

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0254-00

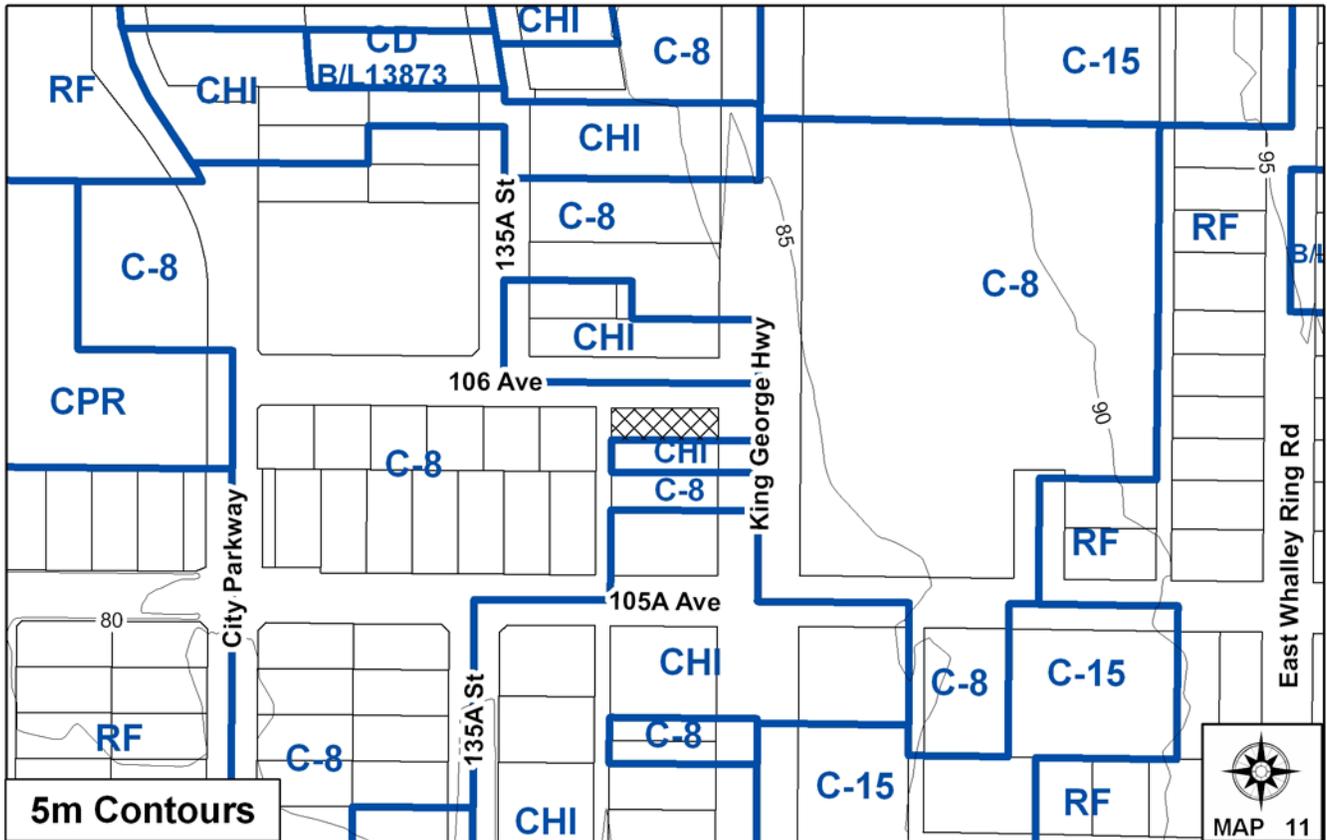
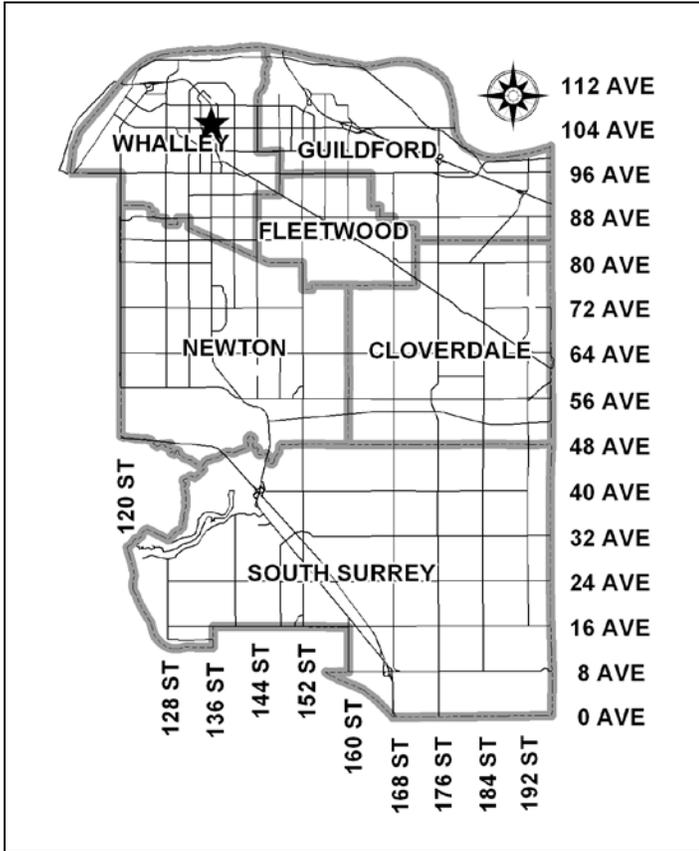
Planning Report Date: March 10, 2008

PROPOSAL:

- Rezoning from C-8 to CD (based on C-8)
- Development Permit
- Development Variance Permit

in order to permit the development of a two-storey commercial building to accommodate the relocation of a pawnshop.

LOCATION: 10595 King George Highway
OWNER: Common Exchange Ltd.
ZONING: C-8
OCP DESIGNATION: City Centre



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Development Variance Permit required for proposed fascia signage.

RATIONALE OF RECOMMENDATION

- Complies with the Surrey City Centre Plan.
- The proposal will improve this area of City Centre by replacing a derelict vacant lot with an attractive commercial building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0254-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7907-0254-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) Section 4(1) Definitions of Surrey Sign By-law, 1999, No. 13656, as amended, is varied to permit fascia signage on a non-building face.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) the applicant entering into a lease agreement with the City to address the encroachment of architectural elements and landscaping into the adjoining City road allowances; and
 - (e) the applicant providing adequate assurance to the City that Common Exchange will lease its current location for a six-month period for a non-pawnshop use, after it vacates the premises, to ensure that another pawnshop does not occupy the space.

REFERRALS

Engineering:

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

SITE CHARACTERISTICS

Existing Land Use: Vacant, fenced site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 106 Avenue):	Small commercial building retailing motorcycles.	City Centre	CHI
East (Across King George Highway):	Dell Shopping Centre.	Commercial	C-8
South:	Automotive lube shop.	City Centre	CHI
West (Across lane):	Small commercial building.	City Centre	C-8

DEVELOPMENT CONSIDERATIONSBackground

- The small, 459-square metre (0.1 acre) subject site at the southwest corner of 106 Avenue and King George Highway in Surrey City Centre is designated City Centre under the Official Community Plan (OCP) and is zoned Community Commercial Zone (C-8).
- The applicant has applied to rezone the lot from C-8 Zone to Comprehensive Development Zone (CD) in order to permit the development of a two-storey commercial building.

Proposed Use

- The proposed new building is intended to house the Common Exchange, which is a pawnshop facility.
- The Common Exchange currently operates out of rented space at 10732 King George Highway, a block and a half north of the subject site.
- The Common Exchange no longer wishes to rent space but wishes to stay in City Centre and, as a result, proposes to construct its own commercial building and to relocate from its current location to the new facility in the same vicinity.
- Pawnshops are not considered a use that is appropriate in City Centre and would not generally be supported by the Planning & Development Department.
- In this instance, however, the proposal is not to establish a new pawnshop, but is the relocation of an existing pawnshop business to a new location that is currently vacant.

- Further, Common Exchange is a long-standing Surrey business, having been in operation for approximately 15 years, and having three other outlets in other municipalities in the Lower Mainland and has an established track record in the field.
- Surrey By-law Enforcement and Licensing has indicated that the Common Exchange is in full compliance with City By-laws and has been cooperative with all By-law Enforcement Officers and with members of the RCMP.
- The site currently occupied by the Common Exchange at 10732 King George Highway is zoned C-8, which does not permit pawnshops. The Common Exchange existed on this site prior to the C-8 Zone being amended to exclude pawnshops and, as a result, is an existing non-conforming use.
- Although the Common Exchange is a non-conforming use at its current location, once the Common Exchange vacates its current premises, as per Section 911 of the Local Government Act, a new pawnshop would be permitted to move into the space, provided that the new pawnshop occupied the space within six months of Common Exchange moving from the site.
- The owner of the Common Exchange has submitted a letter indicating that the Common Exchange will continue to lease the space at 10732 King George Highway for a six-month period for a non-pawnshop use, after it vacates the premises in order to alleviate any concern that a new pawnshop operation will open in the leased space currently occupied by the Common Exchange (Appendix IV).

Proposed CD Zone

- The proposed CD By-law is based, very generally, on the C-8 Zone, but with a number of modifications to permitted uses, density, lot coverage, setbacks, and landscaping to reflect the fact that, after required road dedication along 106 Avenue, the subject site is only 10.867 metres (35.5 ft.) in width.
- Permitted uses will exclude commercial uses that require large building areas or a large number of on-site parking spaces such as assembly halls, indoor recreation uses, pubs etc.
- The maximum Floor Area Ratio is increased from 0.8 to 1.1 and the lot coverage is increased from 50% to 55%.
- Setbacks will be reduced from 7.5 metres (25 ft.) to zero on both the north and south side property lines and will be reduced to 3.0 metres (10 ft.) along the front property line along King George Highway. The reduced King George Highway setback is consistent with the building setbacks along King George Highway established by the Urban Design Vision for City Centre.
- The maximum building height is reduced from 12 metres (40 ft.) to 8.1 metres (27 ft.) to reflect the height of the proposed building.
- The requirement to provide a landscaped area within the lot adjacent to the parking area is eliminated as the lot is too narrow to provide both the required parking and landscaping.

PRE-NOTIFICATION

Pre-notification letters were sent on September 24, 2007. Staff received one letter and three telephone calls in response.

- The letter, from the Downtown Business Improvement Association, indicated that the directors of the Association have no objection to the proposal.
- One telephone call requested additional information about the project.
- Two telephone callers expressed objections to the proposal. Both callers felt that a pawnshop use was inappropriate for the area, did not help to improve the image of Surrey City Centre and may attract undesirable individuals to the area.

DESIGN PROPOSAL AND REVIEW

Site Layout and Building Design

- The project will consist of a two-storey commercial building that will be located at eastern end of subject site, adjacent to the intersection of King George Highway and 106 Avenue.
- The east and north elevations will consist largely of glazing mixed with silver-coloured galvalume metal cladding.
- Solid exterior walls on the east and north sides of the building will be clad in dark brown textured or smooth-faced concrete block, while the western wall facing the lane will be clad in both dark-brown coloured, smooth-faced concrete block and silver-coloured galvalume cladding.
- Two large wooden columns to which a large, wooden, horizontal trellis will be attached, will be located on the corner of the building, providing a unique architectural element at the intersection of 106 Avenue and King George Highway.
- Similar wooden columns and horizontal trellis elements will be located on the north side of 106 Avenue to extend the architectural theme along the north side of the building.
- As the site is quite small, there is little opportunity for landscaping.
- Some low planting in low planters will be included at the corner of the building at the intersection to help anchor, and enhance, the corner trellis element.
- A small landscaped area will also be provided at the northwest corner of the building along 106 Avenue to provide additional relief to the architecture.
- The 8 surface, tandem parking spaces at the west end of the site, which access directly to the rear lane, will be screened from the sidewalk along 106 Avenue by a combination of wooden fencing that matches the wooden trellis elements on the building, and landscape planting.

- Due to the narrowness of the site and the 1.98-metre (6.5 ft.) road widening required along 106 Avenue, the decorative wooden columns, landscaping and fencing are located within the additional road widening area along 106 Avenue. The Engineering Department has no objection to these encroachments as the encroaching elements do not constitute substantial structural elements and do not impact underground services and utilities. However, the applicant will be required to enter into a lease agreement with the City to allow these encroachments into the road allowance.

Signage

- The proposed signage consists of a company identification fascia sign and a company logo sign (see By-law Variance Section).
- The company name sign will consist of metal, channelized letters that will be affixed to the wooden lattice element at the corner of the building on the intersection of 106 Avenue and King George Highway.
- The logo sign will consist of a painted wooden sign that will be affixed to the wooden lattice design element along the 106 Avenue façade of the building.

ADVISORY DESIGN PANEL

- This application was not referred to the ADP but was reviewed by staff and found satisfactory, except for the following issues:
 - Provision of landscaping and fencing details
 - Provision of signage details
- The applicant has agreed to address these issues prior to consideration of Final Reading of the Rezoning By-law and issuance of the Development Permit.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Section 4(1) of Surrey Sign By-law, 1999, No. 13656 to permit fascia signage on a non-building face.

Applicant's Rationale:

- The proposed signage is located on the lattice structure that sits proud of the building, rather than directly onto the wall or face of the building, and is designed to be integrated architecturally with this element.

Staff Comments:

- The Sign By-law requires that fascia signage be affixed directly to the face of the building and makes no allowance for fascia signage that is affixed to architectural elements that sit proud of the face of the building.
- The proposed signage is attractive and is integrated with the design of the building, therefore, the Planning & Development Department can support the requested variance.

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.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Letter from Common Exchange
Appendix V.	Development Variance Permit No. 7907-0254-00
Appendix VI.	Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

GAG/kms

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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: Peter Dandyk
 Address: #205 - 1205 - 56 Street
 Delta, BC
 V4L 2A6
 Tel: 604-943-1213

2. Properties involved in the Application
 - (a) Civic Address: 10595 King George Highway

 - (b) Civic Address: 10595 King George Highway
 Owner: Common Exchange Ltd.
 PID: 009-725-989
 Lot A Section 22 Block 5 North Range 2 West Plan NWD 12727

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Proceed to Public Notification for Development Variance Permit No. 7907-0254-00.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		459 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	55%	50%
Paved & Hard Surfaced Areas		40%
Total Site Coverage		90%
SETBACKS (in metres)		
Front	3.0 m	3.0 m
Rear	7.5 m	16.8 m
Side #1 (North)	zero	zero
Side #2 (South)	zero	zero
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m	8.05 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total	505 m ²	430 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	505 m ²	430 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)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.1	0.94
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	8	8
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	8	8
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	NO	Tree Survey/Assessment Provided	NO
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