



### RECOMMENDATION SUMMARY

- Staff recommend that Council refer the proposal back to staff to work with the applicant to substantially reduce the proposed roof extensions, in accordance with the direction discussed in this report.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The proposed roof extension, without a wall around it, will create a volume over the roof decks that present a hangar look to the second level of the building and will distract the architectural character of the building. Staff propose a reduced roof cover as a weather protection element only, to retain the recessed roof line.
- The proposed roof on the decks will cover approximately 2/3 of the deck area on both sides of the banquet halls seating area. This amounts to creation of additional seating area that would require additional parking.
- The current occupant load excludes the decks as seating area. The addition of a 967.8 square metre (19,418 sq.ft.) roof over the decks would create seating area which is not factored in the current occupant load, and there is insufficient parking on site to support such an extension.
- The site is already constrained in terms of parking to serve the commercial units and the banquet halls. A Restrictive Covenant was registered on the property to limit hours of operation of the banquet halls for this purpose. The addition of covered areas would further add to the parking constraints.
- The open roof decks were conceived to provide an open roof garden as an ancillary area for the enjoyment of the banquet hall patrons in good weather. A portion of each deck is already covered, which provides part of the needed weather protection.
- Staff has received calls for the nearby businesses to the north and east of the subject site, that are concerned about noise and banquet event parking spilling onto their parking areas, should there be an increase in the seating area for the banquet facility.
- The owners of the retail units below the banquet facility have also expressed concerns about the expansion of the banquet facility, which in their opinion will make the existing constrained parking situation even worse.

RECOMMENDATION

The Planning & Development Department recommends that the proposal be referred back to staff to work with the applicant to substantially reduce the proposed roof extensions to cover the two decks.

REFERRALS

Engineering: No comments.

SITE CHARACTERISTICS

Existing Land Use: A stratified two level multi-tenant industrial/commercial building with two banquet halls at the upper level.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	A commercial building and industrial property occupied by manufacturing and warehouses.	Industrial	CHI and IL
East (Across 135 Street):	Retail warehouse (Costco)	Commercial	CD (By-law No. 13105)
South:	Office building occupied by Nav Canada.	Industrial	CD (By-law No. 13506)
West:	Industrial Building	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The 1.44 ha (3.6 Acre) site is located at 7475–135 Street. It is designated Industrial in the Official Community Plan and is currently zoned "Comprehensive Development Zone (CD)" (By-law No. 13506). The site was rezoned in 1998 to accommodate a combination of industrial/commercial units and a banquet hall. It contains a new, stratified commercial/industrial building including 32 industrial/commercial units on the main floor and two banquet halls on the upper floor. The partition wall between the two halls can be removed to convert the space to a single, larger hall.
- The CD Zone currently permits various light impact industrial uses normally permitted under the IL Zone, as well as limited retail uses and a private surgical clinic in addition to the banquet hall uses.

- As part of the original rezoning of the site, a Development Permit was approved to regulate the site and building design. The Development Permit showed open decks on the upper floor as roof gardens for the use of banquet hall patrons.

### Proposal

- The owner of the two banquet halls is seeking a Development Permit amendment to cover the majority of the two decks (approximately 2/3 of deck area) in order to improve the usability of these outdoor areas in the rainy season and during inclement weather. In total, 967.8 square metres (10,418 sq.ft.) of additional space will be created under the proposed roofs. The proposed addition of a roof on the decks is a major departure from the existing design of the building, and hence requires a Development Permit amendment.
- The applicant's proposal to cover the majority (2/3) of both deck areas has raised the following concerns:
  - The second storey of the existing building is 6.8 metre (22.3 ft.) in height. The two roof decks were purposefully created to recess the high volume second floor roofline from the ground level view and to scale down the massing. The proposed roof extension, without a wall around it, will create a volume over the roof decks that present a hangar look to the second level of the building and will distract the architectural character of the building. Staff propose a reduced roof cover as a weather protection element only, to retain the recessed roof line.
  - The proposed roof on the decks would effectively amount to creation of additional banquet hall seating area, and would generate additional parking demand. Staff requested that the applicant reduce the proposed roof deck extension for each deck, however, the applicant did not agree to a reduced roof cover.
  - There is already a constrained parking situation on site. The hours of operation restrictive covenant for the banquet facilities does allow the use of the facility from 7 a.m. to 7 p.m. from Monday to Sunday including Statutory holidays as long as the patrons of the banquet facility are parked on 245 designated stalls on the property, which leaves only 60 stalls for the retail use. The retail floor area requires 115 stalls, a short fall of 55 stalls. Although the current parking requirement is theoretically met under the 75% shared parking rule, there appears to be a shortage of parking in practice for retail uses on the subject property, when the banquet facility is used during the hours between 7 a.m. to 7 p.m. every day.
  - The structural composition of the proposed roof suggests that the covered area can easily be enclosed and, thus, reinforce the concern regarding additional space for banquet hall uses and thus a parking shortage.
  - The current occupant load excludes the decks as seating area. The addition of 967.9 square metres (10,418 sq.ft.) roof over the deck would create additional seating area which is not factored in the current occupant load.

- Concerns have been expressed by the owners of nearby business to the north and east, as well as the owners of retail units below, about the roof expansion, including noise and banquet event parking spilling onto adjacent parking areas, and retail unit owners noting that, in their opinion, the roof extensions will make the existing parking situation even worse.
- The open roof deck was conceived to remain as an open roof garden, for the enjoyment of the banquet hall patron, in good weather. A small area of the easterly deck is already covered with high-tech fabric for weather protection, and roof projections on both sides of the second floor contribute to the weather protection area.

#### Staff Suggestion to the Applicant

- The existing roof projects approximately 1.8 metres (6 ft.) onto the decks on either side of the building. (Appendix III) Staff acknowledge that due to the height of the second level, this projection does not provide adequate weather protection. Therefore, staff suggested that an additional roof cover is necessary to serve as a weather protection element, without compromising the architectural character of the building and creating an additional seating area, which is not supported by additional parking on the property.
- Staff are prepared to work with the applicant to advance this suggestion, with further analysis to determine the appropriate projection.

#### PRE-NOTIFICATION

Although this project is only a Development Permit proposal, staff sent out pre-notification letters to the nearby property owners, because of prior parking concerns raised in earlier development proposals. The pre-notification letters were sent out on August 11, 2008.

- Staff received phone calls from business owners in the nearby area. One business owner voiced a concern about noise from the banquet operations, and does not want to see any expansion of the banquet facility. The others were concerned that covering the decks will amount to an increase in the size of the banquet hall and that would result in parking shortage. They reported that, occasionally, parking for events in the banquet facility spilled onto their own parking areas.

*(Responding to the callers, staff informed the callers that the proposal is for a Development Permit to allow the construction of a roof over a portion of the two existing decks on the second level of the building. Staff have concerns about the size of the proposed covered area, and would work with the applicant to reduce the magnitude of the proposed covered area.)*

## CONCLUSION

- The proposed roof on the decks that would cover 2/3 of the deck area amounts to creation of additional seating area that would require additional parking. A parking shortage on the property is of concern to the neighbouring businesses, and staff cannot support any relaxation to allow the roof decks to be covered to the scale the applicant is proposing. Staff has recommended that the proposed roof extension be substantially reduced to address the need for additional weather protection while also addressing staff concerns.
- On balance, the Planning and Development Department believes the negative impacts of this project out-weigh its advantages and, therefore, recommends that the application be referred back to staff to consider a reduced roof on the two decks.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I.   | Lot Owners, Action Summary and Project Data Sheets and Survey Plan |
| Appendix II.  | Site Plan and Building Elevations                                  |
| Appendix III. | Detailed Illustration of the Existing and Proposed Roof Deck Cover |

## INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural Plans prepared by Barnett Dembek Architects Inc., dated August 20, 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:                Maciej Dembek  
                         Address:            #202 - 12448 - 82 Avenue  
   Surrey, B.C. V3W 3E9  
   Tel:                 604-597-7100
  
2.      Properties involved in the Application
  - (a)      Civic Address:            7475 - 135 Street
  
  - (b)      Civic Address:            7475 - 135 Street  
                 Owner:                        Strata Plan BCS1684  
                 PID:                                Various  
                 Strata Lots 1 to 33 District Lot 20 Township 2 New Westminster District Strata  
                 Plan BCS 1684 together with interest in the common property in proportion to  
                 the unit entitlement of each strata lot as shown in Form V.
  
3.      Summary of Actions for City Clerk's Office

## DEVELOPMENT DATA SHEET

**Proposed/Existing Zoning: CD (By-law No. 13506)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		1.44 ha
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	31.4%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	21.0 m
Rear	7.5 m	56.2 m
Side #1 (North)	7.5 m	18.14 m
Side #2 (South)	7.5 m	18.14 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18 m	12 m
Accessory	6 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Surgical Centre</b>		1,817.6 m <sup>2</sup>
<b>TOTAL BUILDING FLOOR AREA</b>	14,370 m <sup>2</sup>	6,870 m <sup>2</sup>

*\* 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	0.47
AMENITY SPACE (area in square metres)		n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	324 stalls	305 stalls
Number of disabled stalls	3 stalls	6 stalls
Number of small cars	81 stalls max.	76 stalls
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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