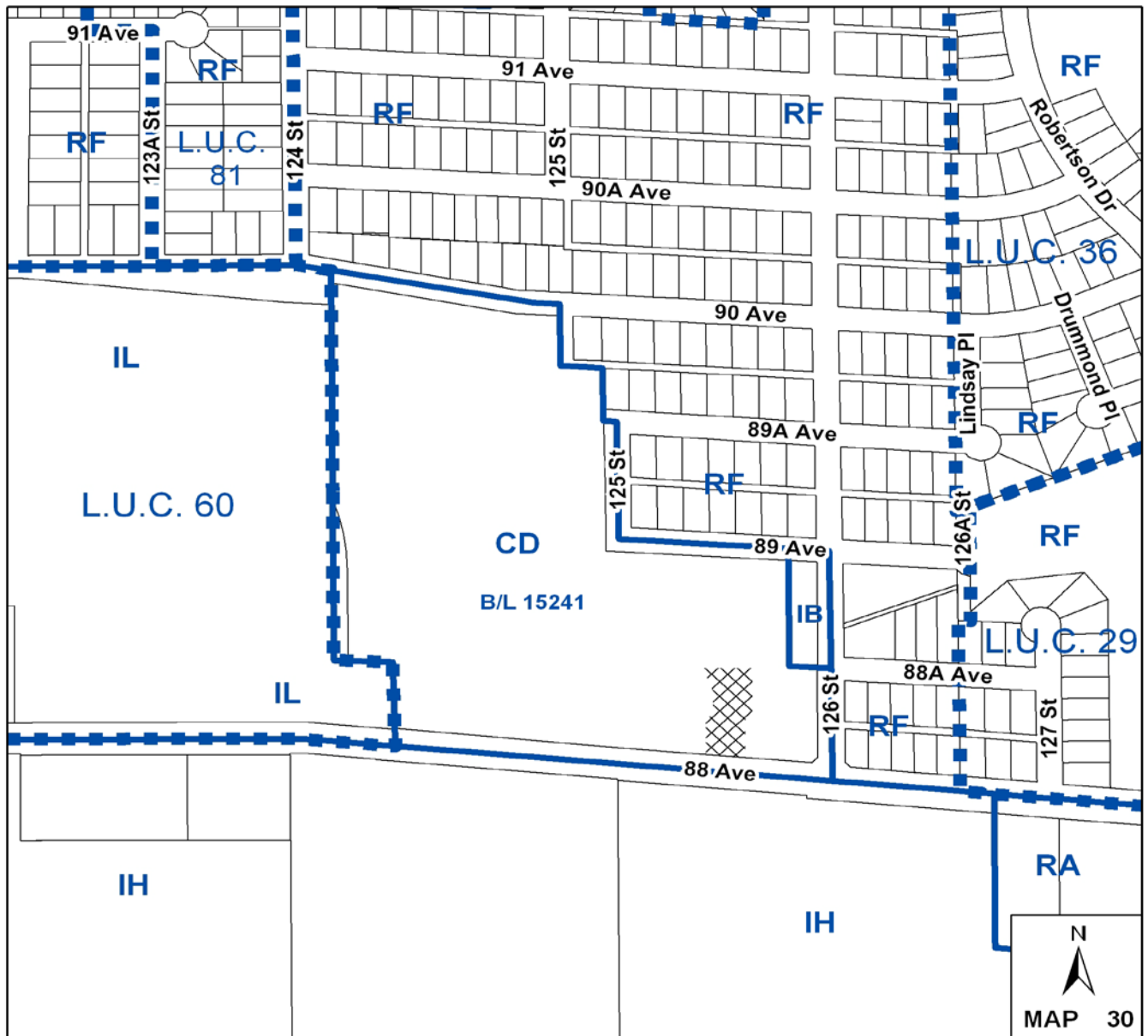


Proposal:	Development Permit to permit development of one commercial retail unit in an existing shopping centre.		
Recommendation:	Approval		
Location:	12451 - 88 Avenue	Zoning:	CD (By-law No. 15241)
OCP Designation:	Commercial	Owner:	Surrey West Shopping Centres Limited
LAP Designation:	Commercial		



PROJECT TIMELINE

Completed Application Submission Date: April 23, 2007
Planning Report Date: July 23, 2007

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the development of a 523 square metre (5,628 sq.ft.) commercial retail unit (CRU) in an existing large format retail shopping centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0112-00 (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: No concerns. All engineering requirements for the site were addressed under the original shopping centre rezoning (File No. 7903-0153-00) (Appendix IV).

BC Hydro: No concerns (Appendix V).

SITE CHARACTERISTICS

- **Existing Land Use** Vacant portion of land in an existing large format shopping centre site with Wal-Mart as the anchor unit, zoned CD (By-law No. 15241). The site is traversed by a BC Hydro utility corridor.
- **South:** Across 88 Avenue is an outdoor BC Hydro storage facility, zoned IH.
- **West:** Existing Burger King restaurant within the same shopping centre.

- **North and East:** Vacant land within the same shopping centre site which is intended to be developed with additional building(s) and parking in the future. East, across 126 Street are single family dwellings, zoned RF.

PLAN AND POLICY COMPLIANCE

OCP Designation: Commercial. Complies.

LAP Designation: Commercial. Complies.

DEVELOPMENT CONSIDERATIONS

- The site was rezoned to CD By-law No. 15241 under Application No. 7903-0153-00 to permit the development of a large format retail centre. A Wal-Mart and Burger King Restaurant are in operation on the site, while other CRUs approved under Application No. 7906-0056-00 are under construction. The remainder of the land is undeveloped.
- CD By-law No. 15241 allows for retail uses provided that the gross floor area of each of the individual businesses exceeds 370 m² (3,980 sq.ft.), except that up to 25% of the total developed gross floor area may be used by businesses that individually occupy less than 370 sq. m. (3,980 sq.ft.) of floor area. The maximum FAR is 0.80 and the maximum lot coverage for the site overall is 50%.
- The area included in this Development Permit is outlined as per the attached site plan (Appendix III) and is located in the southeastern portion of the site along 88 Avenue.
- This Development Permit application seeks to construct a free-standing 523 square metre (5,628 ft²) commercial retail unit to accommodate a Sleep Country Canada furniture store. The proposed floor area ratio, lot coverage and size of retail units, complies with the provisions of the CD Zone. This phase will comply with the large-format requirement of the CD Zone.

PRE-NOTIFICATION

According to Council policy, the mail-out of pre-notification letters is not required for Development Permit applications. However, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed buildings. Staff did not receive any comments on this proposal as a result of the Development Proposal Sign.

DESIGN PROPOSAL AND REVIEW

- An overall concept plan for the site was created during the original rezoning and development permit application. The location of the proposed building is generally in accordance with this key plan concept. A significant portion of this site is encumbered by the BC Hydro corridor that impacts the locations of buildings.
- This application was referred to the Advisory Design Panel (ADP) on June 21, 2007 (Appendix VI). All ADP comments and suggestions have been satisfactorily addressed by the applicant (Appendix VII).
- The design and form of the building mimic some of the elements established on the site. These elements include the metal canopy detailing, brickwork features and variety and articulation in rooflines. The existing Wal-Mart and Burger King on site share the brickwork and metal canopy elements.
- The principal access to the site is off 88 Avenue with a secondary future access off of 126 Street. The connection of 124 Street to 88 Avenue will be pursued in the future in conjunction with the redevelopment of the property to the west, currently owned by BC Hydro. This requirement was secured through the registration of reciprocal agreements under the original rezoning application.
- There are 30 parking stalls provided under this phase, which exceeds the required 16 stalls.
- The building is proposed to be sited at 8.6 metre (28 feet) setback from 88 Avenue.
- A pedestrian connection is provided from the multi-use trail along 88 Avenue to the main entrance of the store. Additional pedestrian connections are provided to improve the pedestrian safety of shoppers walking between CRUs.
- The proposed landscaping along 88 Avenue is substantial and is planned to complement the existing landscaping on the south side of the Burger King Restaurant. The proposed landscaping consists of maple, dogwood, spruce and Douglas fir trees along with a soft edge of shrubs, grass and perennial plants.
- Specialized lamps and lighting will be provided to enhance the pedestrian environment on site.
- Garbage and loading will be shared with the existing Burger King Restaurant.
- Two fascia signs consisting of individually illuminated channel letters are proposed. One sign is proposed above the main entrance to the building on the north elevation and the second sign is proposed above the window on the south elevation. The proposed signs meet the requirements of the Sign By-law.

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. 7907-0112-00
Appendix IV.	Engineering Summary
Appendix V.	BC Hydro Comments
Appendix VI	ADP Comments
Appendix VII.	Applicant's Response to ADP Comments

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated May 23, 2007.
- Soil Contamination Review Questionnaire prepared by Brian Novosel dated April 20, 2007.

How Yin Leung
Acting General Manager
Planning and Development

CL/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: Nathan Hildebrand, Smart Centres
 Address: 201 - 11120 Horshoe Way
 Richmond, BC
 V7A 5H7
 Tel: 604-448-9112

2. Properties involved in the Application

- (a) Civic Address: 12451 - 88 Avenue
- (b) Civic Address: 12451 - 88 Avenue
 Owner: Surrey West Shopping Centres Limited, Inc. No. A-60761
 PID: 025-989-367
 Lot A Section 31 Township 2 New Westminster District Plan BCP11404

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 15241)

Required Development Data	Minimum Required / Maximum Allowed	Proposed (Building D2 Only)
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	n/a	2,372.47 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	50%	22%
SETBACKS (in metres)		
Front	7.5 m	137.2 m
Rear	7.5 m	8.6 m
Side #1 (East)	7.5 m	60.7 m
Side #2 (West)	7.5 m	247 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	7.8 m
Accessory	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	n/a	n/a
FLOOR AREA: Residential	n/a	n/a
FLOOR AREA: Commercial		523 sq.m.
Retail		
Office		
Total		523 sq.m.
FLOOR AREA: Industrial	n/a	n/a
FLOOR AREA: Institutional	n/a	n/a
TOTAL BUILDING FLOOR AREA		523 sq.m.

** 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 (Building D2 Only)
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.80	0.22
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	16	30
Industrial		
Residential Bachelor + 1 Bedroom	n/a	n/a
2-Bed		
3-Bed		
Residential Visitors		
Institutional	n/a	n/a
Total Number of Parking Spaces	16	30
Number of disabled stalls	0	2
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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CONTOUR MAP FOR SUBJECT SITE

