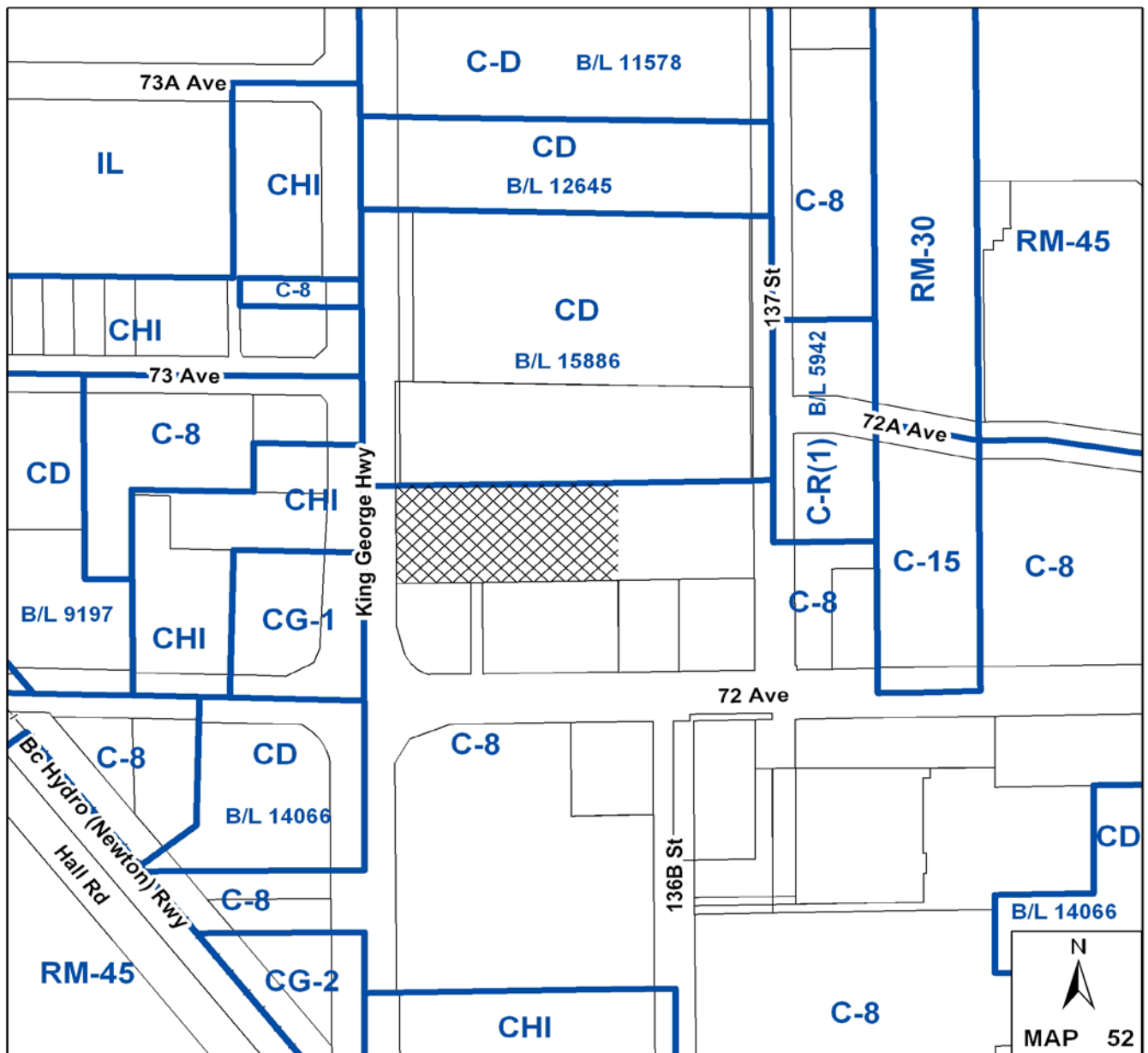


<b>Proposal:</b>	Development Permit to permit renovations to an existing commercial building.		
<b>Recommendation:</b>	Approval		
<b>Location:</b>	Portion of 7242 King George Highway	<b>Zoning:</b>	C-8
<b>OCP Designation:</b>	Commercial	<b>Owner:</b>	7218 KG Financial Inc.
<b>LAP Designation:</b>	Retail Commercial		



## PROJECT TIMELINE

Completed Application Submission Date: October 17, 2006  
Planning Report Date: December 4, 2006

## PROPOSAL

The applicant is proposing:

- a Development Permit

in order to allow a store front and exterior renovation of the existing multi-tenant commercial building.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7906-0451-00 (Appendix III), 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: All servicing for the site presently exists. The Engineering Department has requested submission of \$7,000 cash-in-lieu towards completion of a future lane along the southerly limit of the site near 137 Street. The applicant has met this requirement. No additional servicing requirements have been identified for this application (Appendix IV).

## SITE CHARACTERISTICS

**Existing Land Use** Shopping Plaza, with retail stores, restaurant and the RCMP Newton office in the Newton Town Centre.

**East:** Commercial site on lots zoned C-8 and C-R(1) (By-law No. 5942), designated Commercial in the OCP.

**South:** Commercial plaza on lots, zoned C-8, designated Commercial in the OCP.

**West:** Across King George Highway is a gas station zoned CG-1 and Highway Commercial uses on lots zoned CHI, designated Commercial in the OCP.

**North:** Proposed "Centre of Newton" Shopping Centre, zoned CD (By-law No. 15886), designated Commercial in the OCP.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

### Background

- The project site is located in the Newton Town Centre, on the east side of King George Hwy, north of 72 Avenue, and immediately south of the new "Centre of Newton" commercial complex (Save-on-Foods, Shopper's Drug Mart etc.), which is under construction. It is designated "Commercial" in the OCP and zoned C-8. The site has two buildings on it (the RCMP Newton offices, and the subject multi-tenant commercial building).
- The applicant proposes to renovate the storefront and exterior treatment of the existing multi-tenant building, which was constructed in the mid 1970's. Over the years minor improvements were made for new tenants only, leaving the over-all architecture as original, and reflecting the 1970s strip-mall development architecture. The site has had some tenant vacancies over the years, and improvement of the storefront and exterior will help improve the attractiveness of the site for new tenants.
- The applicant, who also owns the "Centre of Newton" site immediately north, would like to upgrade the facial look of the building, to complement the new commercial look anticipated for the retail commercial, which will be on the north side of the subject site.
- The proposed changes will include new fascia signage, cladding material and colours, and improvement to the existing freestanding sign, parking arrangement and landscaping.

## DESIGN PROPOSAL AND REVIEW

### Building Exterior Storefront

- The main vehicular orientation and the existing open surface parking has direct access from King George Highway, with a secondary vehicular entrance from 137 Street at the east end. The building being renovated will face the new shopping centre ("Centre of Newton") to the north. Driveway connection to the north is being provided to enable the site to be coordinated with respect to north-south traffic movements, between the two sites.
- The proposed renovation will involve raising the fascia of the building by approximately 0.8 metre (2.6 ft), with stepped articulations of 0.9 metre (3 ft) and 1.8 metres (6 ft) at the northwest corner, in order to improve visibility along King George Highway. The site is located lower than King George Hwy, therefore, the additional height will improve the exposure of the site.

- The existing metal siding on the fascia will be replaced with stucco assembly, to unify existing individual sign areas with new 0.9 metre (3 ft) high continuous, recessed and integrated illuminated sign bands, similar to the ones used on the existing RCMP building.
- Natural light will be introduced to the existing concrete sidewalk below the existing canopy, with new acrylic skylights staggered along the entire length of the roof of the existing canopy. The existing soffit will be removed from the canopy and replaced with exposed structure, painted off-white in order to maximize the effect of natural lighting. The existing storefront glazing will also be raised to allow additional natural light to penetrate into the tenants' premises.
- The existing brick columns will be finished with acrylic stucco coating with stone bases, in order to share some common design features, and to provide some uniformity throughout the existing development, and to be complimentary and compatible to the "Centre of Newton" development to the north.

### Landscaping

- The existing concrete sidewalk will be widened to approximately 0.76 metre (2.5 ft), with new exposed aggregate concrete, in order to act as wheel stops to prevent vehicles from damaging the stone based brick columns during parking maneuvers.
- The existing open surface parking area will be enhanced with additional landscaping, which includes new treed islands and pedestrian linkages throughout the site, and particularly with new steps and ramp to existing city sidewalk along King George Highway, and with raised crosswalk to the north to the "Centre of Newton" development in accordance with the OCP guidelines.
- The overall landscaping consists of some oak trees along King George Hwy, shrubbery and ground cover.

### Signage

- The permitted fascia signs includes a combination of three categories: Individual freestanding letters of painted high density styrofoam or acrylic, externally illuminated; signs of individual freestanding letters, internally illuminated; and illuminated plastic faced recessed sign boxes.
- The existing free-standing pylon sign is 6 metres (20 ft.) in height which exceeds the maximum height allowed (4.5 metres/15 ft.) under the current Sign By-law. However, the sign was permitted under the previous sign regulations (Development Permit No. 6784-031) and is deemed to be legal non-conforming. The proposal is to modify this legal non-conforming sign by incorporating architecturally designed complimentary columns on the outer sides of the existing supporting columns connected by new metal plates without altering the height and the size of the existing sign panels (Sign areas). The existing supporting poles will be repainted in the colour scheme of the newly restored storefront. A stone base is introduced, and additional landscaping around base of the sign, to augment the visual look from King George Highway.
- This application was not referred to the ADP but 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. Development Permit No. 7906-0451-00

Appendix IV. Engineering Summary

How Yin Leung  
Acting General Manager  
Planning and Development

AGA/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:               Paul Chiu, Urban Design Group Architects Ltd.  
                  Address:           600 - 1140 West Pender Street  
  Vancouver, B.C.  
  V6E 4G1  
                  Tel:                   604-687-2334
  
2.       Properties involved in the Application
  - (a)       Civic Address:           Portion of 7242 King George Highway
  
  - (b)       Civic Address:           Portion of 7242 King George Highway  
          Owner:                   7218 KG Financial Inc.  
  Director Information:  
  Arnold Silber  
  
  Officer Information: (as at March 14, 2006)  
  Arnold Silber (President, Secretary)  
          Portion of PID:           011-189-274  
          Parcel "A" Explanatory Plan 12064 Lot 4 Except: Parcel One (By-law No.  
          62739) Section 21 Township 2 New Westminster District Plan 6210
  
3.       Summary of Actions for City Clerks Office

## DEVELOPMENT DATA SHEET

**Existing Zoning: C-8**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		9,260.94 m <sup>2</sup>
Road Widening area		n/a
Undevelopable area		n/a
Net Total		9,260.94 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)	50% max.	33.3% (inc. RCMP)
Buildings & Structures		
Paved & Hard Surfaced Areas		42%
Total Site Coverage		75.3%
<b>SETBACKS</b> ( in metres)		
Front (West)	7.5 m	19.16 m
Rear (RCMP East) Relaxation	7.5 m	4.65 m
Side #1 (South) Relaxation	7.5 m	1.76 m
Side #2 (North)	7.5 m	18.36 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m Max.	5.21 m
2 Steps - @0.91 m EA. NW Corner		7.03 m Max
<b>NUMBER OF RESIDENTIAL UNITS</b>		n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		n/a
<b>FLOOR AREA: Commercial</b>		
Retail		1,830.46 m <sup>2</sup>
Office (RCMP Offices)		1,159.43 m <sup>2</sup>
Total		2,989.89 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>		n/a
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		2,989.89 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

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY	n/a	
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		130
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	90	130
Number of disabled stalls	2	6
Number of small cars	22	23
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

