

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0306-00

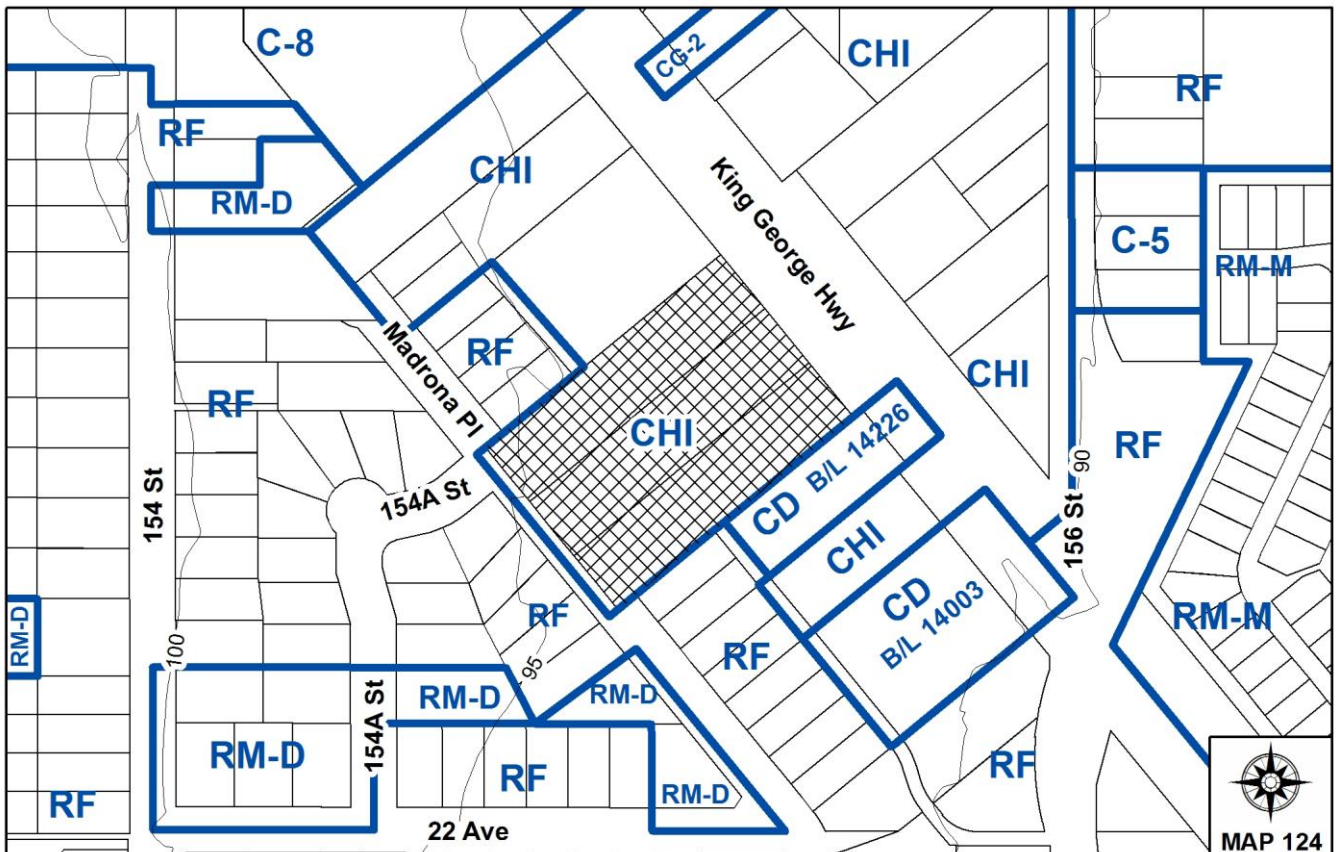
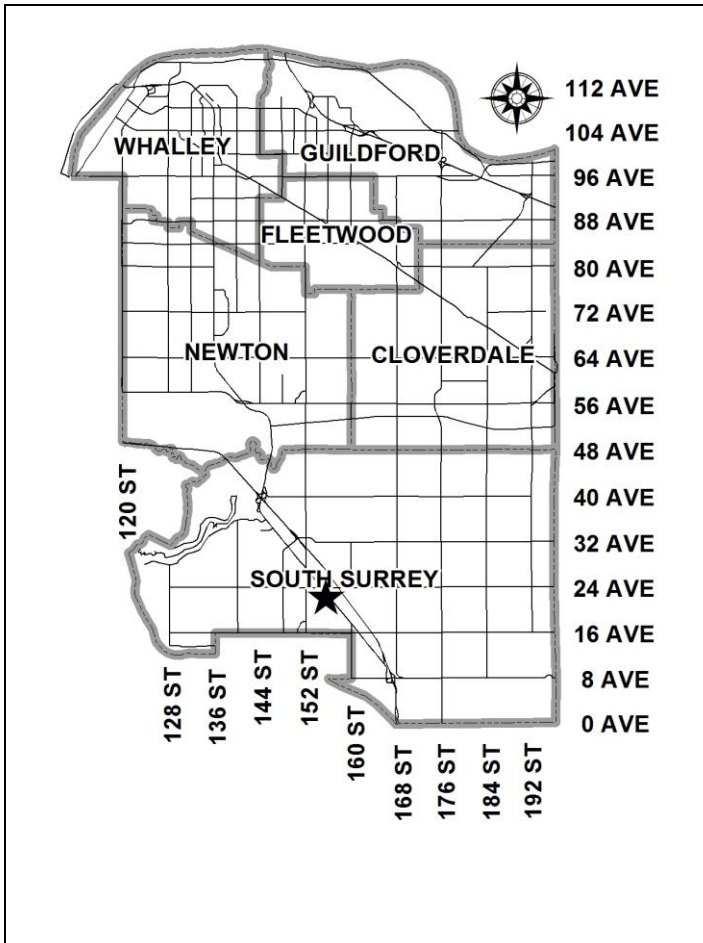
Planning Report Date: May 17, 2010

PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a commercial plaza containing three buildings.

LOCATION: 2297, 2301/15 King George Boulevard
OWNER: Astral Development Corp.
ZONING: CHI
OCP DESIGNATION: Commercial
LAP 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

- A Development Variance Permit (DVP) is required to vary the northerly and southerly side yard setbacks from 7.5 metres (25 ft.) to 1.2 metres (4 ft.) and 1.8 metres (6 ft.) respectively.
- A Development Variance Permit is also required to allow for additional fascia signage on 2 of the proposed buildings.

RATIONALE OF RECOMMENDATION

- Complies with Official Community Plan (OCP) Designation.
- Complies with the King George Highway Corridor Local Area Plan (LAP).
- The proposed density and building form are appropriate for this part of the King George Boulevard corridor.
- The proposed setback variances allow for more efficient use of the commercial site and is consistent with the pattern of commercial development in that King George Boulevard Corridor area.
- The proposed fascia signage is high quality and approximately designed. Furthermore, the proposed sign area is well below the maximum allowable sign area permitted on the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7908-0306-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7908-0306-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum northerly side yard setback of the CHI Zone from 7.5 metres (25 ft.) to 1.2 metres (4 ft.);
 - (b) to reduce the minimum southerly side yard setback of the CHI Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.);
 - (c) to vary Part 5, Section 27(2)(a) of Sign By-law No. 13656, by increasing the number of fascia signs on the proposed central building from 2 to 5; and
 - (d) to vary Part 5, Section 27(2)(a) of Sign By-law No. 13656 by increasing the number of fascia signs on the proposed southerly building from two (2) to three (3).
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) final by-law adoption and subdivision approval for File No. 7907-0137-00 has been granted.

REFERRALS

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

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant parcel.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North, South and East (Across King George Boulevard):	Commercial buildings.	Commercial/Commercial	CHI and CD (By-law No. 14226)
West (Across a lane):	Single family residential.	Urban/Single Family Residential (6 upa)	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site consists of 3 properties (2297/2301/2315 King George Boulevard) zoned "Highway Commercial Industrial Zone (CHI)". However, the site is split designated "Commercial" and "Single Family Residential (6 u.p.a)" in the King George Highway Corridor Local Area Plan (LAP). The site is also split designated "Commercial" and "Urban" in the Official Community Plan (OCP). The proposed commercial area of the site is 0.685 hectares (1.69 acres) and is vacant.
- The 3 properties are currently under application for subdivision and rezoning (File No. 7907-0137-00). The proposal under File No. 7907-0137-00 is to create 6 single family residential lots zoned "Single Family Residential Zone (RF)" fronting on Madrona Place and 1 consolidated commercial lot zoned CHI fronting on King George Boulevard. The rezoning by-law is anticipated to be considered for final adoption at the May 17, 2010 Regular Council – Land Use meeting. It is anticipated that the subdivision to create the large commercial lot and the 6 single family lots will be completed shortly after the rezoning by-law is adopted.
- The Engineering requirements for the site are being completed under File No. 7907-0137-00. To ensure that the Engineering requirements are completed, approval of the development permit and development variance permit (DVP) for File No. 7908-0306-00 will be withheld until the subdivision plans for File No. 7907-0137-00 have been executed.

Proposal

- The applicant is proposing a development permit to allow for the development of 3 commercial buildings on the site. A DVP is also proposed to vary the northerly and southerly side yard setbacks from 7.5 metres (25 feet) to 1.2 metres (4 feet) and 1.8 metres (6 feet) respectively and to vary the number of fascia signs permitted.
- The combined floor area of the 3 proposed commercial buildings is 1,329 sq.m. (14,300 sq.ft.), which complies with the allowable floor area in the CHI Zone. The proposed lot coverage of 24% also complies with the allowable lot coverage in the CHI Zone. The 3 proposed buildings consist of a drive-through restaurant, a drive-through oil change and a tire retail/servicing store.

DESIGN PROPOSAL AND REVIEW

Access, Parking and Pedestrian Circulation

- The primary vehicular access to the site will be a right-in/right-out only access on King George Highway. A statutory right-of-way (SRW) for reciprocal access to the adjacent northerly and southerly properties is required to facilitate access in this portion of the King George Boulevard corridor.
- As part of File No. 7907-0137-00, the applicant is required to dedicate a lane at the rear of the commercial portion of the site. This lane will provide alternate access to King George Highway via 156 Street.
- A total of 37 parking spaces are required for the proposed uses. The development proposes a total of 67 parking spaces. The development proposal meets the City's requirements for parking.
- The applicant is proposing pedestrian connections between the 3 proposed buildings and also with the sidewalk along King George Boulevard.

Building Design

- The applicant is proposing a 806 sq.m. (8,680 sq.ft.) tire retail/servicing store, a 166 sq.m. (1,790 sq.ft.) drive-through restaurant and a 357 sq.m. (3,840 sq.ft.) drive-through oil change.
- Although the site is proposed to contain 3 businesses with individual branding goals, the applicant was able to provide unifying elements that enable a more coherent architectural style to be displayed. The applicant has proposed the use of stone cladding and canopies on all 3 buildings to provide a unified feel to the site. In addition, a common colour for all 3 buildings is proposed (grey) and is accented on each building by the individual franchises' colours.
- Extensive glazing is proposed on the front elevations (King George Boulevard) of all 3 buildings. A variety of finishing materials are proposed: pre-cast concrete, ribbed metal cladding, stucco, concrete block and stone. The dominant exterior colours will be grey stone veneer, natural wood (brown) and light grey corrugated metal siding.

Trees and Landscaping

- Under File No. 7907-0137-00 the applicant has retained C. Kavolinas and Associates Ltd. to provide an Arborist Report for the 3 properties, including the proposed residential area. The Arborist Report shows that there are 123 trees on the commercial and residential portion of the 3 properties. No trees are proposed for retention as 119 of the trees are poor quality cottonwoods or alders, and the other 4 trees either conflict with the proposed commercial development or lane are in fair-poor condition. Compensation for the proposed removed trees is being administered under File No. 7907-0137-00. A total of 48 replacement trees are proposed to be planted on the commercial portion of the site.

- The landscaping plan prepared for the site includes a combination of new trees and shrubs in a variety of species throughout the site. Although the site is one parcel, the applicant is proposing landscaping between each of the 3 different uses on the site to differentiate between the 3 different businesses.
- Several pathways to facilitate pedestrian connectivity are proposed through the site, and these will be finished with decorative stamped concrete. Stamped concrete will be used at the vehicular entrances, and also to enhance the front apron of the proposed drive-through oil change.
- An outdoor seating area is proposed in front of the proposed restaurant and a picnic table is proposed on the tire retail/servicing store portion of the site. Planters and bollards are proposed in front of the tire retail store for decorative and security purposes.
- The applicant is proposing to locate recycling and garbage bins at the rear of the site where they will be screened by concrete garbage enclosures and landscaping.
- To enhance the interface with the proposed single family residential on the west side of the proposed lane, the applicant is providing a 3 metre (10 feet) wide landscaping strip along the rear of the lot. A transparent fence is proposed for this location to allow for surveillance into the lane.
- As the site is located along King George Boulevard, several heritage English oak trees have been recently planted in the King George Boulevard right-of-way. To protect the canopies of these trees as they grow in the future, the applicant has registered a statutory right-of-way (SRW) on title to allow encroachment of these English oak tree canopies onto the subject site as part of File No. 7907-0137-00. The SRW will ensure that the trees are protected and not harmed.

Signage

- The applicant is proposing to locate 3 free-standing signs on the property (one sign for each business). Two of the signs are proposed to be 4.8 metres (16 feet) high and the third sign is proposed to be 5.9 metres (19 feet) high. The applicant is proposing a stone base (the stone will match the stone used on the building elevations) on all 3 signs and a vertical stone element on 2 of the signs.
- Two (2) fascia signs are proposed for the tire retail/servicing store. The signage will be illuminated channel letters on a painted background.
- The applicant is proposing 5 fascia signs on the drive-through restaurant. The Sign By-law permits 2 fascia signs per building on the site and the applicant has applied for a variance to vary the number of fascia signs from 2 to 5 for the drive-through restaurant, as discussed below. One (1) sign is proposed on the front (east) elevation and 2 signs are proposed on both the north and south elevations. Three (3) of the signs are internally illuminated logos and the other 2 signs are channel letter signs.
- The applicant is proposing 2 illuminated channel letter fascia signs and 1 non-illuminated sign for the drive-through oil change. The applicant has applied for a variance to allow for the third sign, as discussed below.

ADVISORY DESIGN PANEL

This application was referred to the Advisory Design Panel (ADP) on February 4, 2010 (Appendix V). The ADP comments and suggestions have been satisfactorily addressed with the exception of addressing the northerly interface of the northerly proposed building.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the northerly side yard setback from 7.5 metres (25 feet) to 1.2 metres (4 feet) for the proposed tire retail/servicing store.

Applicant's Reasons:

- The proposed setback allows for an efficient use of the site, given the internal configuration of the proposed tire retail/servicing store.

Staff Comments:

- The proposed tire retail/servicing store has 7 service bays and has been oriented on the site so that the more attractive retail portion of the business faces King George Boulevard while the servicing bays face south internally into the site.
- The orientation of the service bays and the necessary internal configuration of the business led to a long, narrow building design and positioning the building near the north property line is an efficient use of the space on the site.
- The applicant is proposing to treat the more visible easterly portion of the north elevation with glazing and decorative stone cladding to enhance the north elevation. Landscaping consisting of shrubs and wall-climbing vines is also proposed to be planted along the north elevation.
- The property to the north is a commercial site and is not negatively impacted by the proposed variance.
- The side yard setback relaxation promotes a more efficient use of land and doesn't detract from the interface on the public edge.

(b) Requested Variance:

- To vary the southerly side yard setback from 7.5 metres (25 feet) to 1.8 metres (6 feet) for the proposed drive-through oil change.

Applicant's Reasons:

- The proposed setback allows for an efficient use of the site, given the internal configuration of the proposed tire retail/servicing store.

Staff Comments:

- The proposed drive-through oil change has 3 drive-through service bays which have been oriented on the site to allow for traffic flow through the drive-through building.
- The orientation of the service bays and the necessary entry and exit lanes have led to an east-west orientation on the oil change building portion of the site, and thus the building is proposed to be sited close to the southerly property line.
- The actual proposed building massing is quite small and therefore the visual impact of the building along the southerly property line is minimal. The large majority of the site area along the southerly property line is proposed to be landscaped and there is an existing wood fence at this location, both of which will provide screening for the proposed building.
- The side yard setback relaxation promotes a more efficient use of land and doesn't detract from the interface on the public edge.

(c) Requested Variance:

- To vary the Sign By-law to increase the number of fascia signs permitted on the proposed central building (drive-through restaurant) from 2 to 5.

Applicant's Reasons:

- The franchisee desires a certain level of branding on the building and fascia signage is an integral element of this.

Staff Comments:

- The applicant is proposing to place 3 logo signs and 2 channel letter signs on the building. The front elevation would have a logo and the north and south elevations would each have a logo and a channel letter sign.
- The proposed signage is of high quality and fits with the scale of the building.
- The design of the signs is coordinated and they complement each other.
- The total fascia sign area proposed on the site is well below the amount of fascia signage permitted on the site under Sign By-law No. 13656.

(d) Requested Variance:

- To vary the Sign By-law to increase the number of fascia signs permitted on the proposed southerly building (drive-through oil change) from 2 to 3.

Applicant's Reasons:

- The franchise restaurant desires a certain level of branding on the building and fascia signage is an integral element of this.

Staff Comments:

- The proposed signage consists of 2 signs with individual illuminated channel letters and 1 non-illuminated sign and is of high quality.
- The design of the signs is coordinated and they complement each other.
- Signage is only proposed on 2 elevations, the front (east) and the north elevation.
- The total fascia sign area proposed on the site is well below the amount of fascia signage permitted on the site under Sign By-law No. 13656.

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.	Proposed Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7908-0306-00
Appendix V.	ADP Comments

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: Sam Chan, Ionic Architecture
 Address: #201 – 5500 – 152 Street
 Surrey, BC
 V3S 5J9
 Tel: 778-571-0618

2. Properties involved in the Application
 - (a) Civic Addresses: 2297, 2301 and 2315 King George Boulevard

 - (b) Civic Address: 2297 King George Boulevard
 Owner: Astral Development Corp., Inc. No. 807180
 PID: 011-306-858
 Lot 8 Section 14 Township 1 New Westminster District Plan 8443

 - (c) Civic Address: 2301 King George Boulevard
 Owner: Astral Development Corp., Inc. No. 807180
 PID: 008-166-005
 Lot 7 Section 14 Township 1 New Westminster District Plan 8443

 - (d) Civic Address: 2315 King George Boulevard
 Owner: Astral Development Corp., Inc. No. 807180
 PID: 005-767-351
 Lot 6 Section 14 Township 1 New Westminster District Plan 8443

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7908-0306-00.

DEVELOPMENT DATA SHEET

Existing Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		0.685 ha/1.69 ac
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	24%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (King George Boulevard)	7.9 m	19.5 m
Rear	7.5 m	7.5 m
Side #1 (North)	7.5 m	1.2 m
Side #2 (South)	7.5 m	1.8 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	7.8 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		1,329 sq.m.
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		1,329 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)	1.0	0.19
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	37	67
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	37	67
Number of disabled stalls		3
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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