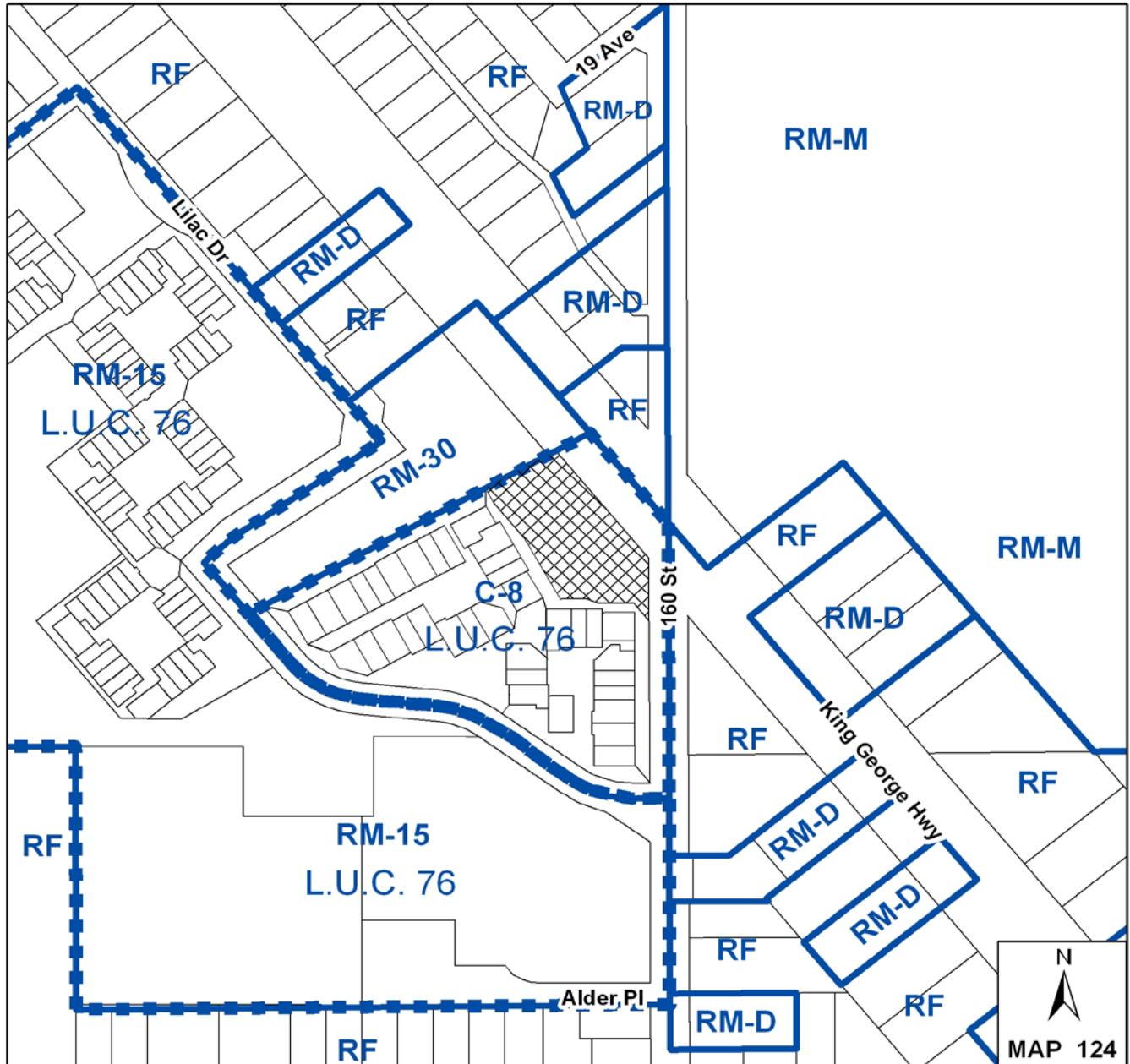


<b>Proposal:</b>	Development Permit to permit an addition to an existing commercial building.		
<b>Recommendation:</b>	Approval		
<b>Location:</b>	1751 King George Hwy	<b>Zoning:</b>	LUC No. 76
<b>OCP Designation:</b>	Urban	<b>LAP Designation:</b>	Commercial
<b>Owner:</b>	L.C. Holdings Ltd.		



## PROJECT TIMELINE

Completed Application Submission Date: June 21, 2007  
Planning Report Date: July 23, 2007

## PROPOSAL

The applicant is proposing:

- a Development Permit

in order to allow for an addition to the existing commercial building.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7906-0427-00 (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 and there are no Engineering requirements relative to the issuance of the Development Permit (Appendix III).

Surrey Fire Department: No concerns.

## SITE CHARACTERISTICS

- **Existing Land Use** Commercial plaza containing several businesses.
- **East:** Across King George Highway, single family residential homes, zoned RF, and a mobile home park, zoned RM-M, both designated "Urban" in the OCP.
- **South and West:** Townhouse complex under LUC No. 76, designated "Urban" in the OCP.
- **North:** Multi-family complex, zoned RM-30, designated "Multiple Residential" in the OCP.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Urban. Complies.

King George Highway  
Corridor Plan Designation: Commercial. Complies.

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject property at 1751 King George Highway is under Land Use Contract (LUC) No. 76. The existing two (2) commercial buildings on the site contains several commercial businesses.
- In 2005, the applicant purchased a 4.5 metre (15 feet) wide portion of King George Highway Right-of-Way (approximately 347 sq.m./3,735 sq.ft. of land) to expand the parking area for the commercial buildings. Development Permit No. 7905-0121-00 was issued on November 7, 2005 for the landscaping and parking lot redesign. No changes to the buildings were dealt with in that Development Permit.

### Current Proposal

- The applicant now wishes to update the existing commercial buildings and also add 191 sq.m. (2,060 sq.ft.) of floor area. The two existing buildings contain 790 sq.m. (8,500 sq.ft.) of floor space. The proposed addition is within the maximum allowable commercial floor area cap of 30,000 sq.ft. identified in LUC No. 76.
- The LUC does not include provision for setbacks for the commercial portion of the site governed by the LUC. The addition on the northern building is proposed to be set back 1.6 metres (5 feet) from the southwest rear property line. The addition on the southern building is proposed to be set back 5.9 metres (19 feet) from the south rear property line. Both of these interfaces are proposed to be heavily landscaped, in addition to the existing trees and landscaping. The applicant has obtained written support for these setbacks from strata council of Strata NW1824, the strata complex located immediately behind the subject commercial site.
- Fifty-two (52) parking spaces are required for the site. As a result of the applicant's earlier purchase of King George Highway Right-of-Way, the site contains sixty-four (64) parking spaces. The existing parking is sufficient to meet the requirements for the addition.

## DESIGN PROPOSAL AND REVIEW

### Building Design

- The proposed increase in floor area is at the front of the Roadhouse restaurant (northern building), at the rear of the restaurant, and also at the rear of the southern building. The applicant is also proposing to locate a 18.6 sq.m. (200 sq.ft.) patio area at the front of the restaurant.

- The facades and roof on both buildings will be updated. Charcoal laminated organic shingles are proposed for the roof. Shale coloured Cultured stone will accent the lower 0.60 metres (2 feet) and taupe hardishingles will be used to clad the facades. The existing gables on the front façade will be opened up, exposing a wood frame.

### Signage

- The applicant is proposing to locate a free-standing sign along King George Highway, at the northerly entrance to the site. The existing free-standing sign along King George Highway, near the intersection of King George Highway and 160 Street, will be removed. The proposed free-standing sign will be 4.6 metres (15 feet) high. The sign will consist of vinyl lettering on aluminum panels, exterior spotlighting and a base finished with stone, to match the new stonework proposed for the building.
- A total of six (6) fascia signs are proposed for the front elevation. These signs are proposed to be 0.45 metres (1.5 feet) high by 2.43 metres (8 feet) wide and will have open faced channel letters with exposed neon illumination. The proposed signage complies with the Sign By-law No. 14635.

### Landscaping

- The existing berm behind the building contains a number of trees and shrubs both on the subject site and the strata complex site behind the subject site. The Arborist Report completed for this proposed development indicates that the proposed development can be done with out harming any of the existing trees in this area.
- Landscaping for the front of the site, along King George Highway, has been developed previously under Development Permit No. 7905-0121-00. The applicant is proposing additional landscaping along the rear property lines as part of this development application. The landscaping proposed in this area is primarily shrubs and these will enhance the retained trees in this area.

### 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. 7906-0427-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated December 22, 2006.
- Soil Contamination Review Questionnaire prepared by Dwayne Jacobson dated September 25, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

KB/kms

v:\wp-docs\planning\plncom07\07091444.kb.doc  
KMS 7/9/07 3:34 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                  Dwayne Jacobson, Haven Properties  
                         Address:                1759 King George Highway  
   Surrey, B.C.  
   V4A 4Z9  
   Tel:                      604-644-8090
  
2.      Properties involved in the Application
  - (a)      Civic Address:            1751 King George Highway
  
  - (b)      Civic Address:            1751 King George Highway  
                 Owner:                      L.C. Holdings Ltd.  
                 PID:                              026-497-425  
                 Lot 1 Section 14 Township 1 New Westminster District Plan BCP20951
  
3.      Summary of Actions for City Clerk's Office

## DEVELOPMENT DATA SHEET

Existing Zoning: LUC No. 76

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		3,904 sq.m.
Road Widening area		
Undevelopable area		
Net Total		3,904 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		24%
Paved & Hard Surfaced Areas		62%
Total Site Coverage		86%
<b>SETBACKS</b> ( in metres)		
Front		17.9 m
Rear		1.7 m
Side #1 (North)		22.9 m
Side #2 (South)		1.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		7.5 m (top of roof)
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		635.5 sq.m.
Retail		210.0 sq.m.
Office		136.2 sq.m.
Total	Existing=790.2 sq.m.	Proposed: 981.7 sq.m.
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		

*\* 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>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
<b>AMENITY SPACE (area in square metres)</b>		
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
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	YES/NO	Tree Survey/Assessment Provided	YES/NO
---------------	--------	---------------------------------	--------



CONTOUR MAP FOR SUBJECT SITE

