

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0202-00

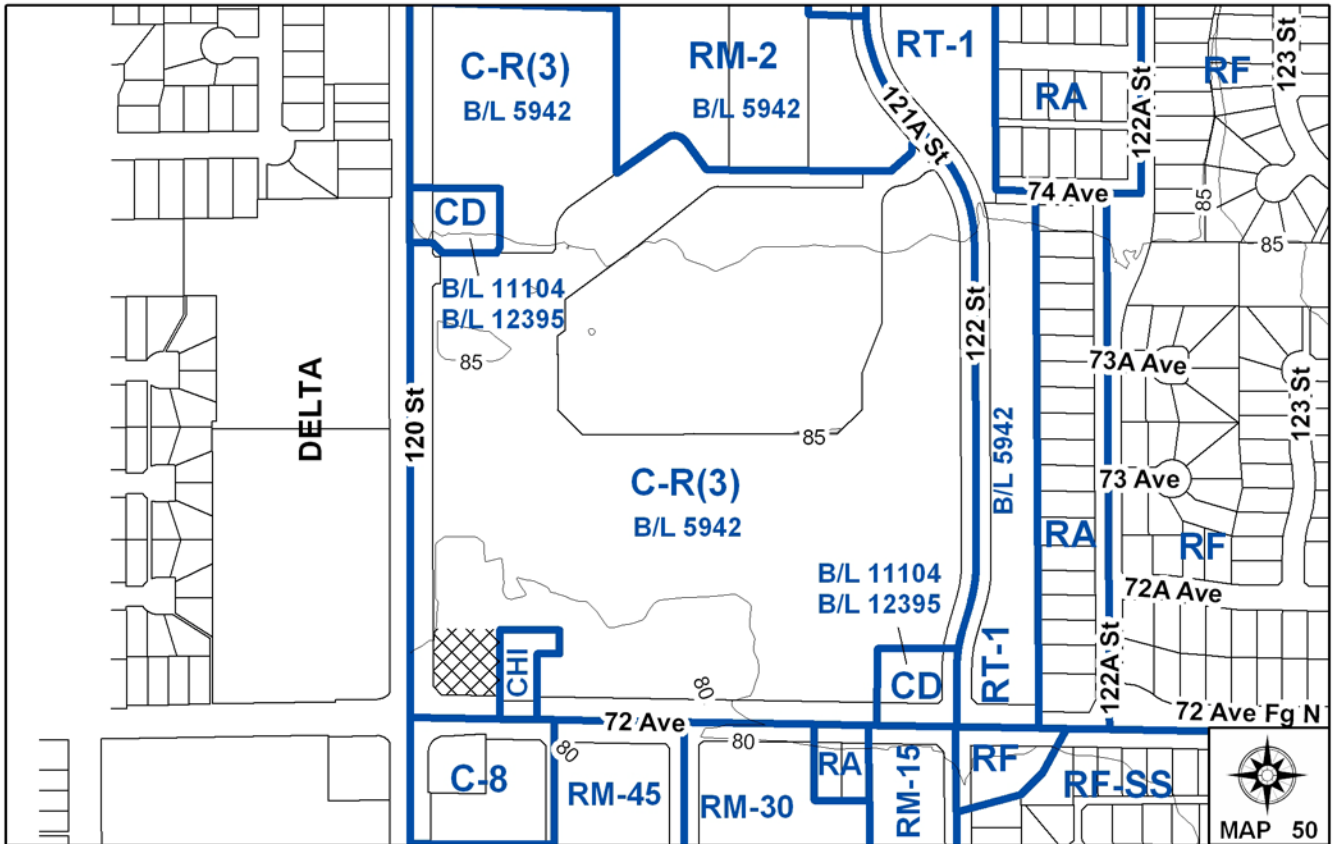
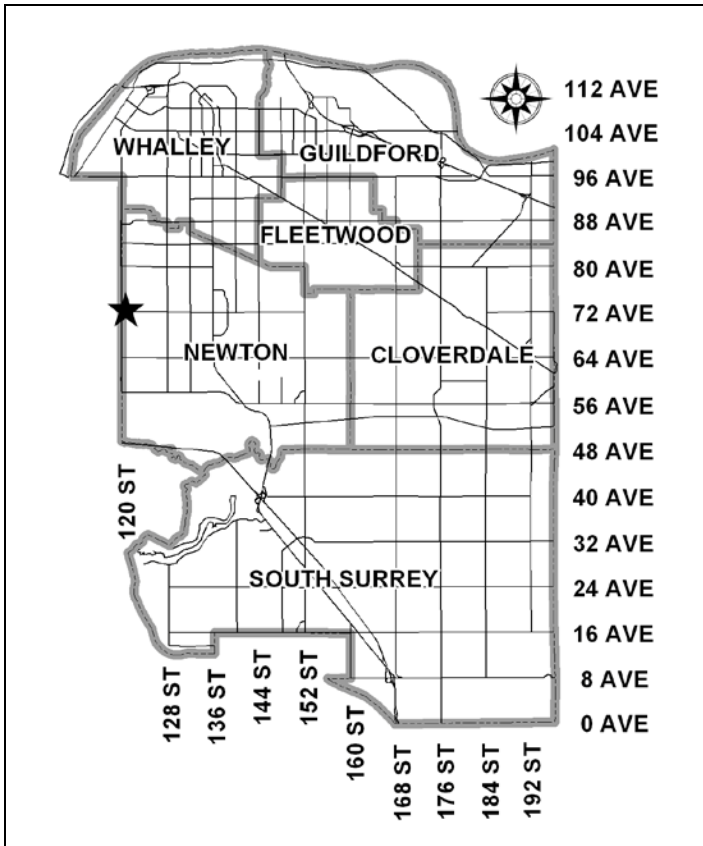
Planning Report Date: November 5, 2007

PROPOSAL:

- **Development Permit**

to allow construction of a glass canopy covering the west side patio of the Celtic Times Pub.

LOCATION: 12101 - 72 Avenue
OWNER: Riokim Holdings (Strawberry Hill) Inc.
ZONING: C-R(3) (By-law No. 5942)
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The proposed patio roof is in keeping with the Strawberry Hill Shopping Centre and is well integrated architecturally with the existing building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0202-00 (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 subject to the completion of Engineering servicing requirements as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: Existing neighbourhood pub within the Strawberry Hill Shopping Centre.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Parking, Strawberry Hill Shopping Centre.	Commercial	C-R(3) (By-law No. 5942)
East:	Auto repair shop and Strawberry Hill Shopping Centre.	Commercial	CHI and C-R(3) (By-law No. 5942)
South (Across 72 Avenue):	Retail and commercial uses fronting Scott Road.	Commercial	C-8
West (Across 120 Street):	Shopping centre in Delta.		

DEVELOPMENT CONSIDERATIONSBackground

- This existing pub at the corner of 72nd Avenue and 120th Street has been operating for approximately 10 years under the name "Garry T's". The name of the establishment has now been changed to "The Celtic Times Pub". The new owner has recently obtained sign permits for new fascia signage, and is undertaking some renovations in keeping with the new business name.

- The pub is located on the same property as the Strawberry Hill Shopping Centre, which incorporates several retail pads and services. The building is immediately adjacent to an Earl's Restaurant and an auto repair business that sits on a separate parcel.
- The existing building, which along with the shopping centre was approved by Development Permit in 1997, is architecturally in keeping with the other buildings on the site, incorporating similar colours and treatments such as red brick features, some spandrel glazing, and green-painted steel features.

Proposal

- The proposal includes installation of a glass canopy over the patio on the west side of the building, as well as the installation of an enclosed fireplace facing the patio area. The roof structure is glass and folded metal with a standing seam, in keeping with the existing roof on this building and others in the shopping centre.
- The intent of the proposed works is to enclose part of the west side patio area into a four-season space, though the patio will not become part of the "enclosed area" as defined by the building code or the Liquor Control & Licensing Branch (LCLB). There is no proposed change to the number of seats in the establishment or the liquor license.
- The proposal meets all Zoning By-law regulations (By-law No. 5942).
- The works proposed are to be integrated with the existing structure of the patio, which is framed with green steel beams, as are many of the buildings located at the Strawberry Hill Shopping Centre. The structure will be largely invisible from the street due to the generous landscaping in the public park facing the patio at the corner of 72nd and 120th.
- The patio on the south façade of the building is not proposed to be covered.
- This project was not referred to the Advisory Design Panel. It was reviewed by the City Architect and found to be satisfactory. The structural elements and materials proposed are in keeping with the existing shopping centre.

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. 7907-0202-00

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: Wayne DeAngelis
 Address: 2015 Garden Drive
 Vancouver, BC V5N 4X1
 Tel: 604-681-9227

2. Properties involved in the Application
 - (a) Civic Address: 12101 - 72 Avenue

 - (b) Civic Address: 12101 - 72 Avenue
 Owner: Riokim Holdings (Strawberry Hill) Ltd., Inc. No. 645639
 PID: 017-964-075
 Lot 1 Except: Part Subdivided by Plan LMP 45199

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: C-R(3)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	10.5 ha	
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	
Rear	2 m	
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	
Accessory		
NUMBER OF RESIDENTIAL UNITS	0	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	0	
FLOOR AREA: Commercial		
Retail		
Office		
Total	33,516 m ²	
FLOOR AREA: Industrial	0	
FLOOR AREA: Institutional	0	
TOTAL BUILDING FLOOR AREA	33,516 m ²	

** 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)	n/a	
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	1,700	
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	1,788	
Number of disabled stalls	36	
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	0	
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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