

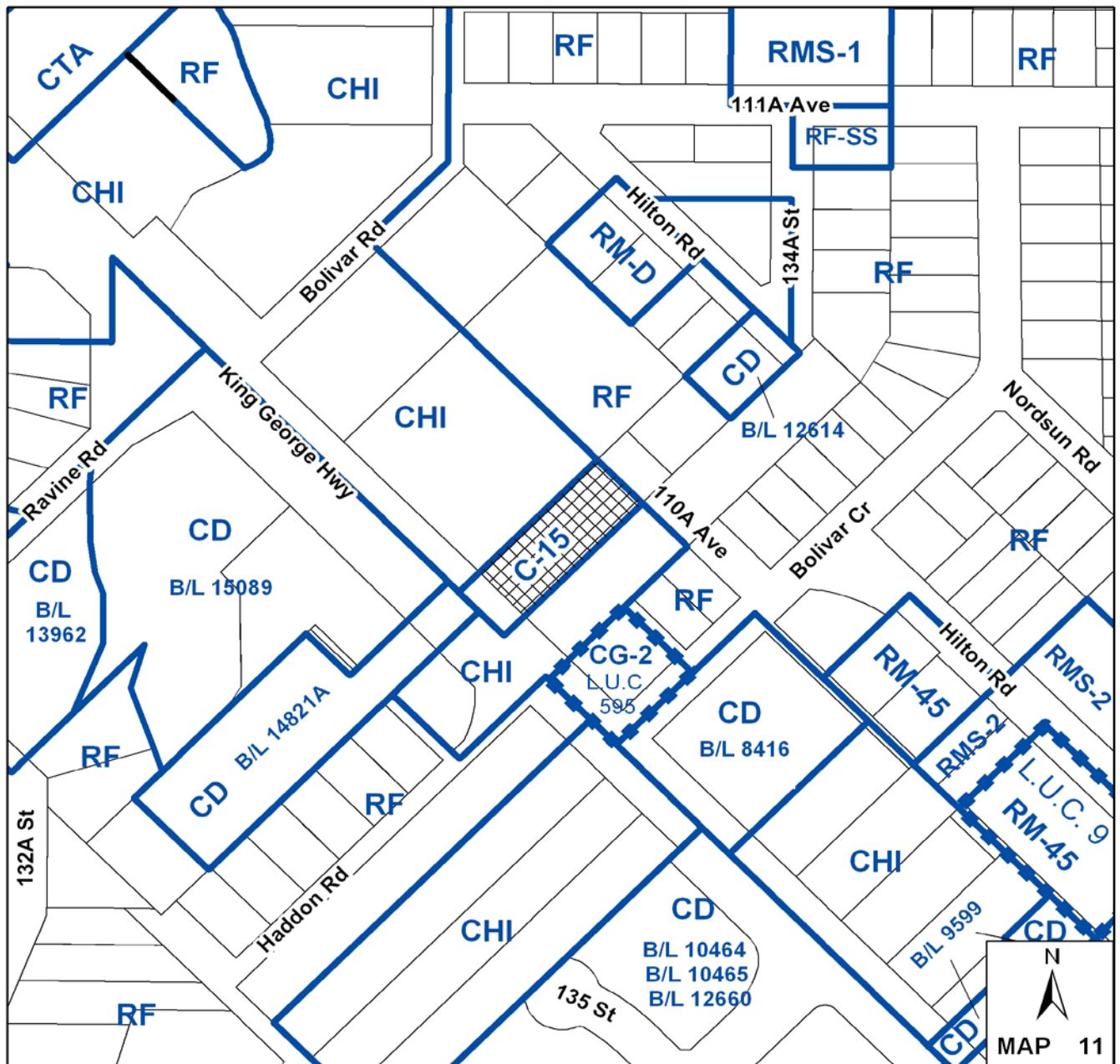
**Proposal:** Development Permit to amend Development Permit No. 7900-0061-00 to permit exterior revisions to a motel under construction.

**Recommendation:** Approval

**Location:** 13373 King George Hwy    **Zoning:** C-15

**OCP Designation:** Commercial

**LAP Designation:** Commercial    **Owner:** Yellow Rose Investments Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: June 7, 2006  
Planning Report Date: July 24, 2006

## PROPOSAL

The applicant is proposing:

- a major amendment to Development Permit No. 7900-0061-00

in order to permit exterior revisions to a motel currently under construction.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7906-0253-00 (Appendix V), 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 servicing issues were addressed in the approved Development Permit No. 6790-0061-00. The siting and access locations are identical to the approved plans, therefore, the application was not referred for Engineering comments.

## SITE CHARACTERISTICS

- **Existing Land Use** Motel under construction.
- **East:** Auto repair shop, zoned CHI, designated Commercial.
- **South:** Across King George Highway, Cedar Garden Apartments, zoned CD (By-law No. 14821A) and vacant site, zoned CHI, both designated Multiple Residential.
- **West:** Vacant property, zoned CHI, designated Commercial.
- **North:** Across 110A Avenue, vacant property, zoned RF, designated Multiple Residential.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject property is located at 13373 King George Highway, north-east of the Intrawest Gateway Development. On July 22, 2002, the subject property was rezoned to "Town Centre Commercial Zone (C-15)" with the adoption of By-law No. 14139. Development Permit No. 7900-0061-00 was issued the same evening to regulate the form and character of the development. The development applications were to allow for the construction of a 59-unit motel, with ground floor retail space and a caretaker's suite.
- In July 2004, prior to the expiry of Development Permit No. 7900-0061-00, a building permit was issued for the construction of the approved development. The construction of the motel has been proceeding slowly.
- More recently, the owner has secured an Econo Lodge motel franchise, and has requested an amendment to the existing Development Permit in order to permit some exterior revisions to the previously approved Development Permit.

### Current Proposal

- The development under construction consists of a three-storey motel containing 59 rooms with a caretaker's suite accessed from interior corridors. Along the King George Highway street frontage, there is 133 square metres (1,432 sq. ft) of ground floor retail space.
- The development has a total floor area ratio (FAR) of 0.86 and a lot coverage of 35.3% which is well within the maximum FAR of 1.5 and the maximum lot coverage of 80% permitted in the C-15 Zone.
- The access, parking configuration and landscaping have not been amended from the previously approved Development Permit.

## DESIGN PROPOSAL AND REVIEW

- The major change in the building elevations is a turret above the top floor on the corner of the building at the King George Highway entrance to the site. The brick cylindrical form will be capped with a steep conical roof. In addition, the entry gate structure has been modified from a simple steel beam to an elaborately detailed painted steel plate gateway on thick brick piers, topped with flanking lantern light structures.

- On the street facing wings of the building, horizontal hardiplank siding is introduced on the second floor level and third levels with stucco for the rooms with balconies facing the street.
- Brick finishes are retained on the ground floor level, similar to the previously approved Development Permit elevations.
- The long face of the north elevation is a series of alternating full height horizontal siding and stucco finishes.
- Horizontal wood trims are also introduced at every floor level throughout the building to accommodate the wall flashing.
- Other changes to the building plan include:
  - The port cochere over the driveway has been deleted, and a curved roof canopy has been added over the accessible parking stalls.
  - Two additional third floor curved balconies have been added on the north facing wings; and
  - Minor interior revisions to the caretaker's suite.
- As the overall urban design of the development has not changed, staff have reviewed the architectural changes and have found them to be satisfactory. Prior to the issuance of a building permit amendment, the applicant is to provide colour samples to the satisfaction of the City Architect.

#### 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.	Approved Plans from Development Permit No. 7900-0061-00
Appendix IV.	Revised Drawings
Appendix V.	Development Permit No. 7906-0253-00

How Yin Leung  
Acting 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:                 Barnet Dembek Architects  
                          Address:            #202 - 12448 - 82 Avenue  
  Surrey, B.C. V3W 2E9  
                          Tel:                   604-597-7100

2.      Properties involved in the Application

(a)      Civic Address:           13373 King George Highway

(b)      Civic Address:           13373 King George Highway  
                  Owner:                    Yellow Rose Investments Ltd.  
                  PID:                        025-581-660  
                  Lot 1 Section 15 Block 5 North Range 2 West Plan BCP 3591

3.      Summary

## DEVELOPMENT DATA SHEET

**Existing Zoning: C-15**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		4,213.7 m <sup>2</sup>
Road Widening area		613.14 m <sup>2</sup>
Undevelopable area		1,184.75 m <sup>2</sup>
Net Total		2,415.81 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	80%	35.3%
Paved & Hard Surfaced Areas		57.9%
Total Site Coverage		93.2%
<b>SETBACKS</b> ( in metres)		
Front	2.0 m	3.60 m
Rear	2.0 m	6.21 m
Side #1 (S)	0	0 m
Side #2 (N)	0	9.72 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	14.0 m	13.0 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Caretaker Suite		185.8 m <sup>2</sup>
Laundry/Storage		150.4 m <sup>2</sup>
<b>FLOOR AREA: Commercial (Motel Units)</b>		1,586.8 m <sup>2</sup>
Retail		133.0 m <sup>2</sup>
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	3,623.7 m <sup>2</sup>	2,056.1 m <sup>2</sup>

*\* 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</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.5	0.85
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial/Industrial Customers		
Commercial/Industrial Employee		
Residential Bachelor + 1 Bedroom		
Caretaker	2	2
Retail	3.7	3.7
Motel Units	30.30	
Total Number (less 20%) of Parking Spaces	28.6	33
Number of disabled stalls	1	1
Number of small cars	7	7
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

