

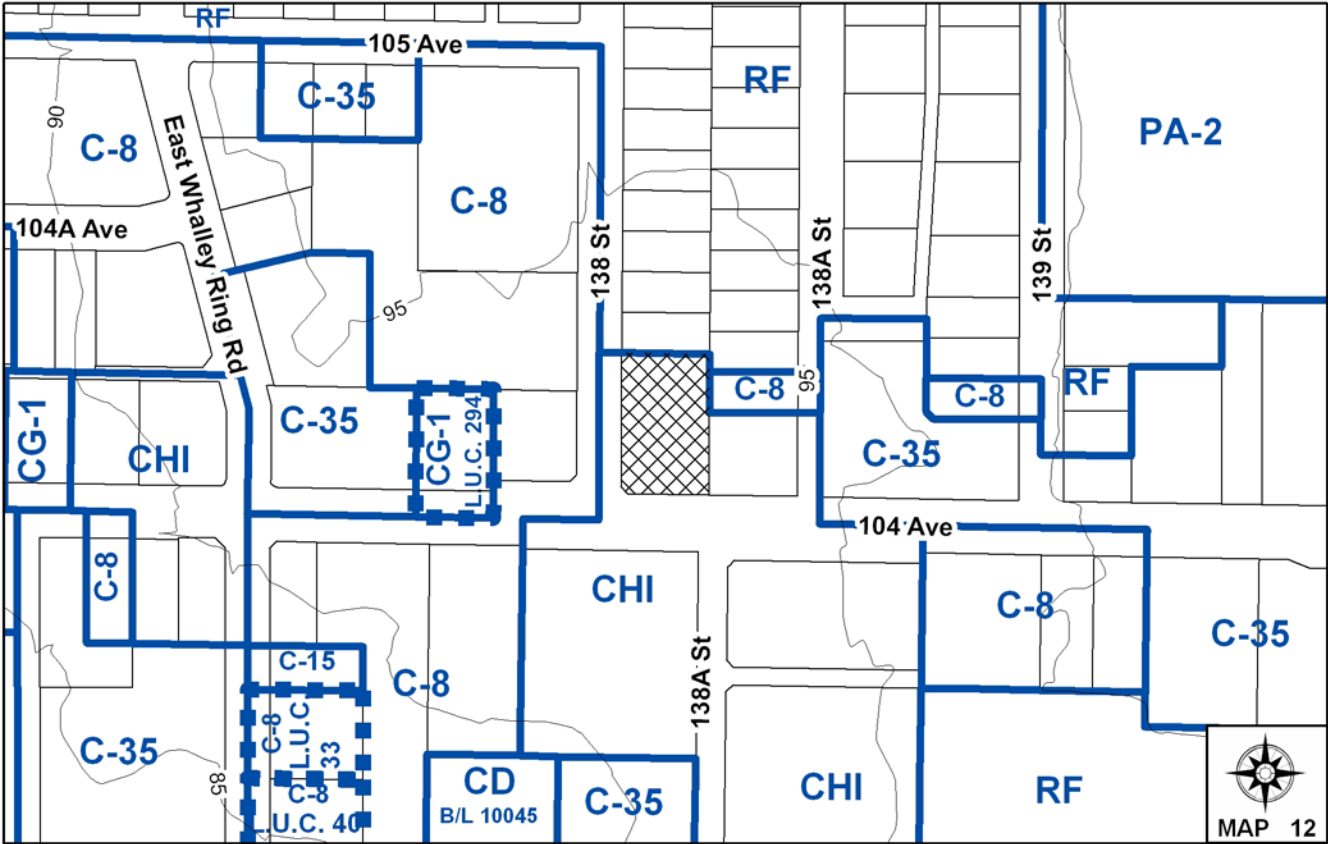
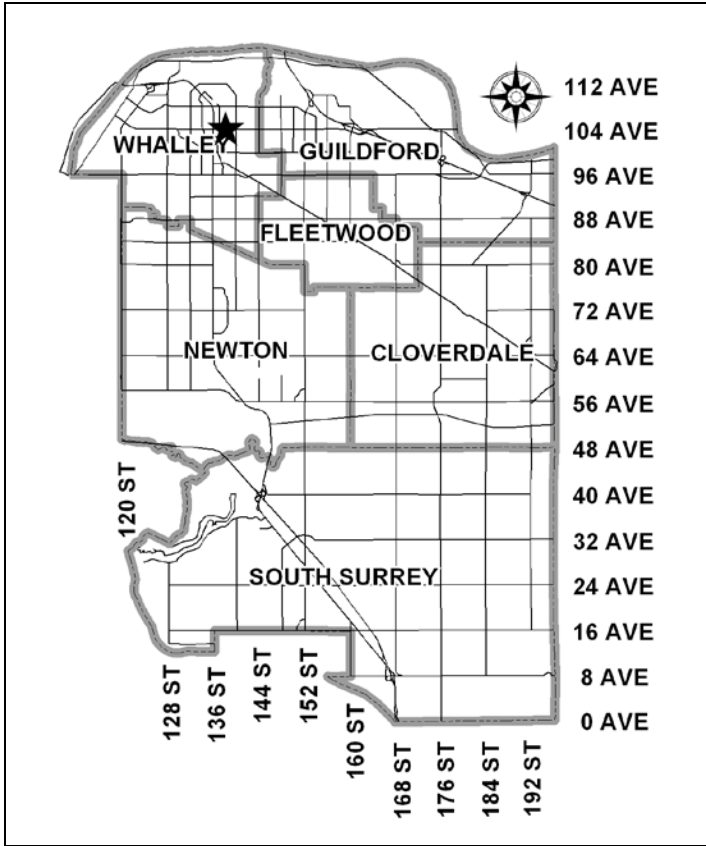
Planning Report Date: November 5, 2007

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the development of a second storey addition to an existing commercial building in City Centre.

LOCATION: 13805 - 104 Avenue
OWNER: PSJC Management Ltd.
ZONING: CHI
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced rear and side yard setbacks and landscaping strip.

RATIONALE OF RECOMMENDATION

- The proposed second storey addition will lead to a significant upgrade to the existing building and site landscaping plan improvements to site vehicular circulation and parking.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0120-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0120-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the CHI Zone from 7.5 metres (25 ft.) to 7.3 metres (24 ft.);
 - (b) to reduce the minimum flanking side yard setback (west side) of the CHI Zone from 7.5 metres (25 ft.) to 0.60 metre (2.0 ft.); and
 - (c) to reduce the minimum landscaping strip requirement in the CHI Zone along a portion of the side yard on a flanking street from 1.5 metres (5 ft.) to 0.6 metre (2.0 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (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) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) approval of Development Variance Permit No. 7907-0120-00.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single story commercial building.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family residential.	Commercial	RF
East:	Commercial building/vacant commercial lot.	Commercial	C-8 and CHI
South (Across 104 Avenue):	Multi-tenant commercial building, auto dealership.	Commercial	CHI
West (Across 138 Street):	Commercial building.	Commercial	C-8

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the north-east corner of 104 Avenue and 138 Street in City Centre. The site is designated Commercial in the Official Community Plan (OCP), and is currently zoned "Highway Commercial Industrial" (CHI).
- The subject site is currently occupied by a single storey commercial building. The main floor of the existing building is 699.8 square metres (7,535 sq. ft.). In addition, a 235.3-square metre (2,533 sq. ft.) storage mezzanine is located above a portion of the main floor.
- The applicant has applied for a Development Permit to add a second floor to the existing commercial building in order to accommodate a medical clinic and offices on the main floor and lawyers offices on the second floor. The proposed addition is consistent with the designations in the Official Community Plan (OCP), and the permitted uses in the CHI Zone for City Centre. (Note, in all other areas of the City, only limited office uses are permitted in the CHI Zone.)
- With the proposed second storey addition, the building will have a total floor area of 1657 square metres (17,837 sq.ft.), including the mezzanine. This represents a floor area ratio (FAR) of 0.66, which is well below the 1.0 FAR permitted in the CHI Zone.
- The CHI Zone requires a rear yard setback of 7.5 metres (25 ft.) from the property line. It also requires a flanking side yard setback of 7.5 metres (25 ft.). The existing building has a rear yard setback of a 7.3 metres (24 ft.) and a west flanking side yard setback of 0.63 metre (2 ft.). Although the existing single-storey building is legally non-conforming, the proposed addition to the second floor does not conform to the building siting requirements of the CHI Zone. The applicant is therefore seeking a Development Variance Permit for building setbacks (see By-law Variance section).

- The addition of the second storey for offices will result in an increase in the number of required parking spaces. The development proposes a total of 38 parking stalls. The Surrey Zoning By-law requires 37 parking stalls.

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 exterior improvements. Staff did not receive any comments on this proposal as a result of the Development Proposal Sign.

DESIGN PROPOSAL AND REVIEW

- Access to the site is currently gained from a right-in/right-out driveway off of 104 Avenue, and two driveways off of 138 Street (one of which, the northern driveway, is exit only). Access to the site will continue with the existing driveways. However, the southern driveway will be limited to entry only. The applicant will also provide landscaping strips that will increase the queuing lanes on the site and therefore improve circulation.
- The applicant is proposing a second storey addition to the existing 699.8 square-metre (7,535 sq. ft.) commercial building. Access to the main and second floor will be gained from a covered entrance oriented towards 104 Avenue.
- The proposed materials include the continuation of the existing cement finish as the primary exterior finishing. The cement finish will be painted "Tofu" (off-white).
- The second storey will also incorporate a combination of glass and spandrel glass (black anodized aluminium frame) to soften the appearance.
- The front façade (south elevation) will consist of a covered entry and walkway. This will consist primarily of a fabric canopy overhanging the front entry, connected to a steel and glass canopy that extends to corners of the front façade.
- The applicant will construct a 2-metre (6 ft.) wide concrete sidewalk and a 2-metre (6 ft.) wide boulevard along their 138 Street frontage.
- The applicant is proposing fascia signage, to be located on the fabric overhanging the front entry.

Landscaping

- The applicant is proposing to significantly improve the existing landscaping on the site. A minimum 1.8-metre (6 ft.) wide landscaping strip will be provided along the 104 Avenue (south) property line and a 6.0-metre (20 ft.) wide landscaping strip will be provided along the southern portion of the 138 Street (west) property line. The landscaping will consist of larger, flowering deciduous trees (Japanese Snowbell, Persian Ironwood) and low shrubs (heath, rhododendron among others).

- Along the western edge of the building, landscaping will consist of low shrubs, as well four, 3-metre (10 ft.) high trellises of clematis vines and bamboo. The trellises will significantly soften the west elevation of the proposed building. As the landscaping is less than 1.5 metres (5 ft.) wide, a variance is required (see By-law Variance section).
- The north property line abuts an existing residential home, which is designated Commercial. This property line is landscaped with a 1.2-metre (4 ft.) wide landscaping strip planted with large Katsura trees, as well as low shrubs and a cedar hedge. The existing 1.8-metre (6 ft) high cedar fence will be retained.
- The east property line, which abuts two existing commercial properties, will consist of a 1.2-metre (4 ft.) wide landscaping strip planted with a combination of Katsura and Magnolia trees, as well as low shrubs and a cedar hedge.
- Decorative paving is proposed at various locations throughout the site to indicate pedestrian areas.
- Additional planting will be located along the front (south) elevation of the building. A public art feature (ceramic mural) will also be provided at the front entranceway.

ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found generally satisfactory.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the rear yard setback of the CHI Zone from 7.5 metres (25 ft.) to 7.3 metres (24 ft); and
- To reduce the flanking side yard setback (west side) of the CHI Zone from 7.5 metres (25 ft.) to 0.6 metre (2.0 ft).

Applicant's Reason:

- The existing building is legally non-conforming, and the setback is an existing condition.

Staff Comments:

- The proposed addition and landscaping will improve the character of the existing building, and support some of the land use and design objectives of the City Centre Plan.
- Staff support the proposed variances.

(b) Requested Variance:

- To reduce the minimum landscaping strip requirement in the CHI Zone along a portion of the side yard on a flanking street from 1.5 metres (5 ft.) to 0.6 metre (2.0 ft.).

Applicant's Reason:

- The existing building is legally non-conforming, and the setback is an existing condition.

Staff Comments:

- The four, 3-metre (10 ft.) high trellises proposed for the west elevation will aid in softening this side of the building.
- Staff support the proposed variances.

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.	Development Variance Permit No. 7907-0120-00

Jean Lamontagne
General Manager, Planning and Development

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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: Herald Tessier
 Address: 9608 - 134 Street
 Surrey, BC
 V3T 4A7
 Tel: 604-951-2662

2. Properties involved in the Application
 - (a) Civic Address: 13805 - 104 Avenue

 - (b) Civic Address: 13805 - 104 Avenue
 Owner: PSJC Management Ltd.
 PID: 001-153-331
 Lot 19 Except: Firstly: Part on Plan with By-law filed A24465 Secondly: Parcel
 "B" (By-law Plan 68717), Section 23 Block 5 North Range 2 West New
 Westminster District Plan 11197

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7907-0120-00.

DEVELOPMENT DATA SHEET

Existing Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,512 sq.m.
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	30%
Paved & Hard Surfaced Areas		
Total Site Coverage	50%	30%
SETBACKS (in metres)		
Front	7.5 m	24.14 m
Rear	7.5 m	7.3 m
Side #1 (East)	7.5 m/0.0 m	15.98 m
Side #2 (West)	7.5 m	0.63 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	9 m (2 storey)
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office	2,512 sq.m.	1,657.03 sq.m.
Total	2,512 sq.m.	1,657.03 sq.m.
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,512 sq.m.	1,657.03 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
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.66
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	37	38
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	37	38
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	NO	Tree Survey/Assessment Provided	NO
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