

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0194-00

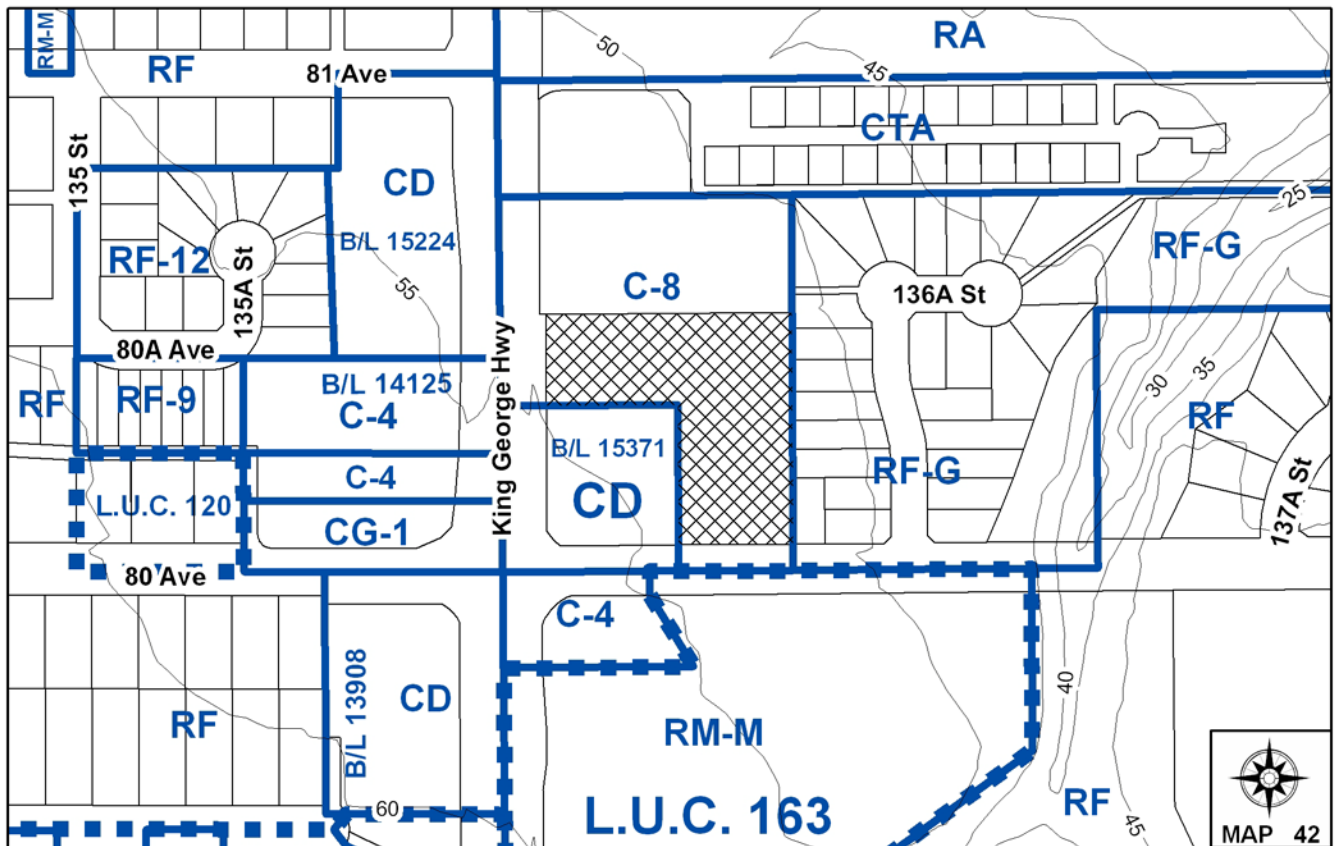
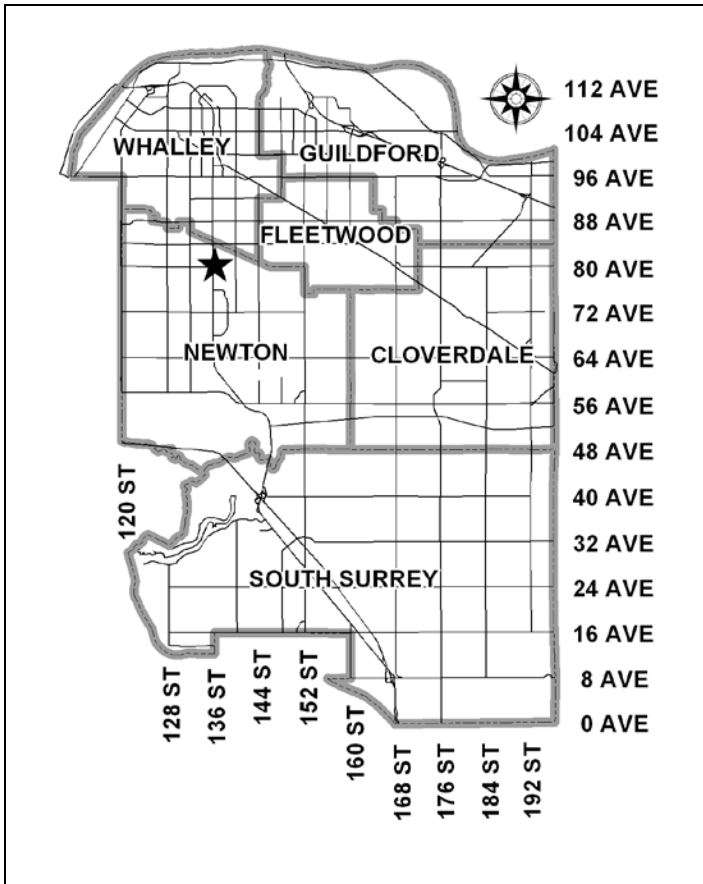
Planning Report Date: December 3, 2007

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the development of 3 commercial/retail buildings with a total floor area of 2,174 square metres (23,400 sq.ft.) and to reduce the required north side yard setback from 7.5 metres to 0 metre.

LOCATION: 8050 King George Highway
OWNER: Cristall Group Investments
ZONING: C-8
OCP DESIGNATION: Commercial
LAP DESIGNATION: Shopping Centre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a side yard (northerly) setback relaxation from 7.5 metres (25 ft.) to 0 metre.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Newton Local Area Plan.
- The proposed side yard (northerly) setback variance will allow the development to match the setback of an existing commercial building to the north and avoid unusable spaces that could create safety issues.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0194-00 in accordance with the attached drawings (Appendix V).
2. Council approve Development Variance Permit No. 7907-0194-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (northerly) setback of the C-8 Zone from 7.5 metres (25 ft.) to 0 metre (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 plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) registration of the amended reciprocal access agreements between the subject site and the sites to the north and south.

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 expressed.

SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single tenant commercial building.	Commercial	C-8
East:	Single family gross density residential homes.	Urban	RF-G

Direction	Existing Use	OCP Designation	Existing Zone
South (Across 80 Avenue):	Petro Canada, local commercial building and a manufactured home site.	Urban	C-4/RM-M
West (Across King George Highway):	Neighbourhood shopping centre and multiple family dwellings.	Urban	CD

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the north-east corner of 80 Avenue and King George Highway. The site is designated Commercial in the Official Community Plan (OCP) and is currently zoned "Community Commercial Zone" (C-8).
- The site is currently vacant and forms part of a future, integrated, commercial shopping centre. A recently constructed Petro Canada is located at the corner of 80th Avenue and King George Highway. A "Visions" store is located directly to the north of the site. These three sites share a reciprocal access agreement for through movement, which will be maintained.
- Rezoning and Development Permit Application No. 7901-0313-00 for the Petro Canada site was approved in February 2005. A concept plan for the subject site was developed as part of the Petro Canada application. The site plan and location of the proposed buildings are generally consistent with the concept plan previously outlined.
- The site abuts existing single family homes along the eastern portion of the site.
- The applicant has applied for a Development Permit in order to construct three (3) commercial/retail buildings, under the existing C-8 Zone. The total floor area proposed is 2,174 sq. m (23,400 sq.ft). The buildings are all single storey units.
- The C-8 Zone requires 7.5 m (25 ft.) setbacks on all lot lines. The applicant is proposing to construct the building along the north lot line at 0 m (0 ft) to match the existing Visions building to the north and has applied for a Development Variance Permit to reduce the side yard setback from 7.5m (25 ft) to 0 m (0 ft.). This variance is discussed later in this report.

DESIGN PROPOSAL AND REVIEW

- Primary access to the site will be off of 80 Avenue, which is a shared access with the existing Petro Canada. A second access will be through a reciprocal/shared driveway on the "Visions" site directly north of the subject site.
- There is an existing three party reciprocal access agreement, which was secured as part of the Petro Canada development application and secures continuous access through all three sites. The alignment of the access route requires amendment, however, the three party access agreement will be maintained.

- The applicant is proposing to construct three (3) single storey commercial buildings with a total floor area of 2,174 sq. m (23,400 sq.ft). The proposed FAR of 0.18 and lot coverage of 18% is well below what is permitted in the C-8 Zone.
- In order to anchor a building rather than have parking areas along the street, a smaller retail building is sited along King George Highway and the remaining two (2) buildings are located along the north and east property lines. Parking is located primarily within the interior of the site and 70 parking stalls are proposed which exceeds the by-law requirement.
- The small retail building, 223 sq. m (2,400 sq. ft.) of floor area, along King George Highway is intended to provide a commercial presence along the street frontage.
- The proposed exterior materials include a combination of pre-finished metal cladding, cut stone, stucco cladding and aluminum windows. The roofing materials include metal parapet flashing and standing seam metal roofing.
- The grade of this site is two to three metres below the Petro Canada site, which required that this building be designed so that it was visible from behind the Petro Canada.
- The 963 sq. m (10,361 sq. ft) building located along the north property at zero lot line does not have interface issues as it abuts the existing Visions building.
- The 989 sq. m (10,650 sq. ft) building located along the eastern property line interfaces with established single family homes.
- A 7.5m (25 ft) landscaping buffer and 1.8 m (6 ft.) high solid wood fence is proposed along this property line to create an appropriate interface. This area will also be secured with a fence at both ends and be well lit.

Pedestrian Walkway

- Pedestrian connectivity is provided throughout the site and highlighted with paving stones. Ramp access to the site is provided via 80th Avenue.
- There is an existing pedestrian walkway located on the Visions site, north of the subject site, which connects the residential area to the existing commercial site. It has been recommended by the Advisory Design Panel that this walkway be closed because of safety concerns and redundancy. Although this walkway does not form part of this development application it is an integral part of the circulation of the area. Staff have recommended that the walkway be blocked with chain link fence at both ends in order to address safety concerns. The ultimate resolution of the walkway will be dealt with as part of the redevelopment of the Visions site.
- Fascia signage has been identified along sign bands and consists of 12 inch illuminated channel lettering. Two pylon signs, which are 7.6 m (25 ft) in height, are proposed along King George Highway and 80th Avenue, and are integrated with the design of the buildings. The proposed signage satisfies the requirements of the Sign By-law.

Landscaping

- Generous landscaping is being provided along both street frontages. Oak trees have been incorporated along King George Highway.
- A variety of coniferous and deciduous planting is proposed on the site and also includes a variety of shrubs, ornamental grass and hedging.
- Crime Prevention Through Environmental Design (CPTED) principles have been incorporated into the design of the site, with special attention being paid to the landscaped buffer area adjacent to the residential houses.
- This area will be secured at both ends with security fencing. The area will be well lit with permanent lighting. Thorny shrubs have also been introduced within the buffer in order to prevent permeation.

ADVISORY DESIGN PANEL

- This project was referred to ADP on November 15, 2007 and was found to be generally acceptable with some recommendations to be addressed. The recommendations provided by the panel, as well as the response from the applicant, are summarized in Appendix IV.
- The majority of the issues have been addressed. Final resolution of outstanding issues will be completed prior to final approval.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the side yard setback of the C-8 Zone from 7.5m (25 ft.) to 0m (0 ft.).

Applicant's Reasons:

- The existing "Visions" building is sited 0.6m (2 ft) from the north property line. If the proposed building were sited at the 7.5m (25 ft.) setback, a undesirable space would be created between the two (2) buildings.

Staff Comments:

- The proposed variance will enable a continuous commercial façade to be developed between the new building and the Visions building.
- The proposed variance as the required 7.5m (25 ft.) setback would create an unusable and potentially unsafe space. The small gap between the buildings will be secured at both ends, and will properly address safety concerns.

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 Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. ADP Comments
- Appendix V. Draft Development Permit Drawings (7907-0194-00)
- Appendix VI. Development Variance Permit No. 7907-0194-00

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: Gary Fry, Chercover Massie
 Address: 1200 West 73 Avenue, Suite 603
 Vancouver, BC
 Tel: 604-264-1450

2. Properties involved in the Application

(a) Civic Address: 8050 King George Highway

(b) Civic Address: 8050 King George Highway
 Owner: Cristall Group Investments, Inc. No. 528142
 PID: 026-272-148
 Lot 2 Section 28 Township 2 New Westminster District Plan BCP17369

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7907-0194-00.

DEVELOPMENT DATA SHEET

Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		12,138.9 sq.m.
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		12,138.9 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	18%
Paved & Hard Surfaced Areas		21%
Total Site Coverage		39%
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	0
Side #1 (East)	7.5 m	7.5 m
Side #2 (West)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	9.2 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		n/a
FLOOR AREA: Commercial		
Retail		2,174.95 sq.m.
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		2,174.95 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)	.80	.18
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		79
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	70	70
Number of disabled stalls		2
Number of small cars	17	21
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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