

City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

File: 7909-0099-00

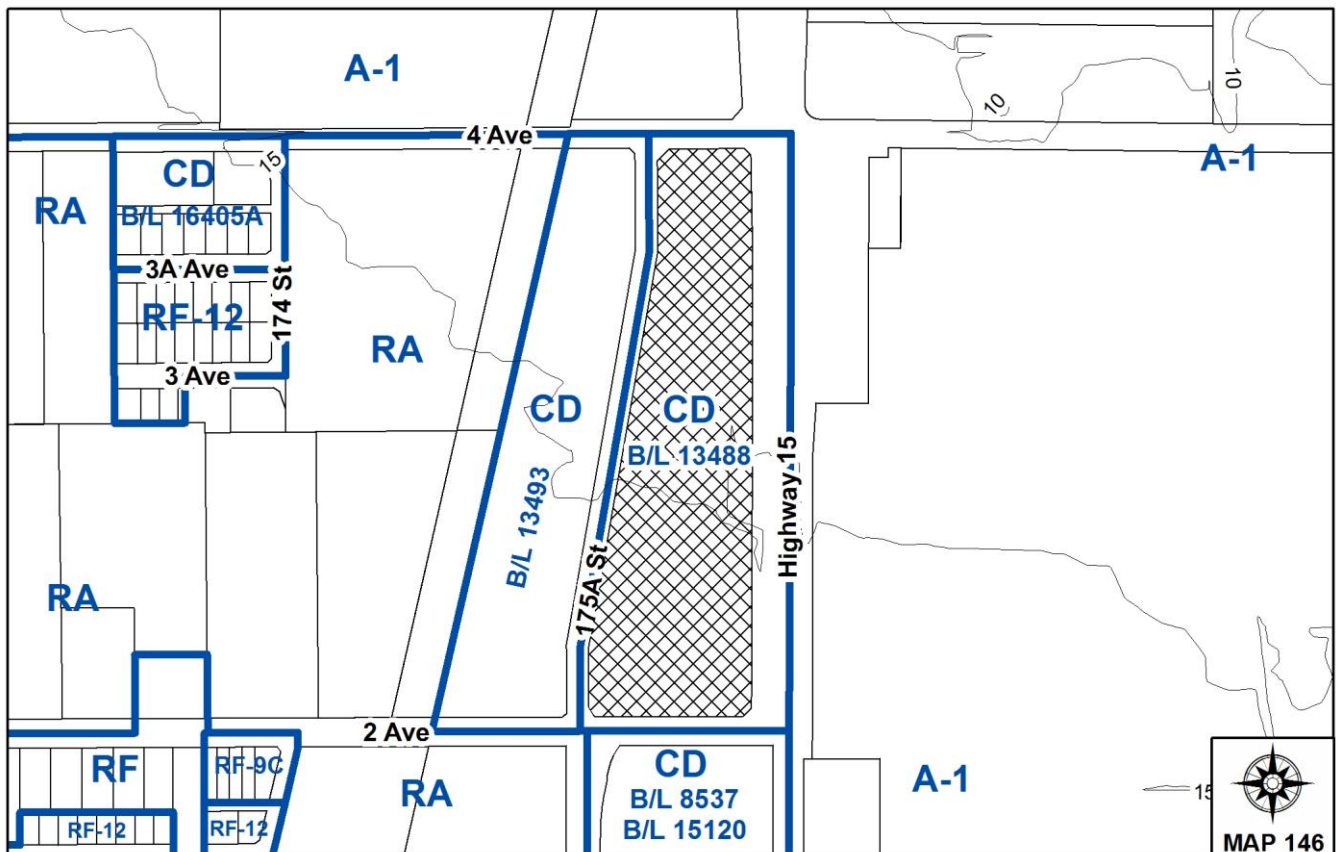
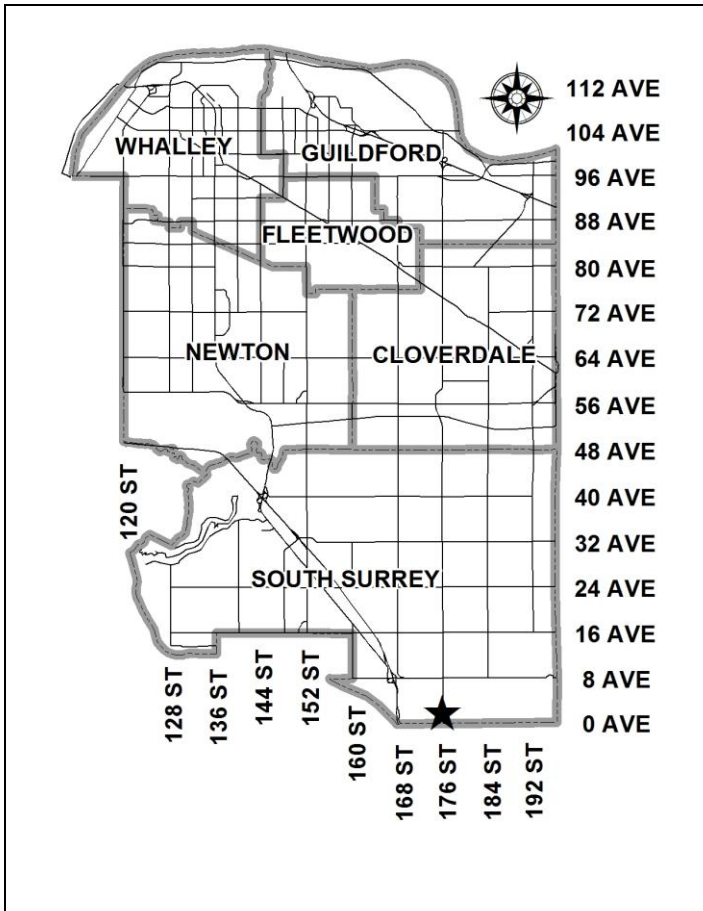
Planning Report Date: October 5, 2009

**PROPOSAL:**

- **Partial OCP Amendment** from Commercial to Industrial
- **Rezoning** from CD to CD (based on IB and CHI)
- **Development Permit**
- **Development Variance Permit**

in order to permit the future development of an Industrial Business Park, Commercial Retail Uses and Hotel.

**LOCATION:** 17565 - 2 Avenue  
**OWNER:** Paro Properties Inc. et al  
**ZONING:** CD (By-law No. 13488)  
**OCP DESIGNATION:** Commercial  
**LAP DESIGNATION:** Tourist Village



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 is required as the proposed building does not meet the setback regulations at the northwest corner of the site due to an existing corner cut.

RATIONALE OF RECOMMENDATION

- The proposed design is in compliance with the guidelines set out in the draft General Development Permit.
- Due to the corner cut road requirements, a setback variance is proposed to reduced from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) for the corner of Building H only.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0001-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7906-0001-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the CD Zone from 7.5 metres (25 ft.) to 5.2 metres (17 ft.).
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) approval from the Ministry of Transportation & Infrastructure;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (e) completion of rezoning and general development permit.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 4 <sup>th</sup> Avenue):	Partially treed lot within the Agricultural Land Reserve.	Agricultural	A-1
East (Across Highway No. 15):	Farm land within the Agricultural Land Reserve.	Agricultural	A-1
South (Across 2 <sup>nd</sup> Avenue):	Tourism and Commercial (Tudor Inn and a Duty Free Store).	Commercial	CD
West (Across 175A Street):	Douglas Point townhouse strata.	Urban	CD

## DEVELOPMENT CONSIDERATIONS

- On September 14, 2009 Council considered this application and gave the Rezoning By-law First and Second Reading and reviewed the proposal for the general development permit. Public Hearing is scheduled for October 19, 2009.
- The applicant has followed up the general development permit with a detailed Development Permit for one building within the commercial area. This detailed development permit is the subject of these Additional Planning Comments.
- To briefly overview the current proposal:
  - The proposal for the site is to mix commercial and tourist accommodation (hotel) uses on the northern third of the site, and develop a light industrial Business Park with a retail component on the southern two thirds of the property.
  - The mix of uses proposed is a combination of CHI and IB, including uses in the current zoning for the site.
  - The site is proposed to be subdivided into three lots:
    - a south business park oriented lot (Lot 1)
    - a middle commercial and tourist accommodation lot, Lot 2,
    - a north lot, Lot 3, for commercial retail and drive-through restaurant.
- A General Development Permit was presented to Council previously. The General Development Permit provided a design concept for the entire site, including general form and character of the buildings, landscaping treatment and urban design features.
- The proposed detailed development permit is for Building H located on proposed Lot 3.

### Detailed Development Permit

- Building H is located in proposed Lot 3 at the northwest corner of the site.
- The Building is a 483 square metre (5,200 sq.ft.) commercial retail building. It is one storey in height or 5.65 m (18.5 ft.).
- The building area would require 5 parking spaces and 19 have been provided.
- The access for the site will be shared with proposed Lot 2, in order to minimize the number of accesses on 175A Street.
- Another detailed development permit will be required for this site for the approval of the proposed drive-through restaurant.

### Design Proposal

- The building is proposed to be one-storey with a raised parapet at the centre of the east and west facades

- The building is constructed of tilt-up concrete and will be painted grey with grey and green accent colours. Stone is proposed as the base accent to the building and corrugated galvalume metal and stained wood are proposed as feature along the parapet.
- Glazing is proposed on the north, south and east elevations, with a glazing band at canopy height to the west elevation.
- Knee braces support a canopy over the main pedestrian areas on the east elevation, and extends partially along the north and south elevations.
- The landscaping is proposed as a 7.5 metre (25 ft.) landscaping strip through the west and north setbacks. The area will be bermed and have layered tree and shrub planting to create a 'green' edge to the street.
- The sidewalks will extend from the building perimeter to the pedestrian network around the site. The western edge of the property will have a path weaving along the property line. The sidewalk extending north will connect with the City sidewalk with a 'gateway' to the site.
- Landscaped islands will break up the parking area and this is applied throughout the site.
- The access to the site will be flanked by entry features that define and light the entry and create an edge for the landscaping.
- The detailed Development Permit is consistent with the General Development Permit in terms of form and character. The colour and materials are earth tones with metal accents for a modern feel. There is substantial glazing on the façades and roof line variation with building mass articulation to the street. Glass canopies are proposed to be an integral part of the building design.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- A development variance permit is required as the proposed building does not meet the setback regulations at the northwest corner of the site due to an existing corner cut.

Applicant's Reasons:

- The setback variance is proposed to be reduced from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) for the corner of Building H only.

Staff Comments:

- The majority of the building complies with setback regulations. The corner cut was from a previous road dedication and serves to facilitate Engineering objectives for servicing and sight lines.
- The building encroaching into this area does not present any sight line issues.

- Staff find that the variance is acceptable.

#### 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 Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective  
Appendix III. Development Variance Permit No. 7909-0099-00

#### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Michael Barley and DMG Landscape Architects, respectively, dated September 14, 2009 and September 21, 2009.

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:                Michael Sanderson  
                         Address:            135 - 970 Burrard Street  
   Vancouver, BC V6  
   Tel:                604-801-6780
  
2.            Properties involved in the Application
  - (a)      Civic Address:            17565 - 2 Avenue
  
  - (b)      Civic Address:            17565 - 2 Avenue  
            Owners:                Paro Properties Inc., Inc. No. BCo785453  
   Pacific Border Storage Ltd., Inc. No. BCo785411  
   Source One Holdings Ltd., Inc. No. BCo785493  
            PID:                    025-639-072  
            Lot 1, Except: Part on Plan BCP22567 Section 32 Block 1 North Range 1 East New  
            Westminster District Plan BCP5031
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Application is under the jurisdiction of MOTI.  
            MOTI File No. 2009-04713.

## SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on CHI and IB)

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	9.05 ac
Hectares	3.76 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	43 m to 231 m
Range of lot areas (square metres)	3,518 m <sup>2</sup> to 24,323 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	34.5%
Estimated Road, Lane & Driveway Coverage	52.8%
Total Site Coverage	87.3%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	n/a
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	NO
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



## DEVELOPMENT DATA SHEET

Existing Zoning: CD/CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed Building H/Lot 3
<b>LOT AREA*</b> (in square metres)		
Gross Total		3,518.50 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total		3,518.50 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	14%
Paved & Hard Surfaced Areas	n/a	25%
Total Site Coverage		39%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	5.2 m/7.5 m
Rear	7.5 m	≥7.5 m
Side #1 (East)	7.5 m	≥7.5 m
Side #2 (West)	7.5 m	≥7.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m	5.64 m (18.5 ft.)
Accessory	6 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>	n/a	n/a
<b>FLOOR AREA: Commercial</b>		
Retail/Office		482 m <sup>2</sup> (5,200 sq.ft.)
Hotel	4,576.25 m <sup>2</sup>	
Total		
<b>FLOOR AREA: Industrial</b>	n/a	
<b>FLOOR AREA: Hotel</b>	n/a	n/a
<b>TOTAL BUILDING FLOOR AREA</b>		

\* 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)	n/a	
# of units/ha /# units/acre (net)	n/a	
FAR (gross)	.80	.14
FAR (net)	-	-
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial/Eating Establishment	5	19
Industrial		
Hotel		
Total Number of Parking Spaces	5	19
Number of disabled stalls		0
Number of small cars		3
Tandem Parking Spaces: Number / % of Total Number of Units		1
Size of Tandem Parking Spaces width/length		1

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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