

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0247-00

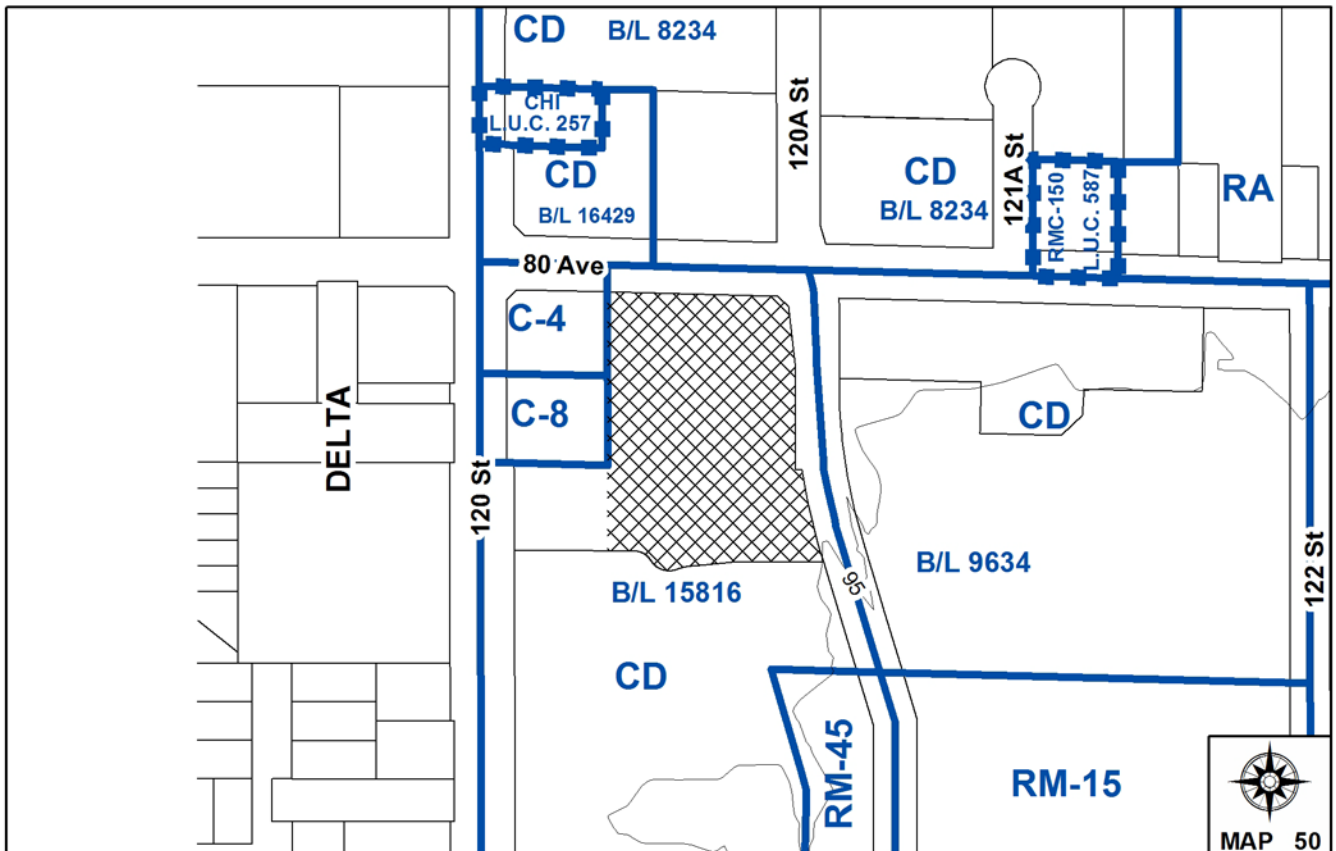
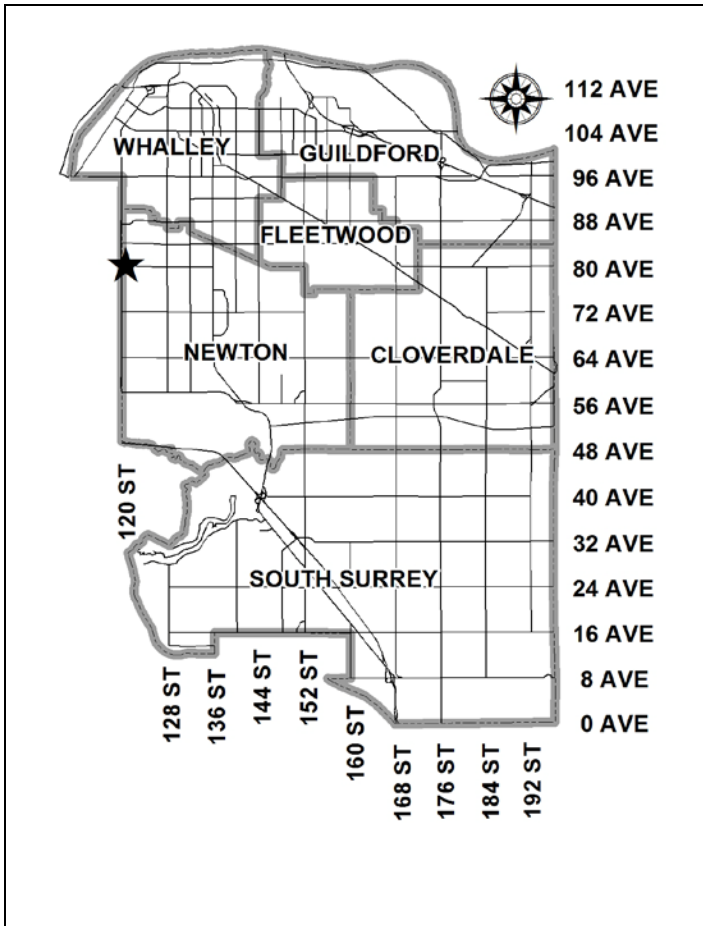
Planning Report Date: February 23, 2009

PROPOSAL:

- **Development Permit**

in order to permit the development of two commercial buildings comprising 2,853 m² (30,700 sq.ft.) of retail commercial space in an existing shopping centre.

LOCATION: 12048 and 12030 - 80 Avenue
OWNER: Siddoo Kashmir Holdings Ltd.
ZONING: CD (By-law No. 15816)
OCP DESIGNATION: Commercial
LAP DESIGNATION: Retail Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the zoning requirements previously approved for this shopping centre.
- Complies with the Scott Road Corridor Guidelines developed in conjunction with the Corporation of Delta.
- The proposed design meets the design guidelines of the Development Permit Area in the Official Community Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7908-0247-00 (Appendix II), 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.

Corporation of Delta: The Corporation of Delta has requested updated traffic information related to this project. A transportation impact study was previously undertaken at the rezoning stage. The City's Engineering Department is discussing this matter with the Corporation of Delta.

SITE CHARACTERISTICS

Existing Land Use: Vacant portion of land within an existing shopping centre. A portion of the site contains the Keg restaurant. A separate lot to the south, which also forms part of this shopping centre, contains Canadian Tire and Mark's Work Warehouse buildings.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 80 Avenue):	Petro Canada Gas Station and Fruiticana Grocery store.	Commercial/Retail Commercial	CD (By-law No. 8234)
East (Across 120A Street):	Three, 4-storey apartment buildings and townhouse units.	Multiple Residential/ Multiple Residential (Medium Rise and Townhouse)	CD (By-law No. 9634)
Directly South and West:	Canadian Tire, Marks Work Warehouse and the Keg Restaurant within the same shopping centre. 7-Eleven store at the intersection of 80 Avenue and 120 Street.	Commercial/Retail Commercial	CD (By-law No. 15816), C-4 and C-8
West (Across 120 Street):	Commercial development within the Corporation of Delta.	n/a	n/a

DEVELOPMENT CONSIDERATIONS

- The site is one of two properties that were rezoned to CD By-law No. 15816 on September 6th, 2005 in order to permit the development of a comprehensive shopping centre, including a Canadian Tire, Mark's Work Wearhouse and the Keg Restaurant. Access and parking is shared between the two properties that comprise the shopping centre.
- Development Permit No. 7905-0012-00 was issued to permit development of both properties, Lot 1 and Lot 2, respectively, representing Phase 1 and Phase 2 of this shopping centre. Phase 1 has been fully built and consists of Canadian Tire and Mark's Work Wearhouse stores. Only the Keg Restaurant was constructed in Phase 2. The remainder of Phase 2 is vacant.
- The current proposal amends Development Permit No. 7905-0012-00 as it pertains to Phase 2 (Lot 2) only. The current proposal is to construct a 2,388 square metre (25,700 square feet) building to accommodate a Future Shop store, and a 465 square metre (5,000 square feet) multi-tenant commercial building on Lot 2. The proposed size of retail units and parking requirements comply with the provisions of the CD Zone. The proposed shopping centre, combined with the existing buildings on Lot 1 (Phase 1), meet all the provisions of the CD Zone (By-law No. 15816) including density, lot coverage, parking, and setbacks.

PRE-NOTIFICATION

- According to Council policy, the mail-out of pre-notification letters is not required for Development Permit applications. However, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed buildings. Staff did not receive any comments on this proposal as a result of the Development Proposal Sign.

DESIGN PROPOSAL AND REVIEW

- The proposed Development Permit was evaluated based on compliance with the approved design guidelines in the OCP, as well as the Scott Road Corridor Study that was developed in co-ordination with the Corporation of Delta.
- This application was referred to the Advisory Design Panel (ADP) on February 5th, 2009 (Appendix IV). All ADP comments and suggestions have been satisfactorily addressed by the applicant (Appendix IV).
- The design, form and proposed colours of the proposed buildings is complimentary to the design of the existing shopping centre. These common elements include the use of a tan colour scheme and cultured stone.
- The proposed building construction is a combination of high quality building materials used in a variety of combinations to create a unified architectural expression. Materials include concrete, stucco, cultured stone, metal cladding, and glass. The Future Shop building includes more glazing and cultured stone accents than the typical prototype to break up the massing of a larger building.

- Emphasis is placed on the main entrances to the proposed individual retail units and the buildings contain ample windows providing natural light and allowing natural surveillance of the parking area in accordance with the CPTED principle of "eyes on the street".

Vehicular and Pedestrian Access

- Vehicular access to the site remains unchanged and consists of principal accesses off 120 Street and 80 Avenue with a secondary access off 120A Street. There are 194 parking stalls provided for Phase 2 of this shopping centre, which exceeds the required 161 parking stalls.
- Truck loading and garbage for the Future Shop store has been enclosed within the building facing away from the residential development across 120A Street.
- A new and fully accessible pedestrian connection is provided to improve the connectivity of the retail units to 80 Avenue. The pedestrian network within the shopping centre will also be completed, connecting 120 Street to 120A Street through the small central plaza at the centre of the site. This plaza consists of a gazebo and includes decorative paving, benches, detailed landscaping, and pedestrian scale lighting.
- New covered pedestrian connections are also included at the perimeter of the proposed buildings to improve the pedestrian safety of shoppers and to provide protection from the elements while walking between retail units.

Landscaping

- Landscaping improvements are proposed for the parking lot area. These include new landscaping islands in conformity to the landscaping design guidelines in the OCP. The proposed landscaping will complement the existing trees and shrubs that were planted with the first phase of this shopping centre.
- Substantial landscaping is also proposed within the setback area facing 120A Street in order to improve the aesthetic visibility of the building facing the multi-family housing units. The proposed landscaping includes a combination of Fir, Cedar, Cypress, Beech, Pine and Magnolia trees along with a soft edge of shrubs and ground cover.
- The parking areas and pedestrian linkages are well treed in landscape islands and tree grates throughout the site. Arbours, complementary to the ones used for Phase 1 of this development, will frame the pedestrian entry off 120A Street and will conceal parking areas from both 120A Street and 80 Avenue.

Signage

- One free-standing sign currently exists on 80 Avenue and it will remain as part of this development application. It is proposed to be moved slightly west to accommodate the relocation of the vehicular access to 80 Avenue.

- Two fascia signs are proposed for the Future Shop building consisting of non-illuminated individual channel letters. One fascia sign will be placed facing 120 Street and the second fascia sign will be placed facing 80 Avenue. No signage is proposed facing the multi-family development across 120A Street.
- One sign is proposed above the entrance to each retail unit within the small multi-tenant retail building. The development permit includes signage prototypes for the small retail units in order to ensure that future tenant signage is harmonious and consistent between individual premises.
- All proposed signs meet the requirements of the City's Sign By-law and will match the sign design and specifications approved in the first phase of this shopping centre.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Development Permit No. 7908-0247-00
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments and Applicant's Response

Jean Lamontagne
General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 15816)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		15,012 sq.m.
Road Widening area		n/a
Undevelopable area		n/a
Net Total	min. 2,000 sq.m.	15,012 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	24%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	7.6 m
Rear	7.5 m	7.5 m
Side #1 (North)	7.5 m	7.5 m
Side #2 (South)	7.5 m	26.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	9.8 m
Accessory	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	n/a	n/a
FLOOR AREA: Commercial		
Proposed Retail		2,847 sq.m.
Existing Keg Restaurant		761 sq.m.
Total		3,608 sq.m.
FLOOR AREA: Industrial	n/a	n/a
FLOOR AREA: Institutional	n/a	n/a
TOTAL BUILDING FLOOR AREA		3,608 sq.m.

** 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)	0.80	0.24 (including Keg Restaurant)
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Proposed Retail	85	100
Existing Keg Restaurant	76	94
Residential Bachelor + 1 Bedroom	n/a	n/a
2-Bed		
3-Bed		
Residential Visitors	n/a	n/a
Institutional	n/a	n/a
Total Number of Parking Spaces	161	194
Number of disabled stalls	2	6
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	n/a
Size of Tandem Parking Spaces width/length	n/a	n/a

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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