

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0267-00

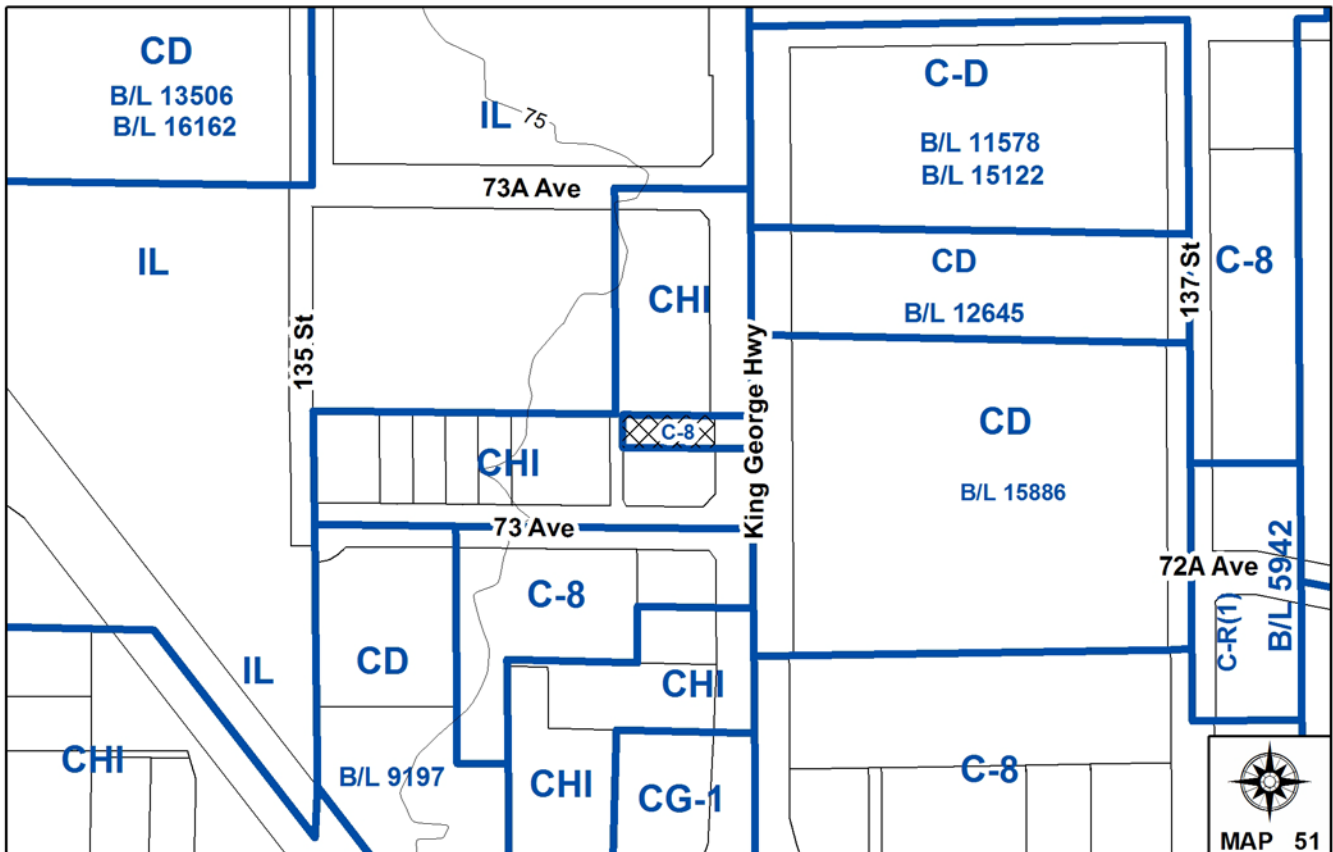
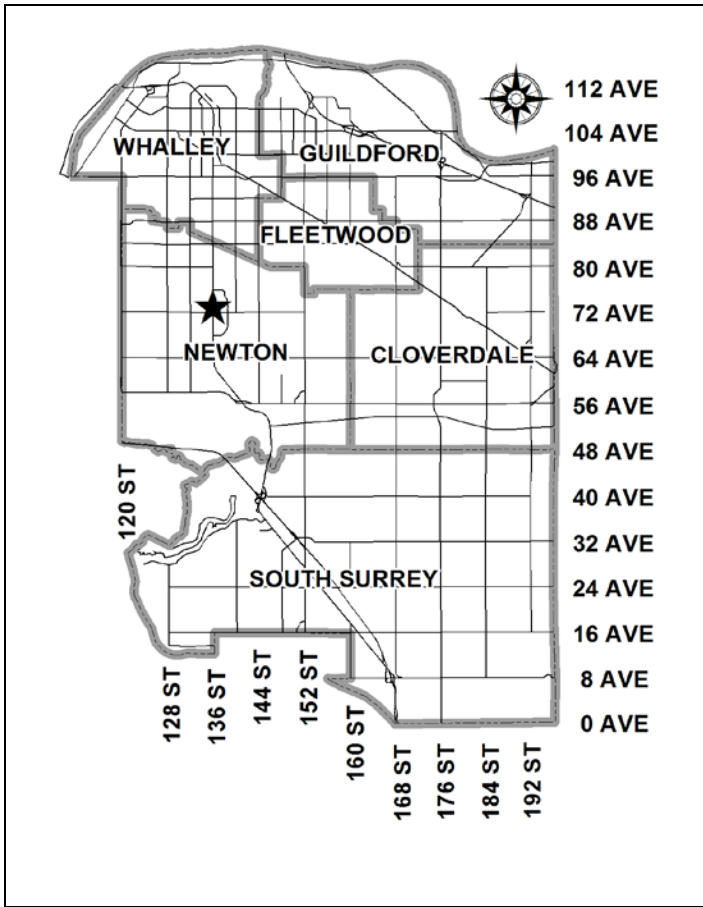
Planning Report Date: December 15, 2008

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to allow for an exterior renovation of an existing commercial building for a proposed restaurant. DVP to permit an additional fascia sign and allow for an outdoor walk-in cooler/freezer to be at 0 metre lot line.

LOCATION: 7315 King George Highway
OWNER: High Noon Investment Corporation
ZONING: C-8
OCP DESIGNATION: Commercial
LAP DESIGNATION: Service Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the Sign By-law to allow for an additional fascia sign on the north elevation.
- The applicant is proposing to place an outdoor walk-in cooler/freezer at 0 metre lot line along the north property line.

RATIONALE OF RECOMMENDATION

- The proposed fascia sign on the north elevation is required to replace the existing free-standing sign in front of the building, which is located within the King George Highway road allowance and must be removed to accommodate future road works.
- The proposed outdoor cooler/freezer 0 metre setback matches the existing building setback on the northerly property line. The subject site is only 15.2 metres (50 ft.) wide and thus any structure would need a setback variance from either the north or south property lines.
- The proposed upgrades will improve the façade and the aesthetics of the existing building, and help improve building quality in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7908-0267-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7908-0267-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law (No. 13656) to permit one additional fascia sign on the north elevation of the building; and
 - (b) to reduce the northerly side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 0 metres to allow for an outdoor walk-in cooler/freezer.
3. Council instruct staff to resolve the following issues prior to approval:
 - (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) registration of a shared parking easement on the adjacent property at 7319 King George Highway in order to accommodate required parking for the subject property;
 - (d) registration of an easement and a Section 219 Restrictive Covenant on the adjacent property to the north at 7319 King George Highway to allow a fascia sign, exhaust duct and vent located on the subject building to encroach into the adjacent property; and
 - (e) removal of existing free-standing sign that is located on the King George Highway road allowance.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: A two-storey commercial building.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Parking lot for Sunrise Poultry plant and car rental business.	Industrial/Service Industrial	CHI
East (Across King George Highway):	PriceSmart shopping plaza.	Commercial/Commercial	CD By-law No. 15886
South:	A KFC/Taco Bell restaurant.	Commercial/Service Industrial	CHI
West (Across a lane):	Sunrise poultry operations.	Commercial/Service Industrial	CHI

BACKGROUND

- The subject site at 7315 King George Highway is 652 sq.m. (7,000 sq.ft.) in area, is zoned "Community Commercial Zone (C-8)" and is designated "Service Industrial" in the Newton Local Area Plan (LAP) and "Commercial" in the Official Community Plan (OCP).
- The site contains an older 372 sq.m. (4,000 sq.ft.) 2-storey commercial building which is non-conforming with respect to parking and setbacks. The building is setback 3.00 to 3.18 metres (10 feet) from the front property line (King George Highway) and is setback 0.0 to 0.09 metres from the north and south property lines.
- The applicant is proposing to open a Pizza Pizza restaurant on the subject site, and is proposing a Development Permit to allow for the renovation of the existing commercial building and a Development Variance Permit (DVP) to allow for an additional fascia sign and for a 0 metre setback along the northerly property line for an outdoor walk-in cooler/freezer. The restaurant is proposed to occupy the ground level, while offices are proposed on the second floor.

DEVELOPMENT CONSIDERATIONS

- The proposal conforms to the C-8 Zone with respect to use, density, lot coverage and building height. The existing building was built in the mid-1950s before the current C-8 Zone building setbacks were put in place. The applicant is seeking a setback variance for a proposed outdoor walk-in cooler/freezer along the northerly property line. This proposed setback would match the existing 0 metre setback of the existing building along the northerly property line.
- The proposed use requires that 22 on-site parking spaces be provided. Due to the smaller size of the parcel (652 sq.m./7,000 sq.ft.), it is not possible to provide this amount of at-grade parking on the subject site. Twelve (12) parking spaces are proposed on the subject site, with a further 10 parking spaces proposed immediately adjacent to the site on the parcel that is located to the north, which is owned by the same owner as the subject site. A parking and access easement is required as part of this application to secure this arrangement.

- Vehicular access to the site is proposed to be from the existing lane at the rear of the property. The northerly portion of the lane is currently unconstructed and the applicant is required to construct the lane as part of this application. No vehicular access to King George Highway is permitted.
- The applicant is proposing several extrusions (fascia sign, exhaust duct and B-vent) on the north elevation that would be within the adjacent northerly property at 7319 King George Highway. This property is owned by the same owner as the subject site and, as part of this application, the applicant is required to register an easement with a Section 219 Restrictive Covenant on title of the adjacent property to allow for this encroachment.

Design

- The applicant is proposing to re clad the front elevation (King George Highway) with fibre cement board siding to be painted with a mild, historical-tone yellow. A new decorative stone veneer is proposed to accent the lower 3 feet of the front elevation and new parapet moulding is proposed as well. The north and south elevations are presently at 0 metre lot line, therefore there is no opportunity for glazing due to Building Code limitations, or to introduce landscaping between the building and the property line. These elevations are proposed to remain as concrete block, but will be repainted with the same colour to match the front facade. The rear facade will also be repainted.
- The applicant is proposing to place a number of large planters containing landscaping at the front of the building. The applicant is also proposing to add 2 landscaping beds to the rear portion of the site and to installing a light standard in the westerly landscaping bed to provide better lighting to the rear portion of the site.

Signage

- The applicant is proposing an illuminated fascia sign on the front elevation, and also an illuminated fascia sign on the north elevation, for which a DVP is proposed.
- There is an existing free-standing sign in front of the site, within the King George Highway road allowance, and the applicant has agreed to remove this free-standing sign as part of this application.

ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff and found satisfactory.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To increase the number of fascia signs permitted by the Sign By-law from one (1) to two (2).

Applicant's Reasons:

- The applicant wishes to provide advertising for potential patrons travelling south on King George Highway by locating the second fascia sign on the north elevation.
- The applicant has agreed to eliminate the existing free-standing sign at the front of the site, which is sited within the King George Highway road allowance, as part of this application.

Staff Comments:

- The existing north elevation of the building is at 0 metre property line and because of Building Code regulations, typical decorative glazing is not permitted here. Because the building is existing, providing articulation on the north elevation is not an option either. Therefore, a fascia sign could provide some animation on this north elevation.
- The proposed fascia sign is to be illuminated channel letters, which is more attractive than box signage.
- The combined area of both proposed fascia signs is well within the maximum allowable fascia sign area permitted under the Sign By-law.

(b) Requested Variance:

- To reduce the northerly side yard setback from 7.5 metres (25 feet) to 0 metres to allow for an outdoor walk-in cooler/freezer.

Applicant's Reasons:

- The proposed location of the walk-in cooler/freezer is integrated into the internal kitchen area.

Staff Comments:

- The proposed setback aligns with the existing building that was built before the current C-8 Zone setback requirements were put in place.
- The subject site is narrow (15.2 metres/50 feet) for a commercial site and any structure on this site would require a setback variance.
- The parcel immediately to the north is zoned "Highway Commercial Industrial Zone" (CHI) and is owned by the same owner as the subject site.

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. Site Plan, Building Elevations Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7908-0267-00

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: Ann Marie Rideout, Pizza Pizza
 Address: 563 Lucerne Place
 North Vancouver, BC
 V7N 3A6
 Tel: 778-340-3556

2. Properties involved in the Application
 - (a) Civic Address: 7315 King George Highway

 - (b) Civic Address: 7315 King George Highway
 Owner: High Noon Investment Corporation, Inc. No. BC0530244
 PID: 009-706-593
 Lot "A" Section 20 Township 2 New Westminster District Plan 11901

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7908-0267-00.

DEVELOPMENT DATA SHEET

Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		652 sq.m.
Road Widening area		
Undevelopable area		
Net Total		625 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	31%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	3 m (existing building)
Rear	7.5 m	27 m (existing building)
Side #1 (North)	7.5 m	0 m for cooler/freezer
Side #2 (South)	7.5 m	0 m (existing building)
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	5.3 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		186 sq.m. (existing) 14 sq.m. (proposed)
Office		186 sq.m.
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		386 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)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	22	12 on site 10 on adjacent site
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	22	12 on site 10 on adjacent site
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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