

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0189-00

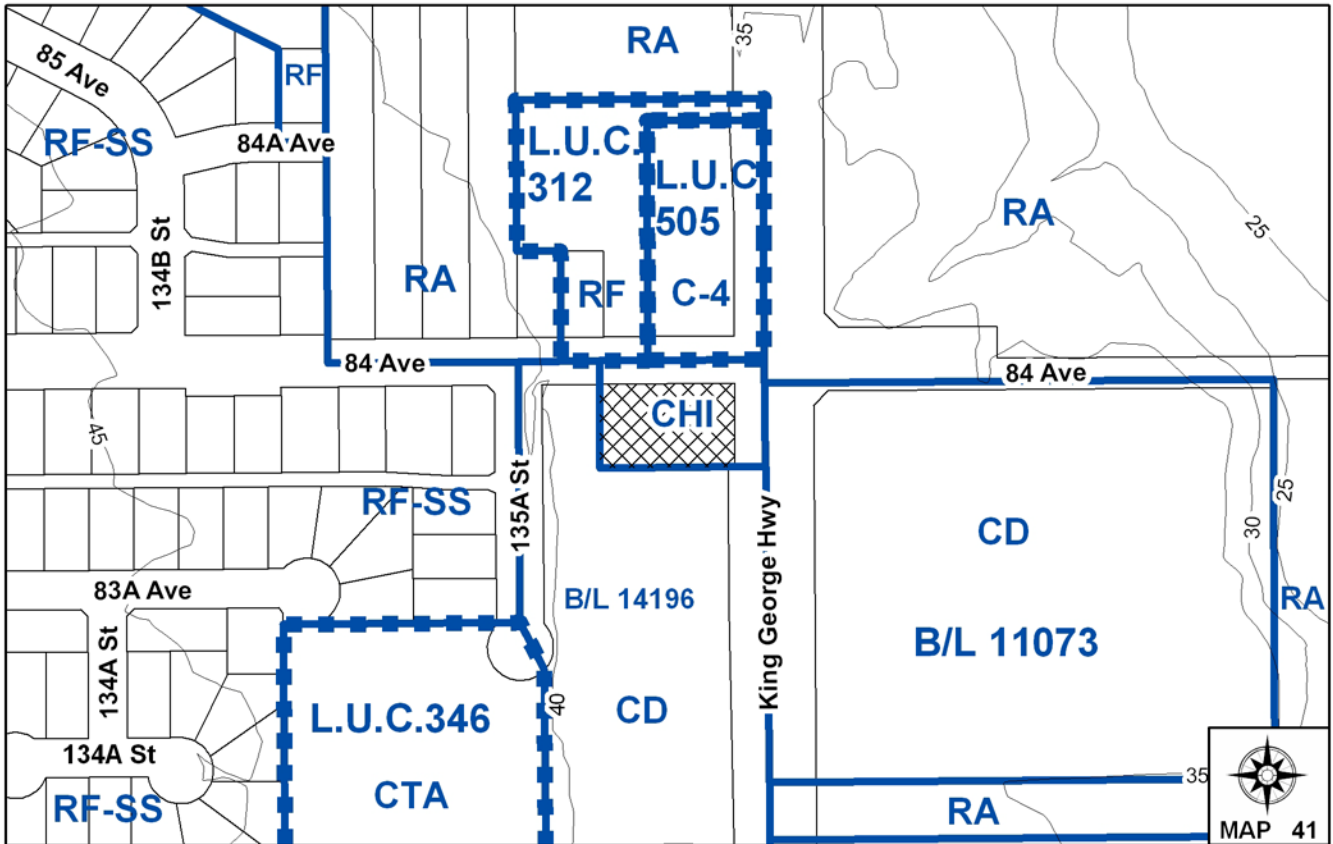
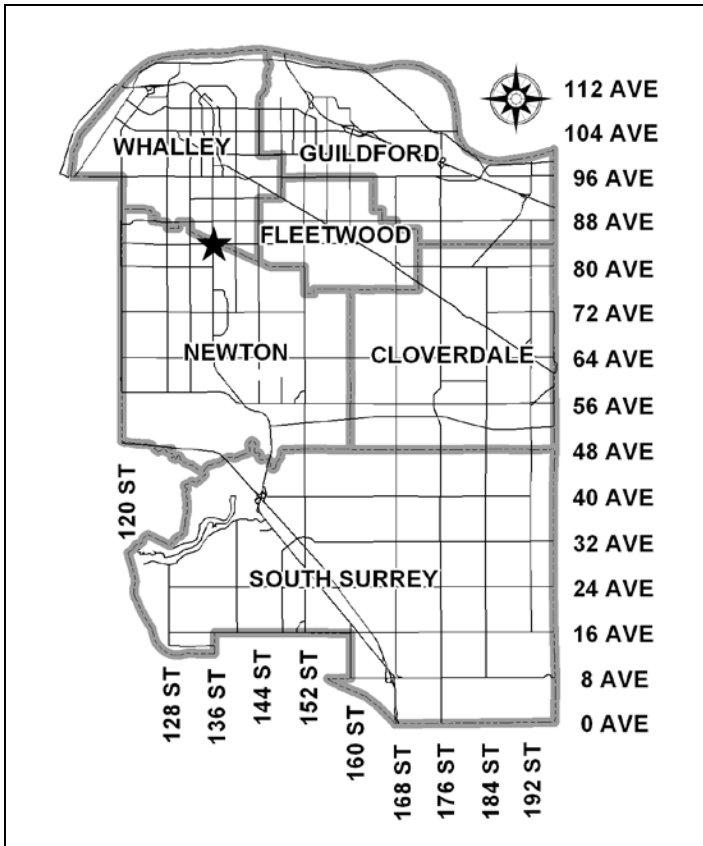
Planning Report Date: March 10, 2008

**PROPOSAL:**

- Development Permit
- Development Variance Permit

in order to permit the development of a commercial building and relax building setbacks.

**LOCATION:** 8395 King George Highway  
**OWNER:** Chrison Holdings Ltd.  
**ZONING:** CHI  
**OCP DESIGNATION:** Industrial  
**LAP DESIGNATION:** Highway Commercial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Applicant is proposing setback reductions from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) along the north property line (84 Avenue) and to 3.9 metres (12 ft.) along the east property line (King George Highway).

### RATIONALE OF RECOMMENDATION

- This highly visible site on King George Highway is currently vacant and contains no trees or landscaping. The proposed building and landscaping will significantly improve the aesthetic quality of this corner lot.
- The proposed building design is of a high quality and includes parapet articulation, brick veneer, decorative canopies, channel letter fascia signage and a large amount of glazing.
- The proposed setback reduction allows for street orientation of the development and will enable the proposed building rather than parking spaces to anchor the corner at the intersection of King George Highway and 84 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0189-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0189-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum northerly (84 Avenue) side yard on a flanking street setback of the CHI Zone from 7.5 metres (25 ft.) to 2.4 metres (8 ft.); and
  - (b) to reduce the minimum easterly (King George Highway) front yard setback of the CHI Zone from 7.5 metres (25 ft.) to 3.9 metres (12 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; and
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

REFERRALS

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

Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant site.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 84 Avenue):	Vacant lot. Single family residential.	Urban/Highway Commercial	C-4/LUC No. 505 RF/LUC No. 312

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
East (Across King George Highway):	Multi-family development.	Multiple Residential / Highway Commercial	CD (By-law No. 11073)
South and West:	Self-storage business.	Industrial/Highway Commercial	CD (By-law No. 14196)

### DEVELOPMENT CONSIDERATIONS

- The subject site is at the southwest corner of the intersection of King George Highway and 84 Avenue and is bordered to the south and west by a self storage business. The site is zoned "Highway Commercial Industrial" (CHI) and is currently vacant. The previous "Rug 'n Remnant" store on the site was destroyed by fire in 2006 and the owners wish to rebuild the store. The existing CHI zoning permits the proposed home furnishing retail use.
- The applicant is proposing a Development Permit to allow for the construction of a 732 sq.m. (7,880 sq.ft.) commercial retail building. A Development Variance Permit to relax setbacks is also proposed. The applicant proposes to relax the northerly 84 Street setback from 7.5 metres (25 feet) to 2.4 metres (8 feet) and the easterly King George Highway setback from 7.5 metres (25 feet) to 3.9 metres (12 feet). These variances are discussed later in this report.
- The City has signed a contract with the applicant to purchase portions of the property fronting King George Highway and 84 Avenue. The site plan incorporates these areas into the site design.
- All aspects of the development, with the exception of the setbacks as noted below, comply with the CHI Zone. The proposed development has a lot coverage of 32%, with the CHI Zone permitting a maximum of 50%. The proposal is for a floor area ratio (FAR) of 0.43, which is substantially below the maximum 1.00 FAR permitted under the CHI Zone.
- The development proposes a total of 20 parking spaces, which complies with the Zoning By-law requirements for the proposed building.
- The CHI Zone permits a maximum building height of 9 metres (30 feet). The proposal is two storeys and complies with this height limitation.

### DESIGN PROPOSAL AND REVIEW

- The building is proposed to be two storeys in height, with a 186 sq.m. (2,000 sq.ft.) mezzanine. Approximately one-third of the 546 sq.m. (5,880 sq.ft.) ground floor area will be warehouse and the remaining two-thirds of the area will be retail space. The warehouse area will be served by an overhead door on the western elevation.

- The finishing materials will consist of brick veneer, glazing, and painted concrete panel. Decorative cornice and flashing, including upraised cornice portions, will accent the roof line. Awnings over the ground floor windows and canopies over the doorways provide visual interest on the ground floor level. Roof-top mechanical equipment will be screened by aluminum siding. The exterior building colours are light brown and beige, with red brown awnings and reddish brickwork.
- Overall, the proposed building design is in keeping with Surrey's design guidelines in the Official Community Plan (OCP) and provides a positive street-oriented development.

### Signage

- The applicant is not proposing any free-standing signs as part of the proposed development. The existing free-standing sign will be removed, as it is within the King George Highway road right-of-way.
- The applicant is proposing two (2) fascia signs, above the entry-doors on 84 Avenue and King George Highway. These signs are proposed to be illuminated channel letter signs and conform with the requirements of the Sign By-law.

### Landscaping

- Landscaping plans have been received and are generally acceptable. The applicant is proposing landscaping along all four property lines, with a mixture of shrubs, ground cover and trees proposed. Stamped pavement will be used at the King George Highway and 84 Avenue entry-ways. The garbage enclosure will be clad to complement the building façade and will also be screened by vegetation.

### ADVISORY DESIGN PANEL

- ADP Meeting Date: October 4, 2007.
- The ADP recommendations have been satisfactorily addressed by the applicant (Appendix V).

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- Part 39 Highway Commercial Industrial Zone (CHI) Section F of the Zoning By-law is varied as follows:
  - Reduce the required 7.5 metre (25 feet) side yard setback on flanking street from 7.5 metres (25 feet) to 2.4 metres (8 feet) along 84 Avenue; and
  - Reduce the required 7.5 metre (25 feet) front yard setback from 7.5 metres (25 feet) to 3.9 metres (12 feet) along King George Highway.

#### Justification for Variances:

- The site is already relatively small in size, and is further impacted by required road acquisition along both King George Highway and 84 Avenue. Moving the building into the setback area will enable the most efficient use of the site to be achieved.
- The subject site is a highly visible location at the southwest corner of the intersection of King George Highway and 84 Avenue. The proposed setbacks allow the building to be sited closer to the intersection to achieve a more street-friendly design and allow parking areas to be located in behind, making the site more aesthetically pleasing from King George Highway and 84 Avenue.
- Landscaping and decorative is proposed along the King George Highway and 84 Avenue sidewalks, complementing the proposed building.
- In addition, the subject site is constrained by roadway to the north and west and by a self-storage business to the south and east. The proposed setbacks make site redevelopment more feasible.

#### 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.	Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7907-0189-00
Appendix V.	ADP Comments

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:                    Samuel Chan, Ionic Architecture Inc.  
                         Address:                    #3, 15243 - 91 Avenue  
                                                            Surrey, BC  
                                                            V3R 8P8  
                         Tel:                                    604-581-8418
  
2.      Properties involved in the Application
  - (a)      Civic Address:                    8395 King George Highway
  
  - (b)      Civic Address:                    8295 King George Highway  
                         Owner:                                    Chrison Holdings Ltd.  
                         PID:                                        009-495-100  
                         Lot 26 Section 29 Township 2 New Westminster District Plan 11298
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7907-0189-00.

## DEVELOPMENT DATA SHEET

**Existing Zoning: CHI**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		2,023 sq.m.
Road Widening area		305 sq.m.
Undevelopable area		
Net Total		1,718 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	32%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (King George Highway)	7.5 m	3.5 m
Rear	7.5 m	14.6 m
Side #1 (North) (84 Avenue)	7.5 m	3.1 m
Side #2 (South)	7.5 m	13.4 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9 m	9 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>		732 sq.m.
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		732 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)	1.00	0.43
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	20	20
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	20	20
Number of disabled stalls	1	1
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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