

RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The rear (east) and side (south) setbacks do not comply with the C-8 Zone.

RATIONALE OF RECOMMENDATION

- The proposed development makes more efficient use of an existing commercial node to service the local community.
- The proposed development will allow for additional employment generation.

SITE CHARACTERISTICS

Existing Land Use: Existing one-storey commercial building (Building D) consisting of approximately 2,079 square metres (22,378 sq.ft.) on subject property.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Commercial buildings.	Commercial	C-8
Further North:	Shopping centre.	Commercial	C-8
East:	85-unit townhouse development currently under construction (approved under Application No. 7906-0297-00).	Multiple Residential	RM-30
South:	Commercial buildings.	Commercial	C-8
West (Across 120 Street):	Commercial developments in Delta.	Special Development Area in Delta's OCP	Core Commercial in Delta's Zoning By-law

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 9450 -120 Street (Scott Road), along the Surrey-Delta municipal boundary.
- The subject property is approximately 5,177 square metres (55,725 sq.ft.) in size, zoned Community Commercial Zone (C-8) and designated Commercial in the Official Community Plan (OCP).
- The subject lot is unusually shaped and in an awkward configuration which presents some site planning and layout challenges.
- The subject parcel, although a separate legal lot, forms part of a larger commercial development site comprising three (3) properties, with four (4) existing commercial buildings, one (1) of which already exists on the subject property (Building D). The two (2) adjacent properties (9470-120 Street to the north and 9430 - 9444 - 120 Street to the south) are owned by different owners, but a reciprocal access easement already exists to allow for free unrestricted access for vehicles and pedestrians within driveway areas through the commercial site. The subject lot does not have its own vehicular access, but requires the use of vehicular access points from the lots to the north and south.

- An application has been submitted for a Development Permit (DP) and Development Variance Permit (DVP) to allow for a new fifth commercial building (Building E) consisting of 928 square metres (9,991 sq.ft.) and site improvements to the existing parking lot on the adjacent properties to the north and south, which the applicant will be implementing. The DVP is to allow for a variance to the rear (east) building setback from 7.5 metres (25 ft.) to 0.0 metre and to the side (south) building setback from 7.5 metres (25 ft.) to 0 metre (0 ft.) (see By-law Variance Section).
- The proposed one-storey building will consist of 7 commercial/retail units (CRUs), ranging in size from approximately 74 square metres (795 sq.ft.) to 121 square metres (1,305 sq.ft.).
- The proposed density of the overall development is a floor area ratio (FAR) of 0.58 (based upon the square footage of Buildings D and E), which is within the maximum 0.80 FAR permitted under the C-8 Zone.
- The proposed building is one storey in height at 6.1 metres (20.0 ft.) and complies with the maximum permitted height of 12 metres (40 ft.) under the C-8 Zone.
- At this time, the applicant has indicated that no tenants have been secured.

Parking

- The entire commercial development, which also encompasses 9430 to 9444-120 Street to the south and 9470 - 120 Street to the north, requires a total of 159 parking stalls. This number is based upon various uses such as a bank, restaurants, retail and office uses already existing on the site. The entire site will provide 165 parking stalls, of which proposed Building E would require 28 parking stalls for retail uses.

PRE-NOTIFICATION

- A development proposal sign was placed on the development site and staff received no comments.

DESIGN PROPOSAL AND REVIEW

- The main vehicular access to this subject property is from 120 Street (Scott Road) and will be accented with concrete pavers to identify the entry.
- The design of the building is modern, with storefront windows in natural anodized aluminum with clear glass at the entries, metal cladding at the roof and canopy and steel columns. Mechanical equipment proposed on the roof will be screened with metal louvers. The building will also include wall-mounted light fixtures. The exterior walls are proposed in a painted beige stucco. Steel columns are to be in a teal colour.
- The proposed signage for each of the premises will be aluminum illuminated channel letters in colours such as black, blue, red and green.

- A terrace with trees and shrubs is proposed on the neighbouring property to the east (9405 - 121 Street) to deal with interface issues with the townhouses, currently under construction. Vines will be proposed along the eastern wall of proposed Building E to deter individuals from climbing. The proposed terracing differs from the interface treatment approved under Application No. 7906-0297-00 which reflected a more "gradual transition".
- The proposed gas meter, transformer and garbage enclosure will be screened from view with wood fencing and will be located at the south elevation of Building E or immediately near the south elevation.
- Landscaping islands with trees are proposed within the parking lot.
- New landscaping islands with trees are also proposed on the adjacent properties to the north (9470 - 120 Street) and south of the subject property (9430 - 9444-120 Street) to improve the attractiveness of the parking lot. It is proposed that the applicant will pay for and install this work, but that each individual property owner be responsible for maintenance. Pedestrian pathways are proposed in scored concrete with a light sandblasted finish, with one pathway to connect proposed Building E to 120 Street.

ADVISORY DESIGN PANEL

- The proposed design of the commercial development was not reviewed by the Advisory Design Panel, due to the small nature of the development.
- The design was reviewed by the Senior Planner, Urban Design and City Landscape Architect and determined to be acceptable. Some minor adjustments to the plans may be required before final approval of the Development Permit.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the rear (east) building setback from 7.5 metres (25 ft.) to 0 metre (0 ft.).

Applicant's Reasons:

- The proposed building relaxation is required in order to ensure that a building can be constructed, due to the constraints of the shape of the lot.

Staff Comments:

- Due to the unusual shape of the property, a relaxation to the rear (east) setback are required in order to accommodate a building at the widest point of the lot and to ensure that existing circulation through the property is maintained.

- Given the proposed 0 metre (0 ft.) setback, the applicant is proposing terraced landscaping along the east elevation of proposed Building E as an interface with the townhouse development under construction to the east.
- Staff support the variance.

(b) Requested Variance:

- To vary the side (south) building setback from 7.5 metres (25 ft.) to 0 metre (0 ft.).

Applicant's Reasons:

- The proposed building relaxation is required in order to ensure that a building can be constructed due to the constraints of the shape of the lot.

Staff Comments:

- Due to the unusual shape of the property, a relaxation to the side (south) setback is required in order to accommodate a building at the widest point of the lot and to ensure that existing circulation through the property is maintained.
- The impact of the proposed relaxation to the side (south) setback is considered to be minor, as there is no building immediately adjacent the property line (on the adjacent property to the south), but only parking and landscaping.
- Staff support the 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 and Landscape Plan
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7908-0085-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by WG Architecture Inc. and LA West Landscape Architects, respectively, dated March and July 2008 and September 18, 2008.

Jean Lamontagne
General Manager
Planning and Development

PL/kms

v:\wp-docs\planning\plncom08\09191443.pl.doc
KMS 9/19/08 2:57 PM

DEVELOPMENT DATA SHEET

Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
LOT AREA* (in square metres)			
Gross Total			
Road Widening area			
Undevelopable area			
Net Total		5,177 m ²	
LOT COVERAGE (in % of net lot area)			
Buildings & Structures		39.4%	
Paved & Hard Surfaced Areas		56.0%	
Total Site Coverage		95.4%	
SETBACKS (in metres)			
Front (120 Street)	7.5 m	15.4 m	
Rear (East)	7.5 m	0 m	
Side #1 (North)	7.5 m	61.1 m	
Side #2 (South)	7.5 m	0 m	
BUILDING HEIGHT (in metres/storeys)			
Principal	12 m	6.1 m	
Accessory	4.5 m		
NUMBER OF RESIDENTIAL UNITS		n/a	
Bachelor			
One Bed			
Two Bedroom			
Three Bedroom +			
Total			
FLOOR AREA: Residential		n/a	
FLOOR AREA: Commercial		Building D	Building E
Retail		2,078.7 m ²	928 m ²
Office			-
Total		2,078.7 m ²	928 m ²
FLOOR AREA: Industrial		n/a	n/a
FLOOR AREA: Institutional		n/a	n/a
TOTAL BUILDING FLOOR AREA	4,141.6 m ²	2,078.7 m ²	928 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) (overall based upon Buildings D & E)	0.8	0.58
AMENITY SPACE (area in square metres)		n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	159	165
Industrial		n/a
Residential Bachelor + 1 Bedroom		n/a
2-Bed		
3-Bed		
Residential Visitors		n/a
Institutional		n/a
Total Number of Parking Spaces	159	165
Number of disabled stalls	3	3
Number of small cars	40	17
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
---------------	----	---------------------------------	----