

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0107-00

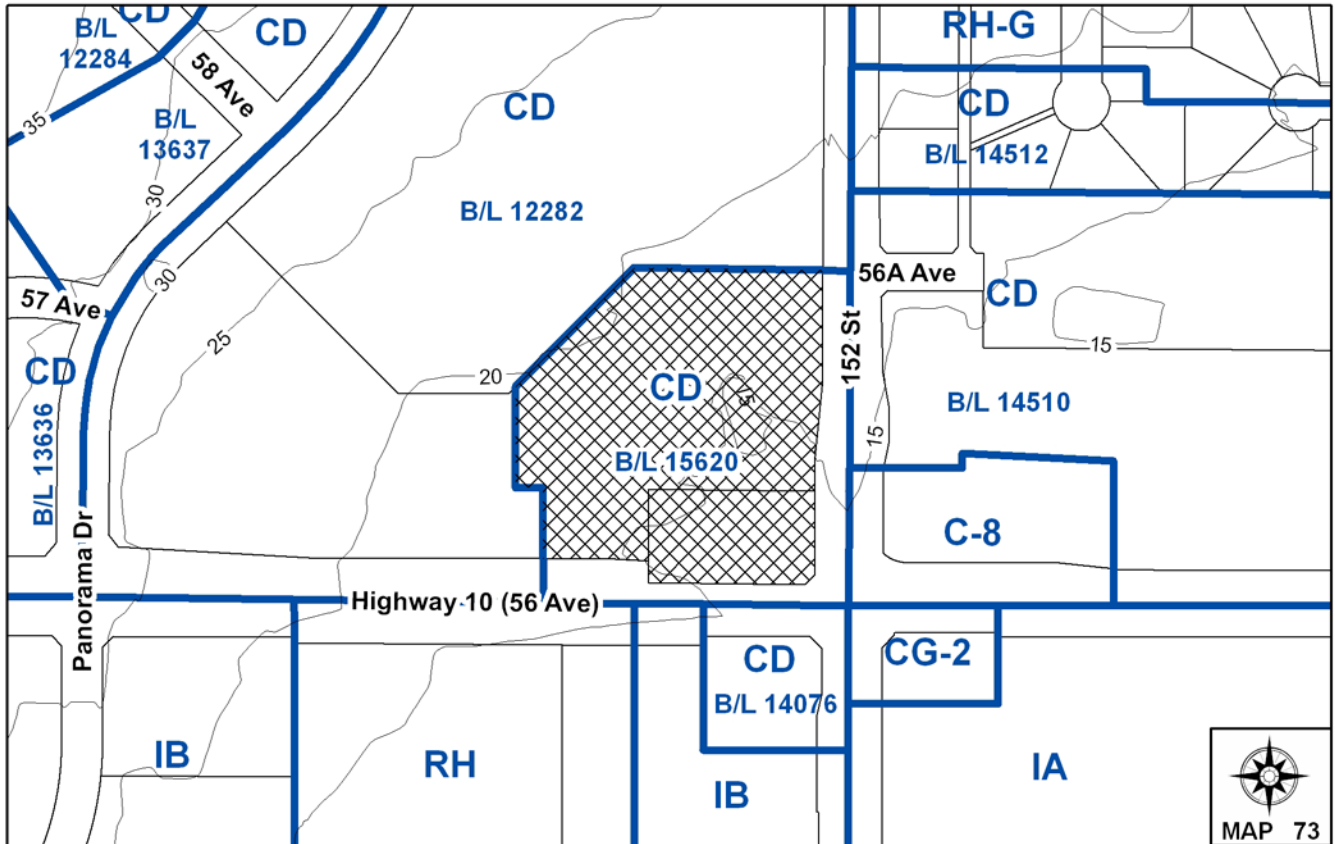
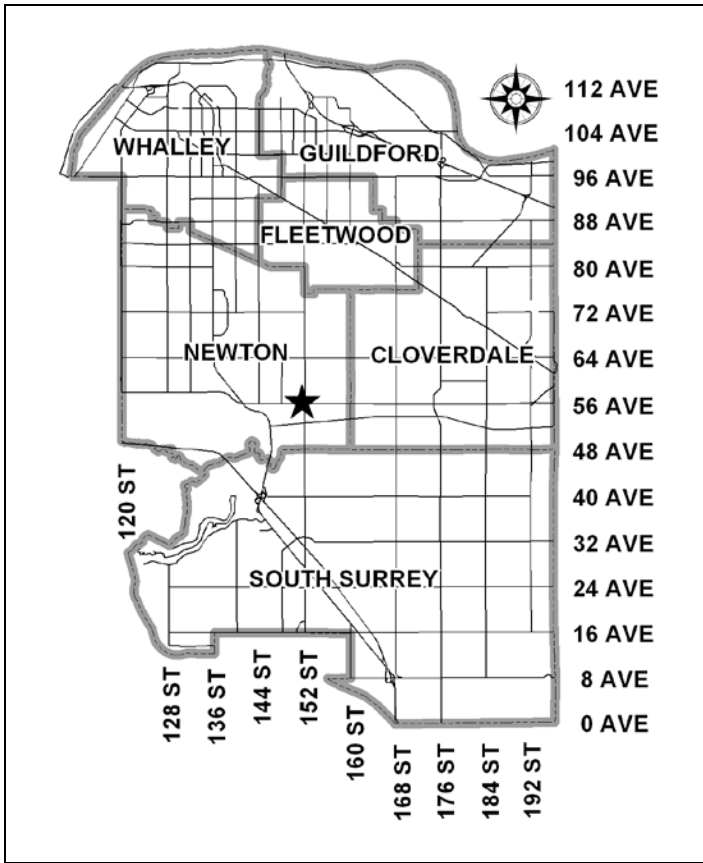
Planning Report Date: October 1, 2007

PROPOSAL:

- Amendment to CD By-law No. 15620
- Development Permit

in order to develop Phase 2 of the Panorama Village Shopping Centre.

LOCATION: Highway No. 10 and 152 Street
OWNER: Investor's Group Trustco
ZONING: CD (By-law No. 15620)
OCP DESIGNATION: Commercial
NCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amendment to CD By-law No. 15620.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant has proposed to amend the existing CD By-law to include drive through banks as a use on the site.
- The applicant has proposed to amend the CD By-law minimum setbacks from 7.5 m (25 ft) to 2.2 m (7.2 ft) for the sculptural feature in the corner plaza.
- The applicant has proposed to amend the CD By-law maximum height for accessory structures from 4.5 metres (15 ft.) to 11.8 metres (39 ft.) for the ornamental trellis in the corner plaza.

RATIONALE OF RECOMMENDATION

- The Phase 2 of the shopping centre complies with the OCP and the NCP and will complete this major shopping centre.
- The drive through bank is to complement the financial use currently permitted by the CD By-law. There is a drive through use (restaurant) already permitted on the site. The site is in close proximity to major roadways, therefore the use is suitable for the site.
- The relaxation of the setbacks and variance to structure height to accommodate the location of large-scale plaza features closer to the corner achieves a more urban pedestrian streetscape without conflicting with traffic or pedestrian movement and allows the structure to give the impression of a building on the corner.
- Phase 2 of the shopping centre introduces a major sculptural element and public plaza to the intersection and creates a sense of place that integrates buildings and pedestrian movement at this location.
- The plaza is a "public space" feature with a structural element that gives a human scale and visual interest to the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 15620 and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0107-00 in accordance with the attached drawings (Appendix II).
3. 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) final approval from the Ministry of Transportation;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) register public Right-of-Way over the pedestrian plaza for public use.

REFERRALS

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

Min. of Transportation: No concerns. Approved for one year.

SITE CHARACTERISTICS

Existing Land Use: Site is currently vacant and has a service road from 152 Street through to the Phase I of the shopping centre.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Vacant land intended for future health services.	<ul style="list-style-type: none"> • Commercial (OCP) • Institutional (South Newton NCP) 	CD (By-law No. 12282)

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 152 Street):	Commercial retail shopping centre.	Commercial	C-8 CD (By-law No. 14510)
South (Across Highway No. 10):	Gas station. Industrial Business Park under development	Industrial Gas station/proposed business park.	CD (By-law No. 14076) IB and RH
West:	Panorama Village Shopping Centre Phase I	Commercial	CD (By-law No. 12282)

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at the northwest corner of the intersection of Highway No. 10 and 152 Street.
- The subject site is designated Commercial in the OCP and Commercial in the South Newton Neighbourhood Concept Plan.
- The site is approximately 1.63 ha (4.02 ac) in size.
- Phase 1 of the Panorama Village Shopping Centre is immediately west of the subject site. A Rezoning By-law and Development Permit for Phase 2 were approved for this site in 2005 to complete the shopping centre.
- The applicant has not developed Phase 2 of the shopping centre according to the 2005 approvals due to changes in the road dedication requirements from the Ministry of Transportation and the applicant's desire to amend the Development Permit to meet the needs of their tenants.
- The applicant is proposing an amendment to the CD By-law and Development Permit amendments to address their site requirements, as discussed below.

Proposed CD By-law Amendment

- The applicant is proposing to amend the CD By-law (By-law No. 15620) to include "drive-through banks" as a permitted use, to reduce setbacks and increase height for a major sculptural element to be introduced to the corner.
- The CD By-law (No. 15620) was prepared based on the C-8 Zone, which specifically excludes drive-through banks. The CD By-law permits drive-through restaurants.
- As the site already has a drive-through restaurant, drive-throughs are considered suitable for the site due to the proximity of major roadways and the location of the site. Adding the drive-through bank use is complementary to the financial services allowed on the site and the applicant has reduced floor area in order to allow proper maneuvering on the site.

- The sculptural element, an 11.8 metre (39 ft.) high painted steel trellis structure, replaces the location of a building at the corner of the site in order to anchor the corner while allowing views into the proposed corner plaza and site.
- The corner plaza introduces 'public space' to the corner, and integrates the public space, feature elements with the street and pedestrian network. The proposal layers the features for the best visual perspective from the street, while providing buffer between on-site activities and the traffic movement.
- The sculptural element is proposed to be placed closer to the corner to reflect the building location on the corner across 152 Street, the Rodeo Square, which was given a variance, and also to provide an outside artistic edge to the plaza.

Development Permit Amendments

- The applicant is proposing amendments to Development Permit No. 7904-0393-00, which was approved by Council on July 28, 2005. The current Development Permit is attached as Appendix V. The plans for the proposed revision are attached in Appendix II.
- The applicant is not proposing to amend portions of Development Permit that include CRU A, B, and C and the site around these buildings (the group of units in the northwest portion of the site) with the exception of the relocation of the garbage enclosure on the east side of CRUC, and expansion to the sidewalk/patio area in front of CRU C. The application is also not proposing to alter the site access points.
- As part of the amendments, the applicant is proposing the following:
 - to decrease the amount of overall commercial/retail space by approximately 700 square metres (3,000 sq. ft);
 - relocate buildings on the site and remove one building (the south side restaurant);
 - add a second drive-through on the site to accommodate a drive-through bank;
 - to replace the building at the corner of the major intersection (Highway No. 10 and 152 Street) with a major plaza/park feature anchored with a large scale sculptural element; and
 - substantially enhance landscaping at the southeast corner of the site.
- The key change involves replacing the previous building at the corner of Highway 10 and 152 Street with a substantial public plaza, including large sculptural elements in close proximity to the corner property line boundaries of the site. This design of this feature is discussed later in this report.

PRE-NOTIFICATION

Pre-notification letters were sent on June 19, 2007. No concerns were received.

DESIGN PROPOSAL AND REVIEW

- The proposed amended project will complete Panorama Village Shopping Centre and the development around this major intersection. This Phase of the Shopping Centre is proposed to have 4,486 square metres (31,861 sq. ft) of commercial/retail space, with a proposed drive-through restaurant and drive through bank.
- The revised proposal consists of three main buildings and the plaza. The building heights vary between 5.7 metres (19 ft.) for the buildings adjacent to Highway No. 10 and 9.61 metres (22 ft.) for the anchor tenant building (previously approved under DP 7904-0393-00). The ornamental trellis structure at the corner is proposed to be 11.8 metres (38.7 ft.) high.
- The revised project has a reduced floor area, therefore the site has a smaller parking requirement than previously approved – 184 spaces are required and the applicant is providing 234. The proposed amount of parking is within the Zoning By-law requirement.
- The two access points for 152 Street are not being proposed to change. They are required to be right-in/right-out access only. Shared access and parking agreements are required for the site to ensure the two phases of the shopping centre operate as one comprehensive development.
- The building design is consistent with Phase I of the Panorama Village Shopping Centre and that approved under Development Application No. 7904-0390-00:
 - The Victorian them of Phase I is carried through Phase II with the main facades as red brick, canopies extending from the roof, trim and colonnade elements, and finished with painted wood and metal;
 - The street fronts are a combination of glazing and trellis work;
 - The separate buildings are linked with colour and materials and details; and
 - The emphasis in Phase II is on the corner elements with tower details as external focal anchors for the buildings.
- The drive-throughs, while being exposed to the adjacent streets are substantially screened with landscaping and berming around their perimeters.
- The development features a system of pedestrian routes, paths and raised crossings which link the areas between buildings and phases, and link the site to the street. The overall approach to landscaping with the amended Development Permit is substantial perimeter landscaping with layers, parking lot landscaping in islands and adding to the plaza/park feature at the corner.

Corner Plaza

- The proposed corner plaza is intended to replace a building and provides a feature element as well as visibility into the site.
- The plaza has the following characteristics:

- The site is a park/plaza, incorporating a large-scale, painted steel trellis sculptural element to anchor the corner of the site in a unique way;
 - The plaza is three dimensional, with the centre of the sculptural feature spiraling with low steps into a grass centre;
 - Concrete and wooden seating are strategically placed around the perimeter of the feature, and the steps and seating have inset lighting to create pools of light around the base of the feature;
 - Lighting is mounted on the trellis element to wash the area with focused illumination to enhance the feature at the corner;
 - The north and west perimeters of the plaza are treated with a combination of landscaping planters to define the plaza area, and wooden benches/concrete seating to provide more formal seating areas with views into the plaza centre;
 - To the north, connected by sidewalk and consistent landscape features, is a second smaller plaza with similar seating, lighting and planters. The substantial landscaping gives the overall effect of plaza and linear park;
 - The plaza and linear features boast 44 trees within the plaza and on the road right-of-way where it does not conflict with services or visibility. These trees are a combination of maple, beech and aspen. The two plaza's and corner landscaping also have over 600 shrubs and 300 grasses proposed; and
 - The parking surface west of the linear connection between the two plazas, is made up of pavers that respond to the pavers being used in the plazas.
- The plaza and any on-site sidewalks will have right-of-way to protect public passage over this part of the commercial development.

Signage

- The proposed amendment includes new pylon signage for the shopping centre. Two freestanding signs are proposed: one adjacent to 152 Street and one adjacent to Highway No. 10. The signs will be designed to complement existing signage and incorporate elements that respond to the building materials.
- The plaza has no signage with the exception of one area on the seating bench for small cut metal lettering identifying the name of the Plaza.
- The building will have channel letter fascia signage not exceeding two feet six inches in height. All proposed signage will comply with the City of Surrey Sign By-law.

ADVISORY DESIGN PANEL

- The applicant presented their project at the June 7, 2007 Advisory Design Panel. The applicant has addressed the recommendations of the Panel to Planning's satisfaction. The Minutes are attached as Appendix IV.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments
Appendix V.	Development Permit No. 7904-0390-00 (original DP)
Appendix VI.	Proposed CD By-law Amendment

Jean Lamontagne
General Manager, Planning and Development

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DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD

Required Development Data	Existing Zone and DP	Proposed DP
LOT AREA* (in square metres)		
Gross Total		16,300 m ²
Road Widening area		
Undevelopable area		
Net Total		16,300 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	31%	27.48%
Paved & Hard Surfaced Areas	50%	61.01%
Total Site Coverage	81%	88.49%
SETBACKS (in metres)		
Front (North)	7.5 m	7.5 m
Rear (South)	7.5 m	7.5 m
Side #1 (East)	7.5 m	7.5 m
Side #2 (West)	7.5 m	7.5 m
Side #3 (Structures)	5.5 m (west)	2.2 m (south/east)
BUILDING HEIGHT (in metres/storeys)	12 m maximum	
Principal	5.7 - 9.61 m	5.7 - 9.61 m
Accessory	4.5 m	11.6 m
NUMBER OF RESIDENTIAL UNITS	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	n/a	n/a
FLOOR AREA: Commercial		
Retail	5,170.57 m ²	4,486.37 m ²
Office		
Total	5,170.5 m ²	4,486.37 m ²
FLOOR AREA: Industrial	n/a	
FLOOR AREA: Institutional	n/a	
TOTAL BUILDING FLOOR AREA	5,170.57 m ²	4,486.37 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	Existing Zone and DP	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	n/a	n/a
# of units/ha /# units/acre (net)		
FAR (gross)	(.8) .31	0.275
FAR (net)		0.257
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)	184 required	
Commercial		234
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		234
Number of disabled stalls		4
Number of small cars		24
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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MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning: CD

Required Development Data	CRU D	CRU E	Trellis Structure
SETBACK (in metres)			
Front (North)	7.5 m	>7.5 m	>7.5 m
Rear (South)	>7.5 m	7.5 m	2.2 m
Side #1 (East)	7.5 m	>7.5 m	2.2 m
Side #2 (West)	>7.5 m	7.5 m	>7.5 m
Building Height (in metres/storeys)	7.0 m	7.5 m	11.6 m
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE	n/a	n/a	n/a
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +			
TOTAL FLOOR AREA	n/a	n/a	n/a