

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0034-00

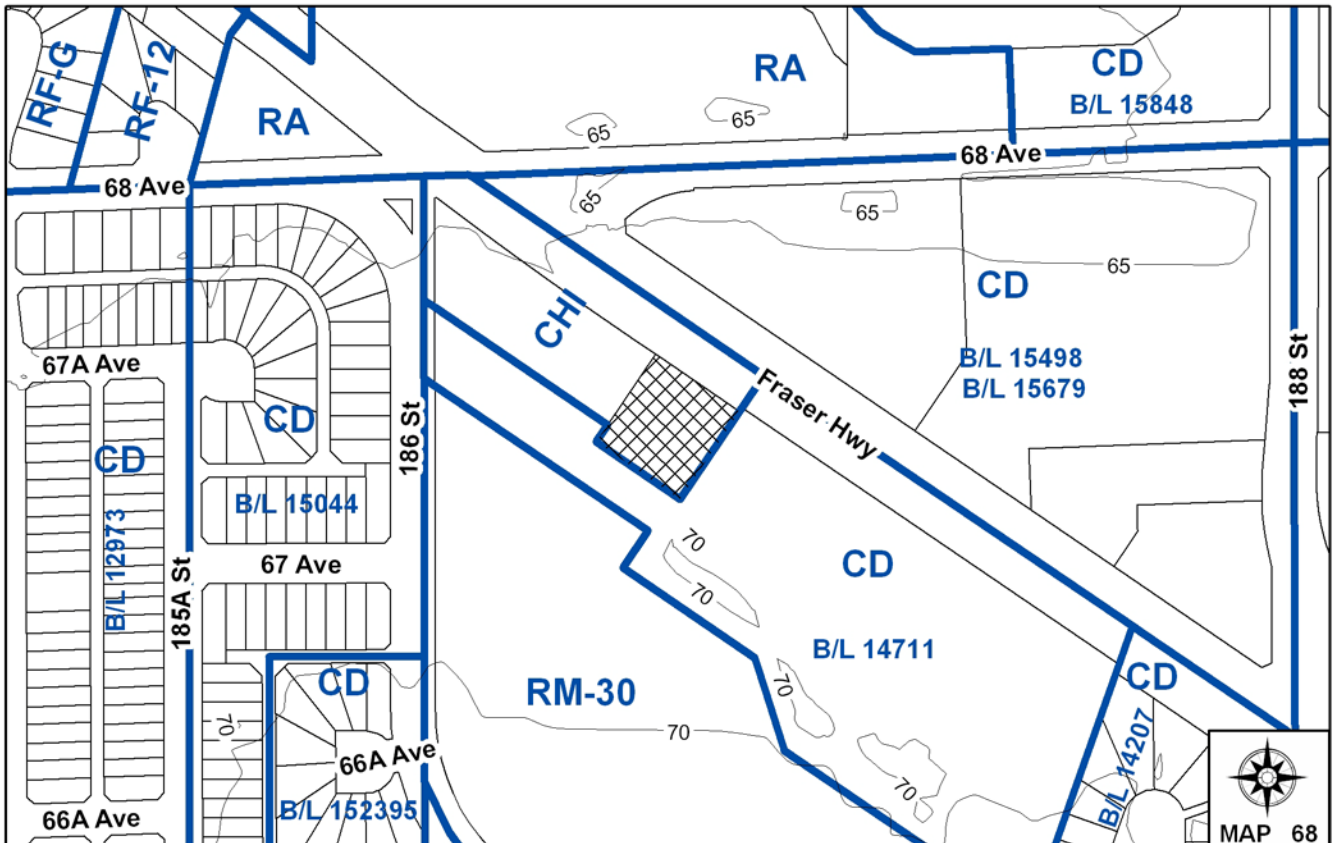
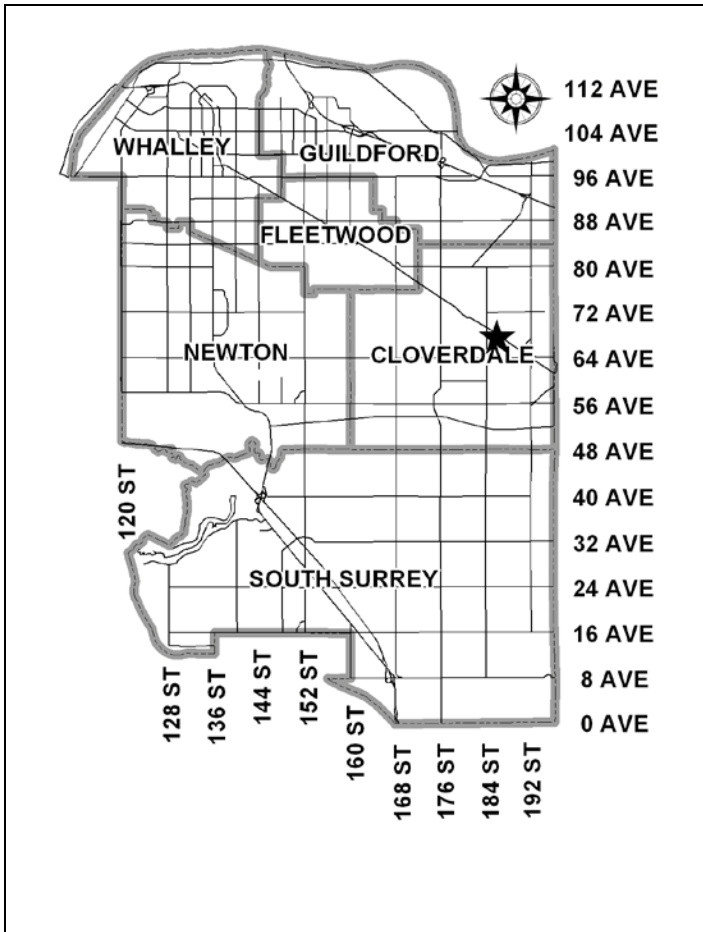
Planning Report Date: June 23, 2008

PROPOSAL:

- **OCP Amendment** from Urban to Commercial
- **NCP Amendment** from Townhouse/Cluster (8-15 upa) to Commercial
- **Rezoning** from CHI to CD (based on CHI and C-8)
- **Development Permit**
- **Development Variance Permit**

in order to permit a neighbourhood commercial development consisting of two (2) buildings.

LOCATION: 18660 Fraser Highway
OWNER: Hans Capital Corporation
ZONING: CHI
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouse/Cluster (8-15 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed development requires an amendment to the OCP from Urban to Commercial.
- An amendment to the North Cloverdale East NCP designation from Townhouse/Cluster (8-15 upa) to Commercial is also required.
- A Development Variance Permit is required for two (2) additional fascia signs on proposed Building D (RBC building).

RATIONALE OF RECOMMENDATION

- Partially complies with OCP Designation.
- The proposed development continues the commercial land use currently established to the south and east, and proposed to the west.
- The Hillcrest Shopping Centre to the south and east also required an OCP and NCP Amendment to Commercial. Final approval was granted by Council on July 26, 2004.
- An in-process application (No. 7907-0310-00) to permit an expansion of Hillcrest Shopping Centre to the west, received Third Reading on March 10, 2008. This application also requires OCP and NCP Amendments to Commercial.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Commercial and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7908-0034-00 in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7908-0034-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to vary Part 5, Section 27(2)(a) of the Sign By-law, 1999, No. 13656 by increasing the number of fascia signs on proposed Building D from two (2) to four (4).
6. 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) approval from the Ministry of Environment, Environmental Protection Division regarding site remediation for contaminated soils; and
 - (e) modification of Restrictive Covenants BW540910 and BW540919 to address shared access, parking and landscape treatment with 18682 and 18696 Fraser Highway.
7. Council pass a resolution to amend the North Cloverdale East NCP NCP/Local Area Plan to redesignate the land from Townhouse/Cluster (8-15 upa) to Commercial when the project is considered for final adoption.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Ministry of Environment (MOE):	MOE acknowledges receipt of a satisfactorily completed site profile and will provide further comments before Final Approval.

SITE CHARACTERISTICS

Existing Land Use: Currently vacant.

Adjacent Area:

Direction	Existing Use	OCP or NCP Designation	Existing Zone
North (Across Fraser Highway):	Clayton Crossing Shopping Centre.	Commercial in the OCP	CD (By-law Nos. 15498 and 15697)
East:	Hillcrest Shopping Centre	Commercial in the North Cloverdale East NCP	CD (By-law No. 14711)
South:	Parking for Hillcrest Shopping Centre.	Commercial in the North Cloverdale East NCP.	CD (By-law No. 14711)
Further South:	Existing townhouse development.	Townhouse/Cluster (30 upa) in the North Cloverdale East NCP	RM-30
West:	Currently vacant, under Application No. 7907-0310-00 for a commercial development (Third Reading).	Townhouse/Cluster (8-15 upa) and Open Space in the North Cloverdale East NCP	CHI

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed Official Community Plan (OCP) and Neighbourhood Concept Plan (NCP) amendments are supportable, as the development will continue and complement the existing Hillcrest Shopping Centre located east of the subject site and the proposed commercial development to the west, which received Third Reading on March 10, 2008. Both the existing Hillcrest development (Development Application No. 7900-0245-00) and the in-process development application (No. 7907-0310-00) on the property directly to the west required OCP and NCP Amendments from Residential to Commercial.

- Due to the existing and proposed commercial developments that surround the subject property, it would be very difficult to adhere to the NCP designation. Additionally, the subject site is undersized as a stand-alone property for multi-family development.
- The site planning and form and character of the proposed commercial development is integrated with the site planning and form and character of the existing Hillcrest Shopping Centre to the east and the in-stream commercial development to the west.

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 18660 Fraser Highway and zoned Highway Commercial Industrial (CHI), is approximately 2,175 m² (23,410 ft²) in size. The site is designated Urban in the Official Community Plan (OCP) and Townhouse / Cluster (8 – 15 UPA) in the North Cloverdale East Neighbourhood Concept Plan (NCP). The site was previously used for automotive repairs and maintenance. A permit was issued on December 7, 2006 for the demolition of the building on the site, and consequently, the subject property is currently vacant and devoid of any trees or structures.
- The development proposal for the subject property consists of two (2) commercial buildings. The applicant is proposing:
 - OCP amendment to re-designate the subject property from Urban to Commercial;
 - NCP amendment from Townhouse / Cluster (8 – 15 UPA) to Commercial;
 - Rezoning from Highway Commercial Industrial (CHI) to Comprehensive Development (CD) Zone;
 - Development Permit to allow for the continuation of the existing and proposed neighbourhood commercial developments on the adjacent properties.
- A Development Variance Permit (DVP) is also required to relax the requirements of the Surrey Sign By-law. The applicant proposes to increase the number of fascia signs on proposed Building D (RBC Bank) from two (2) to four (4).
- Proposed Building C is to be attached to the eastern portion of commercial retail unit (CRU) #8 of proposed Building B, which is to be constructed on the abutting property to the west under Development Application No. 7907-0310-00. The floor area of proposed Building C is 125 m² (1,345 ft²). The tenant for the proposed building has not been confirmed, but will likely be of a retail or service nature. The floor area of proposed Building D (RBC Bank) is 482 m² (5,190 ft²), and is to be a single detached building.
- The combined floor area of the two (2) proposed buildings is 607 m² (6,535 ft²), which results in a floor area ratio (FAR.) of 0.28. By comparison, the Development Permit application (No. 7907-0310-00) to the west proposes an FAR. of 0.35, while the approved Development Permit (No. 7900-0245-00) to the east has an FAR. of 0.23.
- The applicant will be required to enter into an agreement with the adjacent property owners to the west (Hillcrest Crossing Ltd) and to south/east (Trademark Property Group) to construct and maintain the vehicle access, parking, and landscaping for Hillcrest Shopping Centre.

Proposed CD By-law (Appendix VIII)

- The proposed CD By-law will be similar to the one proposed for the adjacent development application (No. 7907-0310-00) to the west, which is based on the Highway Commercial Industrial (CHI) and Community Commercial (C-8) zones.
- The proposed uses include retail stores, personal service uses and general service uses including drive-through banks, office uses, indoor recreational facilities, community services, childcare centres, and eating establishments including drive-through restaurants. These uses are compatible with the proposed uses to the west (Development Application No. 7907-0310-00) and those approved for the commercial development to the east (Development Application No. 7900-0245-00).
- The proposed CD By-law will permit a reduction in the building setback along the north (Fraser Highway) property line from 7.5 metres (25 ft) to 2.0 metres (6.5 ft); and to 0.0 metres (0 ft) along the east and west, respectively. The north building setback is consistent with the proposed development to the west (Development Application No. 7907-0310-00), and will facilitate the multi-use greenway along Fraser Highway, which is shown in the North Cloverdale East NCP.
- The proposed west setback will permit the extension of proposed Building B under Development Application No. 7907-0310-00 to the west. Proposed Building D is situated in accordance with the location of the existing driveways to and from Fraser Highway and has a drive-through component on the west side of the building.

PRE-NOTIFICATION

A pre-notification letter was sent out on March 4, 2008, and staff received one (1) letter of concern from a resident opposing the proposal due to the increase in vehicle traffic, particularly as the area is home to many young families and children.

(The proposal will continue the Hillcrest Shopping Centre. No new vehicle accesses will be constructed as a result of the current proposal. Vehicle driveways will be from the four (4) existing driveways to Hillcrest Shopping Centre).

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The design of the proposed buildings is consistent with the existing commercial development to the east (Development Application No. 7900-0245-00) and the proposed development to the west (Development Application No. 7907-0310-00). The design reflects a modern village feel with subtle, rustic colours and features.
- The two proposed buildings consist of flat metal roofs with large timber brackets and overhangs. The proposed buildings are to be constructed with stone veneer columns, canvas awnings and double-glazed doors and windows. The applicant has addressed issues regarding glazing, signage and detailing using rock, board and batten, hardipanel and shakes, stucco, shingles, and large wooden beams to emphasize roof overhangs, in order to maintain consistency with the existing and proposed developments to the east and west.
- Vehicle access to the site will be from the existing driveways to the Hillcrest Shopping Centre located on Fraser Highway and 186 Street. Easement agreements are already in place to facilitate these shared accesses. A further shared access arrangement will provide a second access from Fraser Highway, which will be constructed as part of the proposed commercial development to the west.
- Eighteen (18) parking spaces are required on the subject site for the proposed development, as per the Surrey Zoning By-law. A total of 26 spaces, including two (2) spaces for the disabled, are currently proposed.
- A multi-use greenway is proposed adjacent to the north property line along Fraser Highway, and is required under the North Cloverdale East NCP. A 2.0-metre (6.5 ft) wide right-of-way is required on the subject property to facilitate this pathway. The 2.0-metre wide right-of-way will consist of 1.5 metres (5 ft) of stamped asphalt and 0.5 metre (1.5 ft) decorative concrete, which is consistent with the adjacent developments.
- Pedestrian paths will be identified by stamped concrete, while pedestrian crossings will be stamped, raised concrete.
- Proposed landscaping for the subject site is consistent with the existing landscaping for Hillcrest Shopping Centre located to the east (Development Application No. 7900-0245-00) and the proposed commercial development to the west (Development Application No. 7907-0310-00). A total of 20 trees (maple, dogwood, beech) will be planted, as well as a significant number of ground cover and shrubs.
- A total of four (4) fascia signs are planned for proposed Building D (RBC). The Sign By-law permits only two (2) fascia signs on proposed Building D, and therefore a Development Variance Permit (DVP) is required (see By-law Variance section).
- One (1) awning sign is proposed on the premise frontage (south building elevation) of proposed Building C. A fascia sign is also proposed on the lot frontage (north building elevation) facing Fraser Highway of the proposed building. The fascia sign will be an illuminated channel letter sign, which will be consistent with the signage of the units on proposed Building B to the west (Development Application No. 7907-0310-00). The Sign By-law allows for both an awning sign and a fascia sign for proposed Building C. Therefore, a DVP is not required.

ADVISORY DESIGN PANEL

ADP Meeting Date: May 8, 2008

Most comments and recommendations from the Design Panel have been addressed to the satisfaction of the City Architect and the City Landscape Architect. Minor revisions to the drawings and plans are required before Final Approval.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 5 Section 27(2)(a) of the Sign By-law, 1999, No. 13656 to increase the number of fascia signs for proposed Building D from two (2) fascia signs to four (4) fascia signs.

Applicant's Reasons:

- To provide better exposure and presence to proposed Building D, which will be occupied by a RBC bank

Staff Comments:

- Three of the proposed signs are basic logo signs depicting the standard RBC shield. The proposed fascia sign for the premise frontage of proposed Building D will include the RBC logo placed on a curved white aluminum shell and yellow aluminum back panel. The proposed fascia signs are of a high quality and are internally illuminated.
- Development Variance Permit No. 7907-0310-00 was issued by Council on March 10, 2008 on the adjacent property to the west for proposed Building A (TD Canada Trust). The variance permitted an increase of fascia signs from two (2) to seven (7).
- Planning staff have worked closely with the applicant to ensure the size and number of fascia signs are appropriate, given the design and scale of the proposed building. Therefore, the variance can be supported.

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.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments
Appendix V.	Proposed Amendment to North Cloverdale East NCP
Appendix VI.	OCP Redesignation Map

Appendix VII. Development Variance Permit No. 7908-0034-00

Appendix VIII. Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by P.J. Lovick Architect Ltd. and DMG Landscape Architects, respectively, dated May 2008.

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: Andrea Scott (P.J. Lovick Architect Ltd.)
 Address: 3707 East 1st Avenue
 Burnaby, BC
 V5C 3V6
 Tel: 604-298-3700

2. Properties involved in the Application
 - (a) Civic Address: 18600 Fraser Highway

 - (b) Civic Address: 18600 Fraser Highway
 Owner: Hans Capital Corporation, Inc. No. 575395
 PID: 012-297-381
 Parcel "One" (Explanatory Plan 12938) Legal Subdivision 6 Section 16
 Township 8 New Westminster District Except: Parcel A (Reference Plan
 BCP18934)

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

 - (b) Introduce a By-law to rezone the property.

 - (c) Proceed with Public Notification for Development Variance Permit No. 7908-0034-00.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on CHI)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,177.8 m ²
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	27.8%
Paved & Hard Surfaced Areas		57.4%
Total Site Coverage		85.2%
SETBACKS (in metres)		
Fraser Highway	7.5 m	} See Multiple Building Data Sheet
South	7.5 m	
Side #1 (West)	7.5 m	
Side #2 (East)	7.5 m	
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m	9.0 m
Accessory		
NUMBER OF RESIDENTIAL UNITS	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		n/a
FLOOR AREA: Commercial		
Retail		125.0 m ²
Office		482.1 m ²
Total		607.1 m ²
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		607.1 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)	1.0	0.28
AMENITY SPACE (area in square metres)		n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	18	26
Industrial		
Residential Bachelor + 1 Bedroom		n/a
2-Bed		
3-Bed		
Residential Visitors		n/a
Institutional		n/a
Total Number of Parking Spaces		26
Number of disabled stalls	1	2
Number of small cars	6	6
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning: CD

Required Development Data	Building C	Building D
SETBACK (in metres)		
Front	2.4 m	2.1 m
Rear	21.4 m	22.2 m
Side #1 (West)	0.0 m	22.7 m
Side #2 (East)	40.0 m	0.1 m
Building Height (in metres/storeys)	6.05 m	9.0 m
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE	n/a	n/a
Bachelor		
One Bedroom		
Two Bedroom		
Three Bedroom +		
TOTAL FLOOR AREA		