

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0171-00

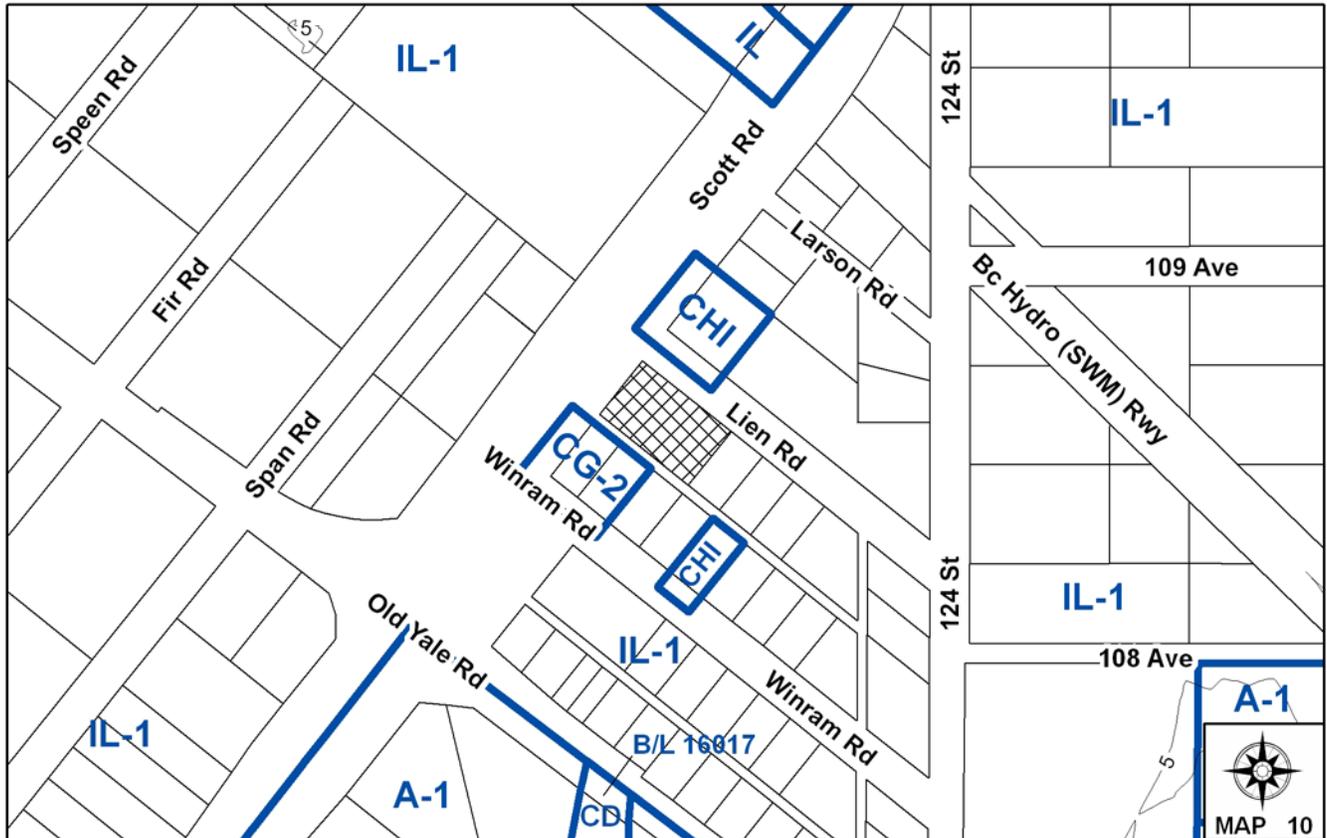
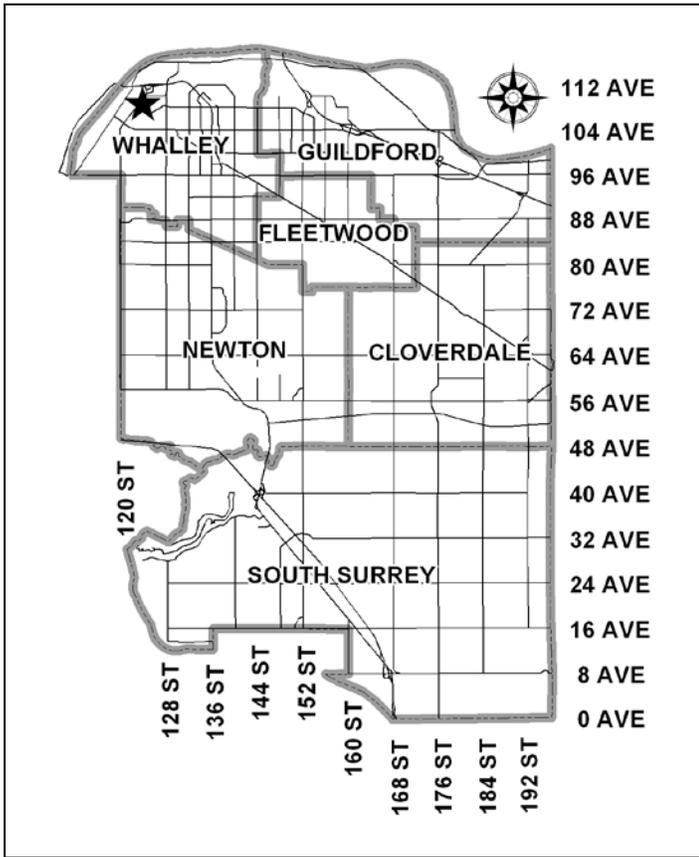
Planning Report Date: January 14, 2008

PROPOSAL:

- Rezoning from IL-1 to CHI
- Development Permit
- Development Variance Permit

in order to allow automotive sales, to upgrade of the existing building and to vary signage regulations.

LOCATION: 10870 Scott Road
OWNER: YJ Auto Market Ltd.
ZONING: IL-1
OCP DESIGNATION: Industrial
NCP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Needs variance to the Sign By-law for the fascia sign.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Light Impact Industrial 1 Zone (IL-1)" (By-law No. 12000) to "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0171-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7906-0171-00, (Appendix IV) varying the following Sign By-law regulations, to proceed to Public Notification:
 - (a) to allow a fascia sign to extend above the roof line of a building; and
 - (b) to increase the maximum fascia sign area from 0.3 metre (3 sq.ft.) per lineal foot of the premise frontage to 1.45 square metres (15.6 ft.) per lineal foot of premise frontage.
4. 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) removal of all unauthorized buildings and structures to the satisfaction of the Building Division; and
 - (d) relocation of the free-standing sign.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Mixture of authorized and unauthorized buildings and structures of which the unauthorized will be removed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Scott Road):	Vacant land, impacted by BC Gas right-of-ways.	Business/Residential Park	IL-1
East (Across Lien Road):	Automotive service use.	Business park.	CHI and IL-1
South:	Service station and vacant land.	Highway Commercial Industrial	CG-2 and IL-1
West (Across Scott Road):	Truck repair business (associated with 10847 Scott Road).	Business/Residential Park	IL-1

DEVELOPMENT CONSIDERATIONSBackground

- The most northwesterly portion of the lot was previously addressed 10870 Scott Road, and was zoned I-1 under Zoning By-law No. 2265 and was licensed for automotive repair and used car sales.
- In 1978, a building permit application was submitted for the construction of a warehouse. As the proposed warehouse straddled property lines, the owner applied for a subdivision to consolidate the property. A building permit was issued prior to the completion of the subdivision application, and three properties were consolidated through the Land Title Office by a lot line cancellation.
- In 1979, the subject property was converted from I-1 to General Industrial Zone (I-G) under Zoning By-law No. 5942, and was subsequently converted to Light Impact Industrial Zone (IL) with the adoption of Surrey Zoning By-law No. 12000.
- In December 2003, City Council approved the South Westminster Neighbourhood Concept Plan (NCP), which designates this area of South Westminster for future highway commercial type uses.
- In May 2005, Council rezoned the South Westminster area, and rezoned the subject property to Light Impact Industrial 1 Zone (IL-1) with the intent of restricting outdoor storage.
- The subject property was licensed for the sale of automobiles as a legally non-conforming use on the north portion of the property for many years. The last business license issued on the site allowed for the sale of automobiles, as well as automotive and auto body repair. This license expired in 2005.

Current Proposal

- The current proposal is to rezone the subject property from Light Impact Industrial 1 Zone (IL-1) to Highway Commercial Industrial Zone (CHI) in order to permit an automotive and light truck sales business. In conjunction with the rezoning proposal, the applicant has requested a Development Permit to allow for exterior modifications to the existing structure, and to improve the site through the installation of landscaping.
- During the design review of the requested modifications to the existing building, it was determined that the proposed fascia sign extends above the roof-line of the existing structure, and requires a Development Variance Permit (see By-law Variance Section).
- The existing building comprises a floor area of 223 square metres (2,400 sq. ft.) which represents a floor area ratio (FAR) of 0.11 and a lot coverage of 11% which is consistent with the maximum FAR of 1.0 and lot coverage of 50% permitted in the CHI Zone.
- Permits were issued for the main structure on the site as well as the free-standing sign. There have been a number of tent structures and accessory sheds which were erected without a building permit. The applicant has proposed to remove these structures and this will be a condition of rezoning.
- Part 5 of Surrey Zoning By-law No. 12000 requires three parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for employees and customers. As such, the proposed building requires a total of 6 parking spaces to be provided on site for both employees and customers of the business. The applicant has proposed a total of 50 parking spaces on the site and thereby complies with the parking requirements.
- Access to the site is provided from one driveway from Scott Road which is limited to right-in/right-out turning movements. There is a second driveway proposed from Lien Road.

PRE-NOTIFICATION

In accordance with Council policy, pre-notification letters were mailed on June 26, 2007 and a development proposal sign was erected on the property. To date, staff have not received any comments or concerns with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The existing building is utilitarian in its appearance, with a metal cladding finish. To update the existing structure, the applicant has requested an amendment to the front façade of the structure. This addition consists of the installation of an architectural steel mesh on a steel frame structure, in a dark reddish taupe colour. Additional corrugated metal cladding painted blue is proposed at the base of the building. The existing blue-coloured metal canopy over the existing windows and entry-way will remain.

- The proposed amendment to the exterior façade along the Scott Road frontage creates a modern building, which is more economical than new construction.
- There is an existing free-standing sign along the Scott Road frontage which has been installed over the 3.0-metre (10 ft.) wide statutory right-of-way (ROW) located along the front property line. This sign is proposed to be moved off the ROW. Prior to final adoption of the rezoning by-law, the free-standing sign is to be relocated.
- The applicant has proposed a fascia sign of individual letters, identifying the name of the business. This sign extends above the roof-line of the existing building, therefore, a Development Variance Permit has been requested (see By-law Variance section).
- There are existing statutory ROW's along the Scott Road and Lien Road frontages for the vacuum sewer. As a result, it is difficult to install landscaping along these property lines. Over the ROW area of the subject lot along Scott Road, the applicant has requested ground covers with a shallow root base. The Engineering Department has reviewed and approved this landscaping request.
- The applicant has requested that landscaping be provided along the boulevard fronting these two streets. Red Oaks with low shrubs are proposed. The Engineering Department has reviewed and approved this landscaping request.
- The existing chain link fencing is intended to be retained.

ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by Planning staff and the City Architect and was found to be acceptable.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To allow a fascia sign to extend above the roof line of a building; and
- To increase the sign area of a fascia sign from 0.3 square metre (3 sq.ft.) per lineal foot of the premise frontage to 1.45 square metres (15.6 sq.ft.) per lineal foot of the premise frontage.

Applicant's Reasons:

- The fascia sign is attached to the proposed architectural mesh along the building frontage. The proposed sign extends above the roof-line of the existing structure, however, it is located below the upper edge of the proposed mesh. The fascia sign provides additional architectural interest to this façade of the building.

- The Sign By-law restricts the maximum sign area based on the frontage of the premise, however, it does not have a maximum sign area. The building is for a single tenant, whereas most buildings contain multiple tenants. If the sign area was based on the frontage of the property, a total of 10.41 square metres (341.6 sq.ft.) of sign area would be permitted.

Staff Comments:

- Staff have reviewed the requested variances, and support the request as the proposed sign improves the overall appearance of this façade.

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.	Proposed, Site Plan, Building Elevations Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7906-0171-00

Jean Lamontagne
General Manager
Planning and Development

LAP/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: Aplin & Martin Consultants
 Address: #201 - 12448 - 82 Avenue
 Surrey, BC
 V3W 3E9
 Tel: 604-597-9058

2. Properties involved in the Application
 - (a) Civic Address: 10870 Scott Road

 - (b) Civic Address: 10870 Scott Road
 Owner: YJ Auto Market Ltd.
 PID: 018-720-056
 Parcel 1 Section 19 Block 5 North Range 2 West New Westminster District
 Reference Plan LMP16124

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Proceed to Public Notification for Development Variance Permit No. 7906-0171-00.

DEVELOPMENT DATA SHEET

Proposed Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		2,000 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	11%
Paved & Hard Surfaced Areas		76%
Total Site Coverage		87%
SETBACKS (in metres)		
Front	7.5 m	16.5 m
Rear	7.5 m	15.2 m
Side #1 (Southwest)	7.5 m or 0	4.5m*
Side #2 (Northeast)	7.5 m	18.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m	4.8 m
Accessory	9.0 m	n/a
NUMBER OF RESIDENTIAL UNITS	1	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	2,000 m ²	223 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,000 m ²	223 m ²

* *Existing Non-conforming*

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)	1.0	0.11
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	3	50
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	3	50
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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