

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0147-00

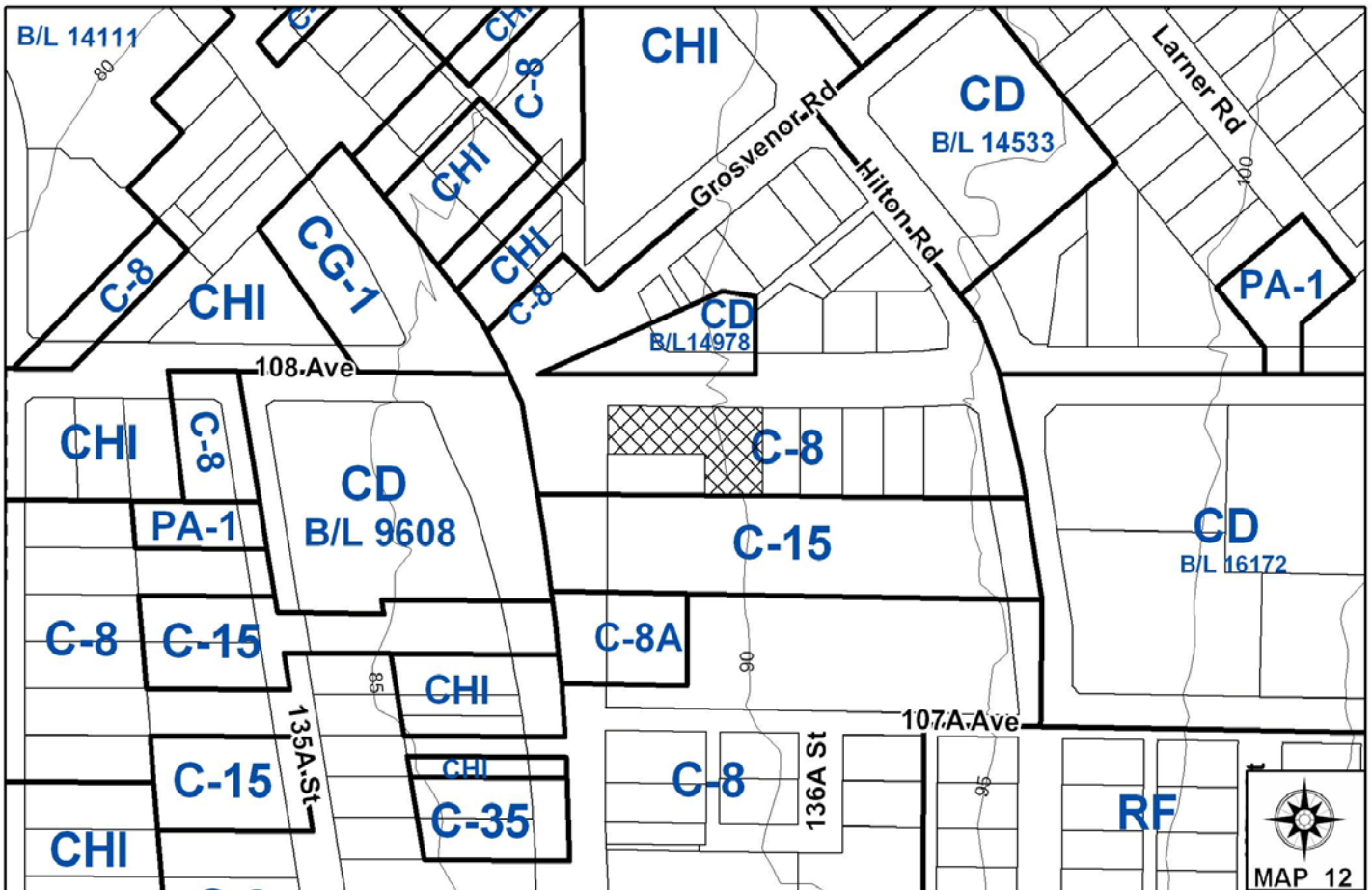
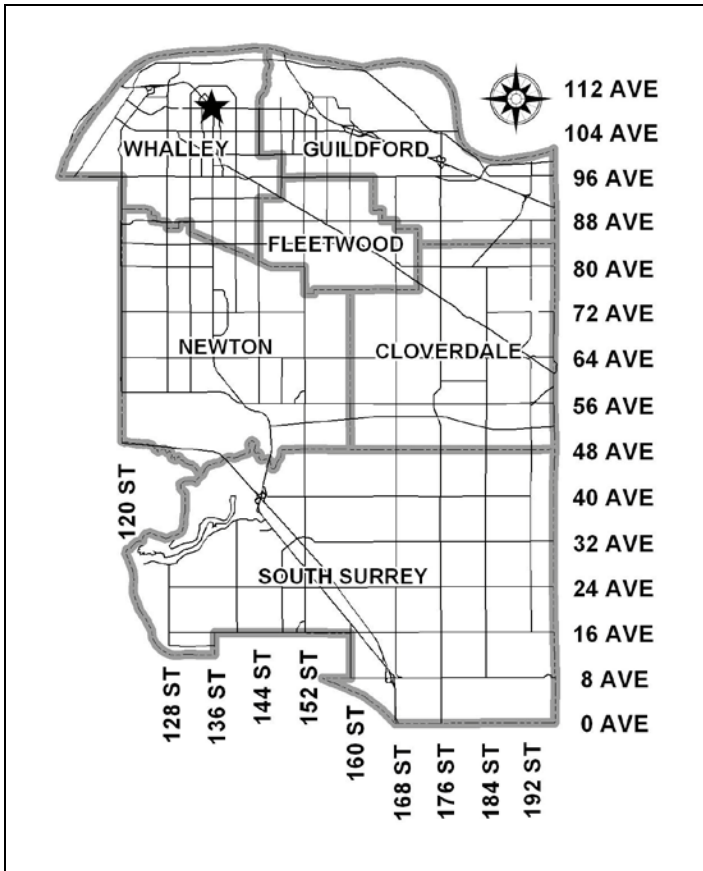
Planning Report Date: September 10, 2007

**PROPOSAL:**

- **Development Permit**

in order to permit the exterior renovations of an existing commercial building.

**LOCATION:** 13624 - 108 Avenue  
**OWNER:** C.G. Punjani Investments Ltd., Inc.  
 No. 598555  
**ZONING:** C-8  
**OCP DESIGNATION:** City Centre



RECOMMENDATION SUMMARY

- Approve Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with the City Centre Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0147-00 (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: The Engineering Department has no objection to the project as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: Partially vacant commercial building with vacant portion fronting King George Highway frontage road.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North (Across 108 Avenue):	Existing older 1- and 2-storey commercial buildings	City Centre	CD (By-law No. 14978) and C-8
East:	Existing older 1-storey commercial building and vacant sites	City Centre	C-8
South:	Existing older 1- and 2-storey commercial buildings.	City Centre	C-8 and C-15
West (Across King George Highway):	Existing older 1-storey commercial buildings	City Centre	CD (By-law No. 9608)

DEVELOPMENT CONSIDERATIONS

- The 1,934-square metre (0.48-acre) subject site is located on the south-east corner of the intersection of 108 Avenue and King George Highway in City Centre. The site is designated Commercial in the Official Community Plan (OCP) and is zoned "Community Commercial Zone" (C-8).

- The site consists of two buildings. The subject building is located on the west side of the property and occupies roughly half of the subject site, and is oriented towards King George Highway. It is approximately 529 square metres (5,694 sq.ft.) in floor area, and approximately 6.5 metres (21.25 ft.) in height.
- The subject building was previously occupied by a multi-purpose retailer (Dollar Store).
- The applicant is requesting a Development Permit to renovate the exterior of the subject commercial building.
- The renovated building will house an electronics and appliance retailer.
- At this time, there is no plan to renovate the other building on the eastern portion of the site fronting 108 Avenue.

### PRE-NOTIFICATION

- According to Council policy, 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

- The proposed new material for the exterior includes grey stucco with blue trim. The entryways will remain on the west elevation but will be relocated, as will the windows (see Appendix IV).
- The proposal includes a solid blue, 1.22-metre (4 ft.) high awning located above the entranceway. The awning projects approximately 0.5 metres (20 in.) from the front façade.
- The applicant is also proposing the addition of a "roof peak" to the front façade. The peak will be approximately 1.45 metres (4.75 ft) in height, and will raise the total building height to approximately 7.9 metres (26 ft.).
- Signage will consist of one, 1.74-metre (5.7 ft) high fascia sign on the west elevation (fronting King George Highway), located above the awning and entranceway. The predominant colour of the box-shaped sign is blue, with a narrow trim of white and gold. The proposed fascia sign complies with the Surrey Sign By-law.
- The existing floor area and footprint of the existing building will remain unchanged.

### ADVISORY DESIGN PANEL

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. Engineering Summary
- Appendix III. Development Permit No. 7907-0147-00

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:                 Richard Petruska, Dalex Management (Surrey) Inc.  
                         Address:                 200 Canterwood Court  
   Anmore, BC V3A 3C8  
   Tel:                         604-551-4580
  
2.      Properties involved in the Application
  - (a)      Civic Address:                 13624 - 108 Avenue
  
  - (b)      Civic Address:                 13624 - 108 Avenue  
                 Owner:                         C.G. Punjani Investments Ltd., Inc. No. 598555  
                 PID:                                     015-063-500  
                 Parcel "A" Section 23 Block 5 North Range 2 West New Westminster District  
                 Reference Plan 82373
  
3.      Summary of Actions for City Clerk's 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		
Road Widening area		
Undevelopable area		
Net Total	n/a	1,934 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	51% (approx)
Paved & Hard Surfaced Areas		
Total Site Coverage	50%	51%
<b>SETBACKS</b> ( in metres)		
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m	6.5 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail	1,547 m <sup>2</sup>	990 (approx)
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	1,547 m <sup>2</sup>	990 (approx)

*\* 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)	0.80	0.51
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
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	YES/NO	Tree Survey/Assessment Provided	YES/NO
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