By-law to increase the maximum number of fascia signs from 8 to 9 (Appendix V).
3. Council instruct staff to resolve the following issues prior to approval:
 - (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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of colours of building materials to the satisfaction of the City Architect;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (e) issuance of Development Variance Permit No. 7906-0159-00.

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).

SITE CHARACTERISTICS

- **Existing Land Use** Vacant site zoned CD (By-law No. 14839)
- **East:** Across 168 Street, neighbourhood commercial development consisting of coffee shop, hair salon and insurance office, zoned CD (By-law No. 13310 and 13749), designated Urban.
- **South:** Across 104 Avenue, gas station and convenience store, zoned CG-2, designated Urban.
- **West:** Single family residential lots, zoned RF, designated Urban.
- **North:** Single family residential lots, zoned RF, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONSBackground

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- The site is located at the northwest corner of the intersection of 104 Avenue and 168 Street in Fraser Heights.
- The subject site was rezoned from "Local Commercial Zone (C-4)" to "Comprehensive Development Zone (CD)" (By-law No. 14839) under Application No. 7902-0038-00 which received final adoption on May 26, 2003. The current CD Zone allows the range of uses permitted in the C-5 Zone (with the exception of a neighbourhood pub) provided that the total floor area does not exceed 470 square metres (5,060 sq.ft.) and the gross floor area of each individual business does not exceed 279 square metres (3,000 sq.ft.). As part of this previous land use application, Development Permit No. 7902-0038-00 to allow the construction of a 470-square metre (5,060 sq.ft.) commercial building was issued on May 26, 2003.
- The site has remained undeveloped since the commercial zoning was granted final adoption.
- As Development Permits are valid for a period of 2 years from issuance and given that no building has ever been constructed to date, Development Permit No. 7902-0038-00 expired. Stobbe's Masonry Ltd. recently acquired the site from the previous owners, Pacific Village Mall Ltd.

Current Proposal

- The owner proposes to construct a commercial building that is similar in design to the project that was previously approved by Council under Development Permit No. 7902-0038-00.
- The building proposed is one storey in height and has a total floor area of 466.7 square metres (5,024 sq.ft.) with up to four commercial units. The current by-law allows each individual business to have a gross floor area of no more than 279 square metres (3,000 sq.ft.) The floor area ratio (FAR) proposed is 0.30 and the lot coverage is 30%. These comply with the maximum FAR of 0.40 and 40% lot coverage permitted under the current CD Zone.
- A total of 14 parking spaces are proposed which include 3 "small car" spaces at the northeast and 2 parallel parking spaces adjacent to the building on the north. Based on the floor area proposed, the 14 spaces comply with the Zoning By-law requirements for parking.
- In order to achieve the urban design objectives of the zone that promote a pedestrian-friendly development, and to reflect what was developed at the northeast corner of the intersection, current setbacks allow the building to be sited relatively close to 104 Avenue and 168 Street. All proposed building setbacks comply with the requirements of the CD Zone as shown in the following table:

Setback	Required (minimum)	Proposed
Front Yard	1.1 metres (3.5 feet)	1.1 metres (3.5 feet)
Rear Yard	7.5 metres (25 feet)	8.3 metres (27.2 feet)
Side Yard	7.5 metres (25 feet)	13.2 metres (43.3 feet)
Side Yard on Flanking Street	3.0 metres (10 feet)	3.1 metres (10.2 feet)

DESIGN PROPOSAL AND REVIEW

- The building is sited close to the corner of 104 Avenue and 168 Street to promote a pedestrian-friendly development and is in keeping with the commercial development at the northeast corner of the intersection. Customer parking is provided at the rear of the building.
- Vehicular access to the site is from 168 Street and 104 Avenue. The 104 Avenue access is restricted to 'right-in' only. Egress from the site is limited to 168 Street at the northeast corner of the site. Pedestrians are able to access the building from the front along 104 Avenue with convenient entrances to the units also available from the parking lot at the rear of the building.
- The proposed one storey building is approximately 6.0 metres (19.75 feet) in height with a taller element proposed at the southeast corner of the building, which is approximately 7.75 metres (25 feet) high to provide visual interest to the building.
- Exterior finishing materials include extensive stone and glazing on the north and south elevations. The proposed roofing material is charcoal shake concrete tile. The proposed colours for the finish materials require further modifications and will be chosen from a natural, earth tone palette to complement the building form.

- A 1.5-metre (5 ft.) high wood fence with an approximate 1.15-metre (3.77 ft.) wide landscape strip is proposed along the north and west property lines adjacent to the residential lots. The landscaping along the north property line will include landscape islands with a combination of trees and shrubs that are intended to buffer/screen the parking along north property boundary. Landscaping adjacent to the east, west and north elevations includes a mixture of low growing shrubs with appropriately placed trees framing the entrances of each commercial unit. A sidewalk encircling the building will consist of decorative stamped concrete at each entry point along 104 Avenue.
- A garbage enclosure is proposed adjacent to the west side of the building. Screening of the refuse container will be accomplished through the use of a metal gate and concrete block finish materials and landscaping that are in keeping with the overall project design. The garbage container is located against the building and not within the side yard to maximize setback from the adjoining residential buildings.
- Each commercial unit is proposed to have two fascia signs (one on the building elevation fronting 104 Avenue and one on the building elevation facing the parking lot) identifying the name of the business. These signs will be in the form of individual channel letters. In addition, one sign identifying the name of the proposed centre is proposed on the taller element of the building. The proposed centre identification sign will require a Development Variance Permit to vary the number of permitted fascia signs (see By-law Variance section of the report).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to increase the maximum number of fascia signs from 8 to 9.

Applicant's Reasons:

- The additional fascia sign would serve as the principal identification sign for the entire commercial complex and is not intended for an individual business. With the centre identification sign placed against the proposed taller element of the building, the sign is similar to a free-standing sign that is currently permitted on the site.
- Given site limitations and design, the applicant deems an additional fascia sign is more appropriate and in keeping with the overall character of the commercial development than a free-standing sign.

Staff Comments:

- Staff support the requested variance.

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.	Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7906-0159-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 21, 2006.
- Soil Contamination Review Questionnaire prepared by Mr. Dale Stobbe dated April 13, 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: Dale Stobbe, Stobbe's Masonry BC Ltd.
 Address: #1 - 6221 - 202 Street
 Langley, B.C.
 V2Y 1N1
 Tel: 604-841-6381

2. Properties involved in the Application
 - (a) Civic Address: 10415 - 168 Street

 - (b) Civic Address: 10415 - 168 Street
 Owner: Stobbe's Masonry (1999) Ltd., Inc. No. BC0598337
 PID: 018-437-320
 Lot 4 Section 24 Block 5 North Range 1 West New Westminster District Plan
 LMP12294

3. Summary
 - (a) Proceed with Public Notification for Development Variance Permit No. 7906-0159-00.

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 14839)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		1,547 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	40%	30%
Paved & Hard Surfaced Areas		50%
Total Site Coverage		80%
SETBACKS (in metres)		
Front	1.1 m	1.1 m
Rear	7.5 m	8.3 m
Side #1 (North)	7.5 m	13.2 m
Side #2 (South)	3.0 m	3.1 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m	7.75 m
Accessory	4.0 m	n/a
NUMBER OF RESIDENTIAL UNITS		n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		n/a
FLOOR AREA: Commercial		
Retail		466.7 m ²
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA	470 m ²	466.7 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)	0.40	0.30
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	14	14
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	14	14
Number of disabled stalls		1
Number of small cars	4	3
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

