

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0152-00

Planning Report Date: October 20, 2008

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the erection of two awning signs.

LOCATION:

9414 King George Highway

OWNER:

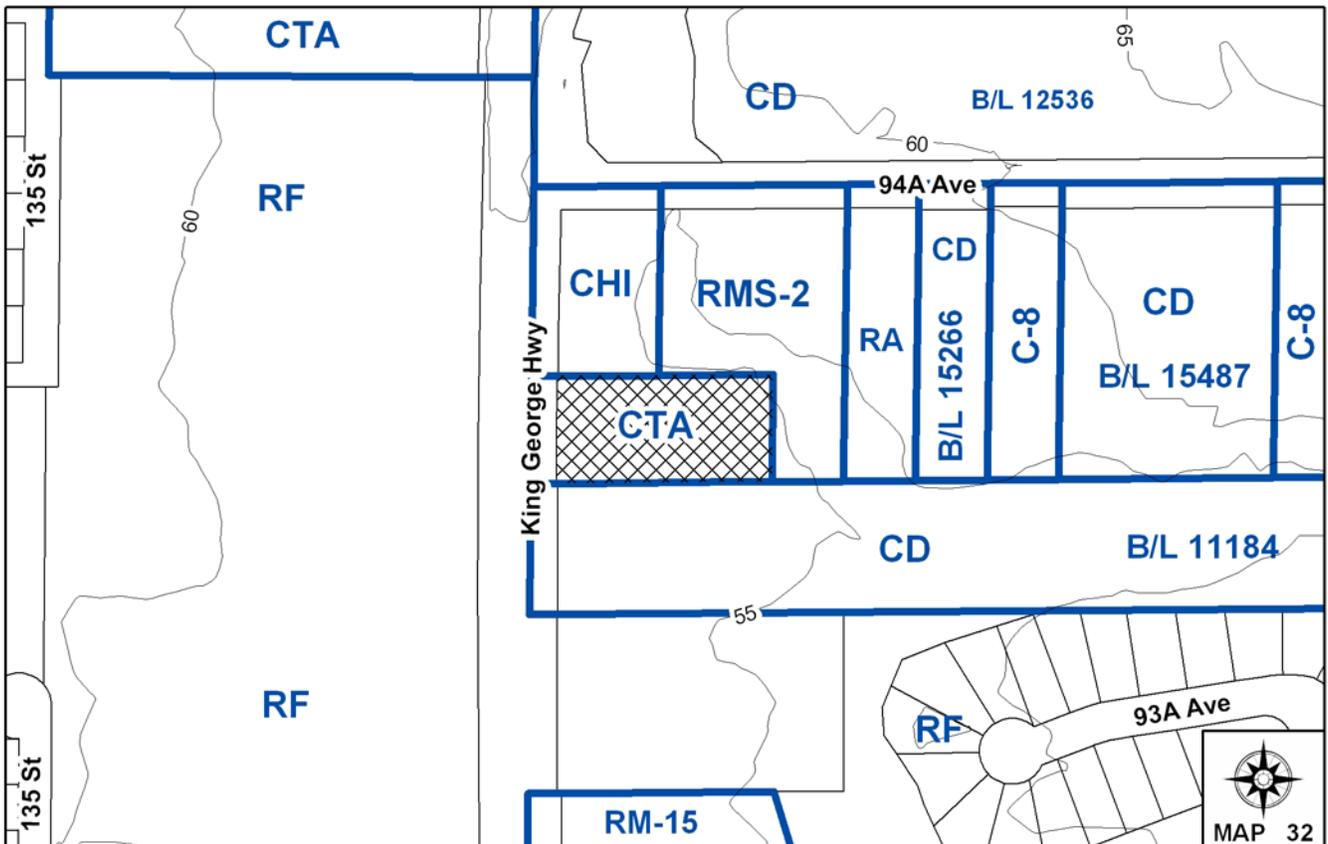
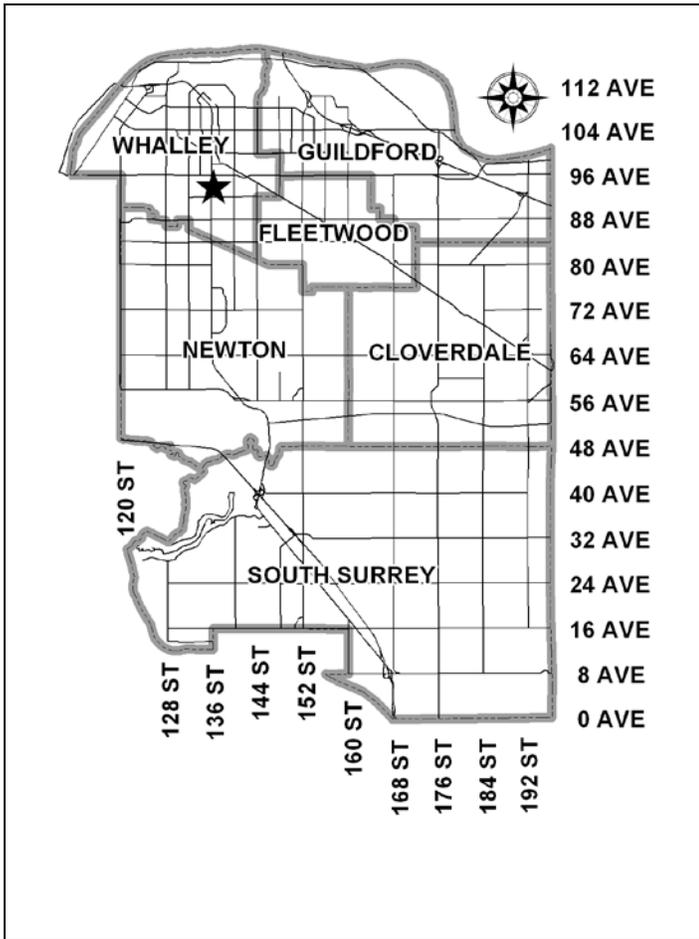
Grouse Creek Hotel Ltd., Inc. No. 449795

ZONING:

CTA

OCP DESIGNATION:

Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires variances to the Zoning By-law and Sign By-law.

RATIONALE OF RECOMMENDATION

- The proposed signage will give the existing motel a more contemporary character.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located within City Centre on the east side of King George Highway, south of 94A Avenue. It is designated Commercial in the Official Community Plan (OCP) and is zoned Tourist Accommodation (CTA). It has a lot area of 0.42 hectares (1.04 ac).
- The applicant, Grouse Creek Hotel Ltd., operates a motel at this location.
- The existing motel was constructed in 1984, prior to the requirement for a Development Permit to regulate form and character.

Current Proposal

- The current application proposes a Development Permit to allow for the replacement of the two existing awnings on the first and second storeys of the existing Grouse Creek Motel. The form and character of the motel will change considerably as the new first floor awning will extend from the building façade to form a covered driveway.
- The applicant is also requesting a Development Variance Permit to vary the requirements of the CTA Zone and the Surrey Sign By-law, as follows:
 - To reduce the minimum front yard setback from 20.0 metres (65 ft.) to 16.52 metres (54 ft.);
 - To waive the regulation that prohibits roof signs; and
 - To vary the number of awning signs per premise from one to two.

PRE-NOTIFICATION

No pre-notification notices were mailed as part of this application as it does not propose rezoning. No comments were received in response to the development proposal sign.

DESIGN PROPOSAL AND REVIEW

- The existing development is a two-storey motel with turquoise awnings along the first and second storeys. The application proposes to replace both of the existing awnings and associated signage.
- The second storey awning will provide weather protection on the second floor balcony along the front of the building and will extend 4.33 metres (14 ft.) along both sides of the building. The new awning peaks at its centre, helping to break up the massing.
- The new first storey awning will extend an additional 2.43 metres (8 ft.), from what presently exists, to form a covered driveway for passenger drop-off. The total projection from the

building's front façade will total 3.65 metres (12 ft.). The previous projection extended approximately 1.22 metres (4 ft.).

- The first storey awning will be supported by aluminum posts which are coordinated with a concrete planter. The planter will serve to separate and protect the drop-off area from parking lot traffic and provide relief to the expanse of pavement.
- Both of the proposed awnings will be constructed of black vinyl fabric and will incorporate sharp edges and peaks. This will be a noticeable change and improvement from the rounded awnings that presently exist. Signage lettering will be white and back lit.
- Access from King George Highway will not change as a result of this application.
- No trees are proposed to be removed as part of this application, thus an Arborist Report was not required.

ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel but was reviewed by the City Architect. The applicant has addressed the design concerns to the satisfaction of staff.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the CTA Zone by reducing the minimum front yard setback from 20.0 metres (65 ft.) to 16.52 metres (54 ft.).

Applicant's Reasons:

- The proposed variance allows the installation of an awning that will extend from the building's existing entry.

Staff Comments:

- Under the existing CTA Zone, a 20.0-metre (65 ft.) front yard setback is required, which is very generous. The application proposes a setback reduction of 3.48 metres (11 ft.) thus allowing for an expansion of the ground level awning. This will provide a better interface with King George Highway by bringing the development closer to the street and allowing it to better engage the highway.
- The new awning proposes a higher quality built form in terms of materials and design and will improve the streetscape.
- The proposed variance only applies to the awning and supporting structure as the existing building meets the front yard setback requirement.

- Therefore, staff can support the proposed variance.

(b) Requested Variance:

- To vary Surrey Sign By-law, 1999, No. 13656, to allow a roof sign.

Applicant's Reasons:

- The applicant wishes to replace the existing second storey awning and sign.

Staff Comments:

- The definition of a roof sign includes a sign that is erected upon or above the roof line of a building. The application proposes a sign be affixed to the second storey awning which will be above the existing roof line.
- The awning sign provides weather protection on the second storey, along the front of the building and for a portion of both sides. It also provides a higher standard of design relative to what presently exists on the building by incorporating greater articulation for the second storey and roof line.
- The site is at a lower elevation than the street and the roof-top signage is more visible than that at the first storey.
- Therefore, staff support the proposed variance.

(c) Requested Variance:

- To vary Surrey Sign By-law, 1999, No. 13656, to increase the number of awning signs per premise from one (1) to two (2).

Applicant's Reasons:

- The applicant wishes to replace the existing second storey awning and sign.

Staff Comments:

- The Sign By-law allows only one awning sign for each business within a building. Based on the size of the awning and the existing frontage on the building, no impact should result from having a second awning sign.
- The sign will help break up the massing of the awning by providing some additional animation relative to being all black.
- Therefore, staff support the proposed 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 and Building Elevations
- Appendix III. Development Variance Permit No. 7908-0152-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural Plans prepared by Langley Awning & Sign Company, dated October 9, 2008.

Jean Lamontagne
General Manager
Planning and Development

SML/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: Gareth Evans, Langley Awning & Sign Co.
 Address: #304, 20445 - 62 Avenue
 Langley, BC
 V3A 5E6
 Tel: 604-530-2554

2. Properties involved in the Application

(a) Civic Address: 9414 King George Highway

(b) Civic Address: 9414 King George Highway
 Owner: Grouse Creek Hotel Ltd, Inc. No. 449795
 PID: 009-535-551
 Lot 3 Section 33 Township 2 New Westminster District Plan 11488

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7908-0152-00.

DEVELOPMENT DATA SHEET

Existing Zoning: CTA

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,198 m ²
Road Widening area		
Undevelopable area		
Net Total	-	4,198 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	21%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	20.0 m	16.52 m
Rear	7.5 m	6.40 m
Side #1 (North)	7.5 m	16.15 m
Side #2 (South)	7.5 m	16.09 m
BUILDING HEIGHT (in metres/storeys)		
Principal	10.0 m	
Accessory	7.5 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Tourist Accommodation		1,756.5 m ² **
Office		
Total		1,756.5 m ² **
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		1,756.5 m ² **

* *If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

** *As per Building Permit Application No. 37282.*

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)	.5	.42**
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
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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