

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0122-00

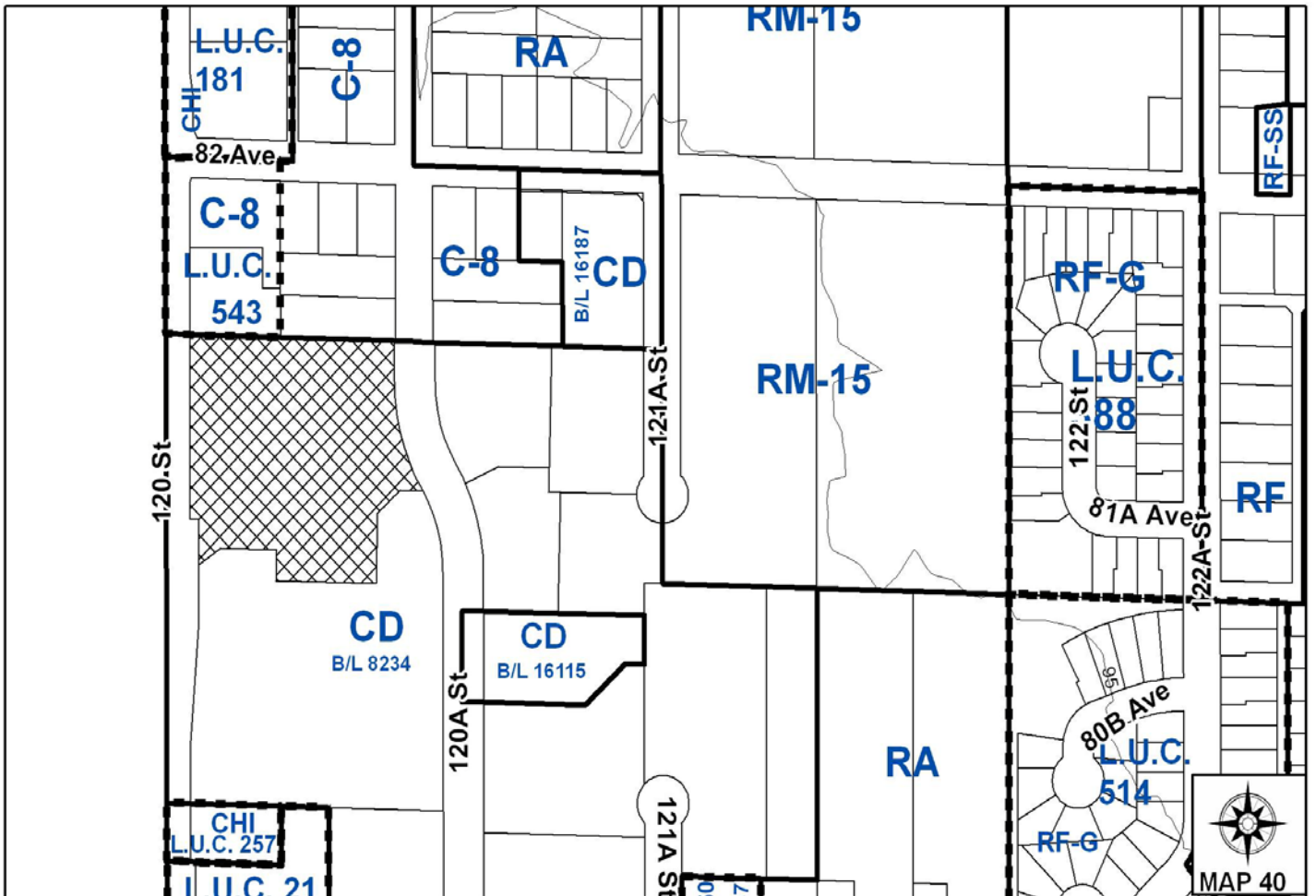
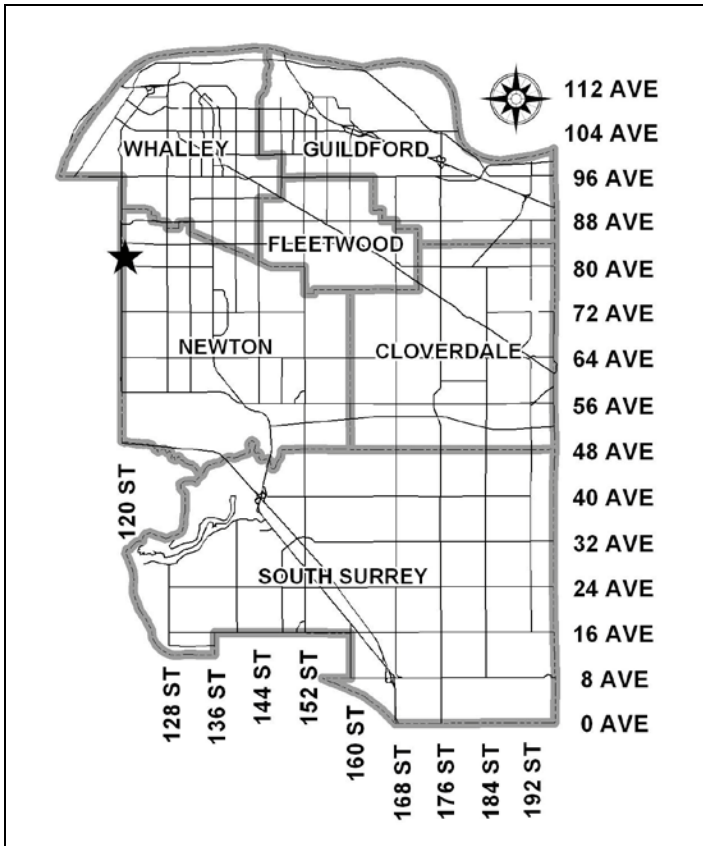
Planning Report Date: September 10, 2007

PROPOSAL:

- **Development Permit**

in order to permit the redevelopment of a 3,487 sq.m. (37,532 sq.ft.) commercial building into a multi-tenant shopping plaza.

LOCATION: 8140 - 120 Street
OWNER: Scott Road Centre Inc.
ZONING: CD (By-law No. 8234)
OCP DESIGNATION: Commercial
LAP DESIGNATION: Retail Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation and LAP Designation.
- Complies with the Scott Road Corridor Guidelines developed in conjunction with the Corporation of Delta.
- Compliments existing development in the area and will help revitalize this shopping plaza.
- The proposed design and building form are appropriate for this part of Newton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0122-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) submission of a landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect.

REFERRALS

Engineering: There are no engineering requirements relative to this project (Appendix III).

Corporation of Delta: No comment.

SITE CHARACTERISTICS

Existing Land Use: Previous Canadian Tire Store which has been closed and relocated.

Adajcent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Commercial development.	Commercial	C-8
East (Across: 120A Street):	Multi-family residential developments.	Multiple Residential	CD (By-law No. 8234)
South:	Shopping plaza.	Commercial	CD (By-law No. 8234)
West (Across 120 Street [Scott Road]):	Canadian Superstore within the Corporation of Delta.		

DEVELOPMENT CONSIDERATIONS

- The site is one of the two properties that were rezoned to CD By-law No. 8234 on March 24, 1986 in order to permit a comprehensive shopping centre, including a Canadian Tire store on the northerly site. Access and parking is shared between the two properties that comprise the shopping centre. The Canadian Tire store was closed several years ago and has been relocated to a site on 120 Street (Scott Road) south of 80 Avenue.

- The proposed development is in compliance with the Official Community Plan and Local Area Plan designations.
- The proposal is to redevelop the previous 3,486.6 square metre (37,532 square feet) Canadian Tire store building into a multi-tenant shopping plaza consisting of 8 commercial retail units (CRUs) ranging in size between 107.4 square metres (1,156 square feet) and 1,138.9 square metres (12,260 square feet). Only storefront, architectural and landscaping improvements are proposed. The proposed floor area ratio and lot coverage remains unchanged. The proposed size of retail units and parking requirements comply with the provisions of the CD Zone.
- The existing automobile service station will be removed prior to the issuance of a building permit in accordance with the Ministry of Environment's Soil Contamination Branch standards.
- The proposal will add vibrancy to this shopping centre by adding new tenants and will complement the existing commercial development in the area.

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

- This application was referred to the Advisory Design Panel (ADP) on June 7, 2007 (Appendix IV). All ADP comments and suggestions have been satisfactorily addressed by the applicant (Appendix V).
- The applicant proposes a "facelift" of the building exterior as part of the redevelopment proposal. The design, form and proposed colours of the building mimic the existing development at the shopping centre. These common elements include the use of a burgundy and tan colour scheme and articulation in rooflines including peaks. The building construction is a combination of painted concrete, painted stucco and spandrel glass in aluminum frames. Additional windows and glazing has been added as part of this proposal. Emphasis is placed on the main entrances to the individual retail units and the building contains ample windows providing natural light and allowing natural surveillance of the parking area in accordance with the CPTED principle of "eyes on the street".
- The proposal complies with the Scott Road Corridor Guidelines that were developed in coordination with the Corporation of Delta.

Vehicular and Pedestrian Access

- Vehicular accesses to the site remain unchanged and consists of a principal access off 120 Street with a secondary access off 120A Street. There are 138 parking stalls provided, which exceeds the required 99 parking stalls. Garbage and loading will continue to be from the rear of the building.

- A new pedestrian connection is provided to improve the connectivity of the retail units to 120 Street. New covered pedestrian connections are also included at the perimeter of the building to improve the pedestrian safety of shoppers and to provide protection from the elements while walking between retail units.

Landscaping

- Substantial landscaping improvements are proposed for the parking lot area. These include new landscaping islands in conformity to the OCP. The proposed landscaping consists of October Glory Maple and Shademaster Honey Locust trees along with a soft edge of shrubs and ground cover. Decorative metal trellises with vertical vines are proposed along the façade facing 120A Street in order to improve the aesthetic visibility of the building facing the apartment housing units.

Signage

- One 7.3 metre (24 feet) free-standing sign is currently on the site and will be replaced with a new 7.3 metre (24 feet) free-standing sign to match the proposed renovations to the building. Two additional free-standing signs, 7.3 metres (24 feet) and 3 metres (10 feet), respectively, are proposed as part of this development permit. The signs will be simple and constructed of stucco pilasters and a concrete base.
- One awning sign is proposed above the main entrance to each retail unit. One canopy sign is proposed above the largest retail unit. The development permit includes awning and canopy signage prototypes in order to ensure that future tenant signage is harmonious and consistent between individual premises.
- All proposed signs meet the requirements of the City's 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.	Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments
Appendix V.	Applicant's Response to ADP Comments

Jean Lamontagne
General Manager, Planning and Development

CL/kms

v:\planning\plncom07\08231232.cl.doc
SEH 7/12/10 4:07 PM

Information for City Clerk

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

1. (a) Agent: Name: Arnold Sibler, Arten Investments
 Address: 400 - 1245 West Broadway
 Vancouver, B.C.
 V6H 1G7
 Tel: 604-606-7076

2. Properties involved in the Application
 - (a) Civic Address: 8140 - 120 Street

 - (b) Civic Address: 8140 - 120 Street
 Owner: Scott Road Centre Inc., Inc. No. 796414
 PID: 015-570-070
 Lot A Section 30 Township 2 New Westminster District Plan 84061

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 8234)

Required Development Data	Existing	Proposed
LOT AREA* (in square metres)	12,627 sq.m.	12,627 sq.m.
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	12,627 sq.m.	12,627 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	24%	24%
Paved & Hard Surfaced Areas	66%	66%
Total Site Coverage	90%	90%
SETBACKS (in metres)		
Front (Scott Road)	24.5 m	24.5 m
Rear (120A Street)	4.6 m	4.6 m
Side #1 (North)	7.6 m	7.6 m
Side #2 (South)	11.4 m	11.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal	8.5 m	8.5 m
Accessory	n/a	n/a
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	2,952.2 sq.m.	2,952.2 sq.m.
Office	534.4 sq.m.	534.4 sq.m.
Total	3,486.6 sq.m.	3,486.6 sq.m.
FLOOR AREA: Industrial	n/a	n/a
FLOOR AREA: Institutional	n/a	n/a
TOTAL BUILDING FLOOR AREA	3,486.6 sq.m.	3,486.6 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	Existing	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	FAR = 0.28	FAR = 0.28
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	134	138
Industrial	n/a	n/a
Residential Bachelor + 1 Bedroom	n/a	n/a
2-Bed		
3-Bed		
Residential Visitors		
Institutional	n/a	n/a
Total Number of Parking Spaces	134	139
Number of disabled stalls	0	3
Number of small cars	0	36
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	n/a
Size of Tandem Parking Spaces width/length	n/a	n/a

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----