

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0256-00

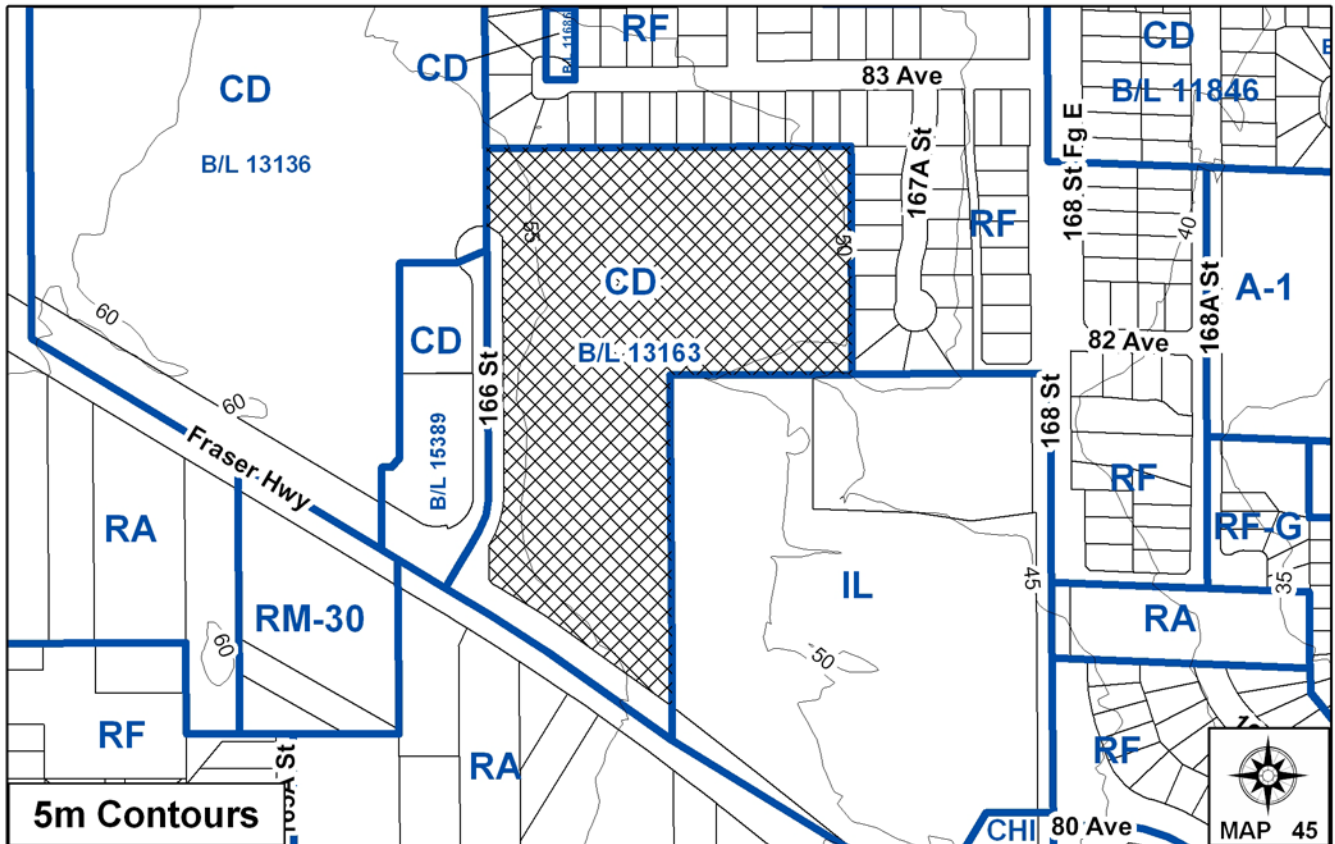
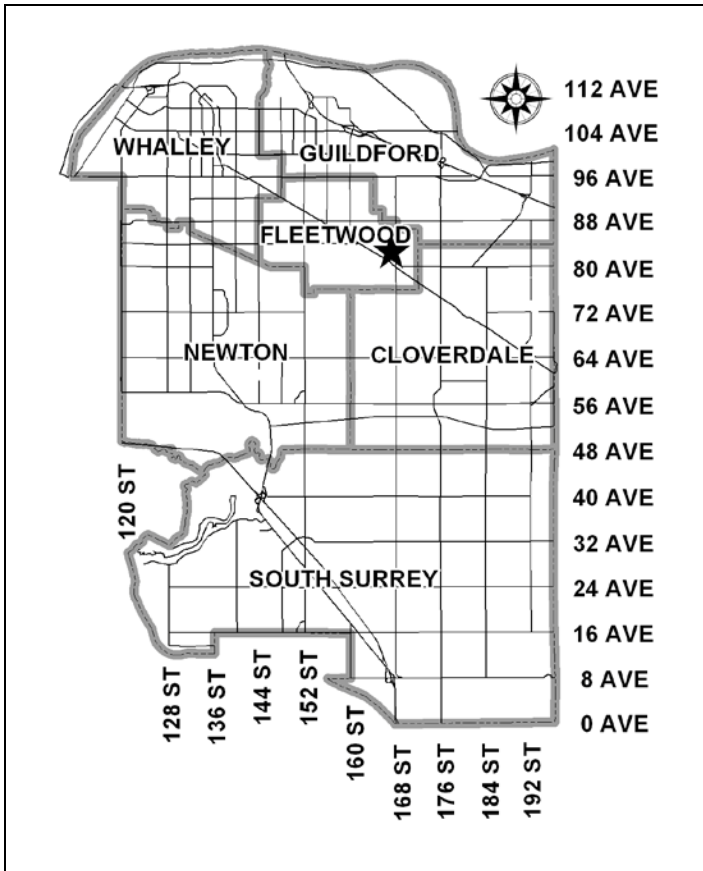
Planning Report Date: October 15, 2007

PROPOSAL:

- **Development Permit**

in order to allow an exterior façade upgrade and a new covered outdoor patio display area for an existing retail business.

LOCATION: 16659 Fraser Highway
OWNER: TPD Holdings Ltd., PJD Holdings Ltd. and MWD Holdings Ltd.
ZONING: CD (By-law No. 13163)
OCP DESIGNATION: Industrial
NCP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Fleetwood Town Centre Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0256-00 (Appendix IV), 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 III.

SITE CHARACTERISTICS

Existing Land Use: Highway commercial development including Rona Home Centre and Jysk.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family residential.	Single Family Urban	RF
East:	Terasen Gas office building and single family residential.	Industrial and Single Family Urban	IL and RF
South (Across Fraser Highway):	Single family residential.	Apartments and/or High Density Townhouses	RA
West (Across 166 Street):	Tim Hortons and pub. Surrey Sports & Leisure Complex.	Institutional/Commercial	CD (By-law Nos. 15389 and 13136)

DEVELOPMENT CONSIDERATIONSBackground

- The building was initially constructed for a lumber wholesaler, in 1979. In 1997, the site was acquired by Revy Home Centre as part of the merger with Lumberland.
- The site was rezoned in 1997 to CD By-law No. 13163 and is currently occupied by auto-oriented, "large format" style stores (Rona and Jysk). Development Permit No. 7998-0082-00 was issued on July 6, 1998 to allow for exterior renovations to the existing building for these

tenants.

- In January 2004, Development Permit No. 7903-0429-00 was issued to allow for a new free-standing sign.

Current Proposal:

- The tenant Jysk, is updating its corporate image and has requested modifications to the south and west building facades, and to allow for a new covered outdoor patio display area. The proposed renovations are as departure from the previously approved Development Permit No. 7998-0082-00, and the applicant has, therefore, requested a new Development Permit.
- There are no changes requested to the existing parking lot or entranceways to the site.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was installed on the site. To date staff have not received any telephone calls with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed renovations on the west elevation include the addition of four pilasters which extend above the existing roof line. The proposed pilasters located on either side of the building entrance way are proposed to have accent blue features which extend upward and incorporate a new curved architectural feature, also painted blue.
- The applicant has proposed to remove the existing fascia sign, and replace it with a new fascia sign with a neon goose logo and individual illuminated neon letters. The background on the fascia sign is also painted blue. The existing fascia sign located on the south portion of the west elevation is proposed to be removed.
- Along the base of the building, the applicant is proposing to incorporate new brown split face concrete block to define the new pilasters and the existing tilt-up concrete panels.
- On the south elevation, the applicant has requested the removal of the two existing fascia signs. The existing façade is proposed to be painted blue, and the fascia signage will be replaced with similar signage to that proposed for the west elevation.
- The existing concrete block on the south elevation is proposed to be painted the same colour as the new brick work.
- Along all the elevations, the existing red painted banding along the roof line will be repainted with the corporate blue colour.

- The applicant has requested to extend a canopy roof out front of the south elevation, and create a covered area for outdoor display. This area is proposed to be enclosed using a grey powder coated mesh fence with contrasting brown brick pilasters.
- At the southwest corner of the building, the applicant has requested the installation of three new aluminum flag poles for hanging the corporate banners. These proposed flag poles are 8.3 metres (27 ft.) in height, and are approximately the same height as the existing building.

ADVISORY DESIGN PANEL

This item was not referred to the Advisory Design Panel, however, it was reviewed by City staff. The recommended amendments including the painting of the existing concrete block the same colour as the new brick work to the building have been incorporated into the attached plans.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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|---------------|-------------------------------------|
| Appendix I. | Lot Owners and Action Summary |
| Appendix II. | Engineering Summary |
| Appendix III. | Development Permit No. 7907-0256-00 |

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: Omnicron Construction Management
 Address: 5th Floor, Three Bentall Centre
 595 Burrard Street
 Vancouver, B.C.
 Tel: 604-632-3380

2. Properties involved in the Application

(a) Civic Address: 16659 Fraser Highway

(b) Civic Address: 16659 Fraser Highway
 Owner: TPD Holdings Ltd., PJD Holdings Ltd., and MWD
 Holdings Ltd.
 PID: 003-744-094
 Lot 34 Except Part Dedicated Road on Plan LMP3914 Section 25 Township 2
 New Westminster District Plan 66113

3. Summary of Actions for City Clerk's Office