

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0023-00

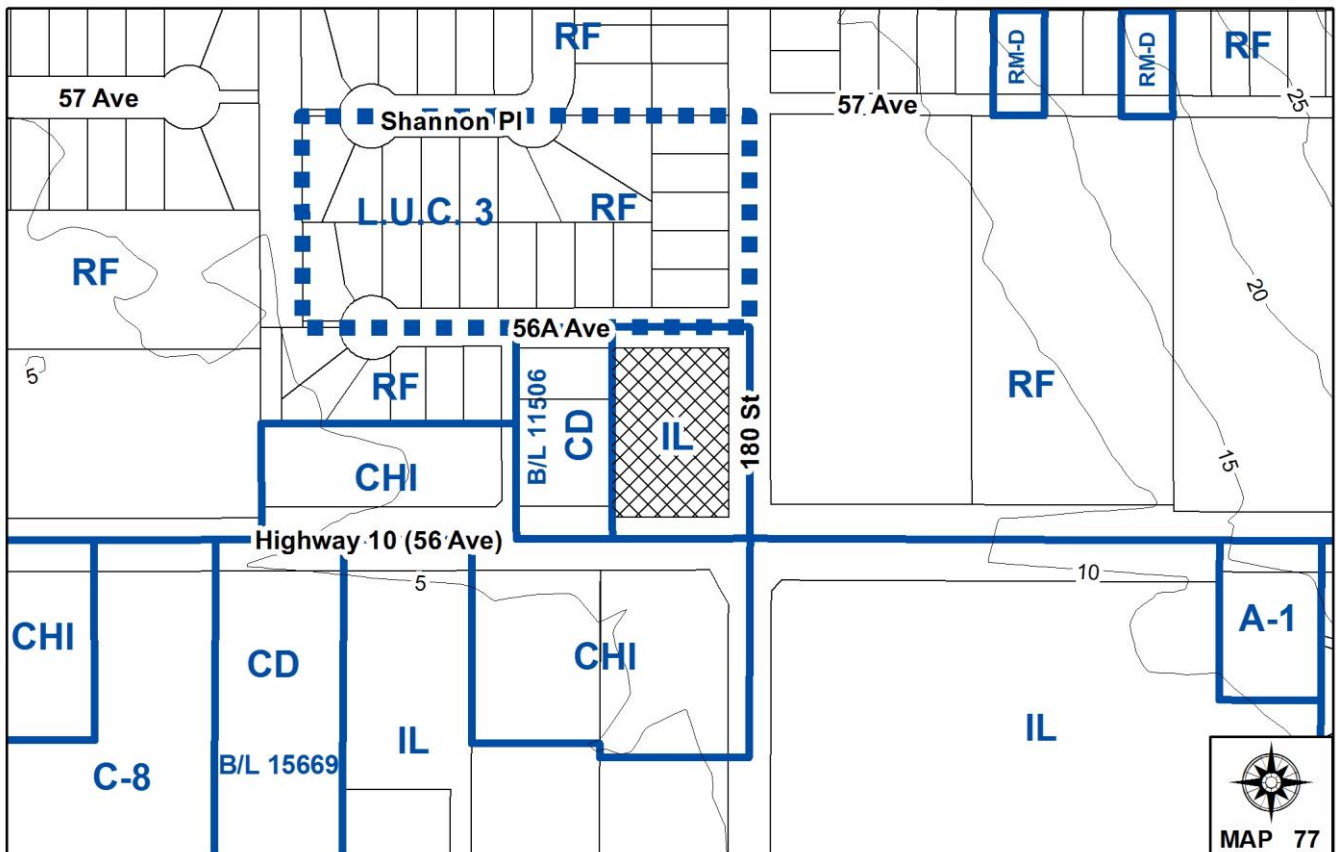
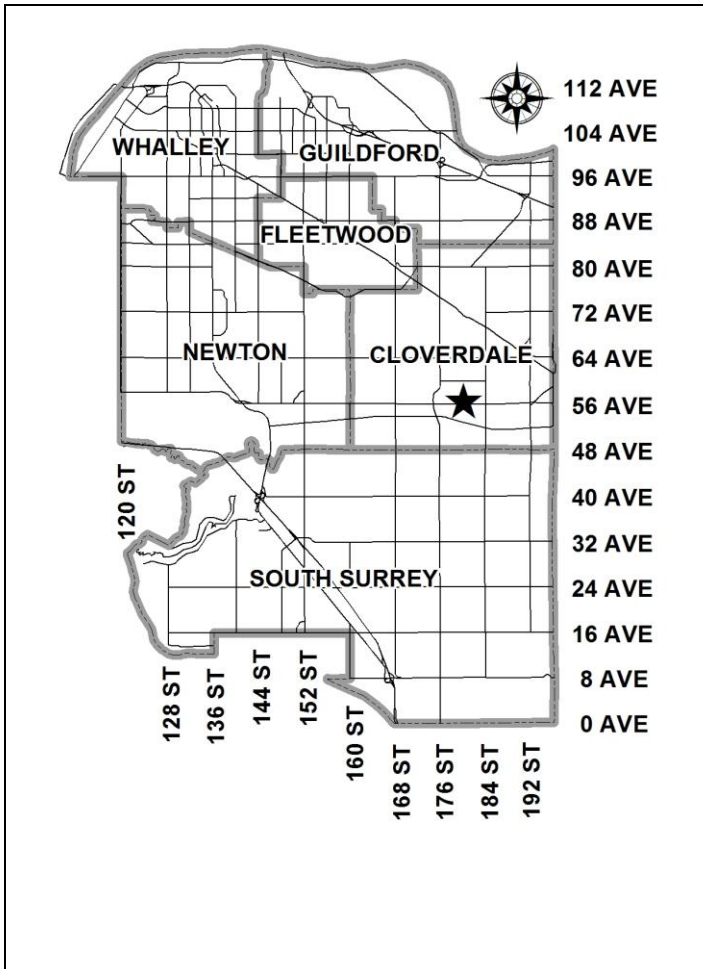
Planning Report Date: July 12, 2010

PROPOSAL:

- **Development Permit**

in order to permit a renovation to an existing industrial building and to upgrade the landscaping.

LOCATION: 5621 – 180 Street
OWNER: F.B. Stewart & Co. Ltd.
ZONING: IL
OCP DESIGNATION: Commercial/Urban
TCP DESIGNATION: Highway Commercial/Townhouses



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Improves the overall appearance of the property.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7910-0023-00 (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.

Ministry of Transportation & Infrastructure (MOTI): No objections to the proposed site layout. The property owner will need to obtain an updated access permit for the site.

SITE CHARACTERISTICS

Existing Land Use: Industrial building for automotive tire service and a truck canopy store.

Adjacent Area:

| Direction | Existing Use | OCP/TCP Designation | Existing Zone |
|----------------------------|--|--|--------------------------------|
| North (Across 56A Avenue): | Single family dwellings. | Urban/Urban Single Family Residential | LUC No. 3 (underlying RF Zone) |
| East (Across 180 Street): | Vacant lot under application (File No. 7904-0123-00) to rezone to RF-12 to permit subdivision into 85 small single family lots (pre-Council) and inactive. | Urban | RF |
| South (Across Highway 10): | Single-tenant commercial building. | Commercial/Highway Commercial | CHI |
| West: | Multi-tenant commercial and office buildings. | Commercial/Highway Commercial and Townhouses | CD (By-law No. 11506) |

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located at 5621 - 180 Street in the Cloverdale Town Centre. It is zoned IL, split-designated Commercial on the southern portion and Urban on the northern portion in the Official Community Plan (OCP), and split-designated Highway Commercial on the southern portion and Townhouses on the northern portion in the Cloverdale Town Centre Plan.
- The site marks the "East Gateway" into the Cloverdale Town Centre. A "Gateway" is intended to serve as a visual marker to identify the approach and entrance into the Cloverdale Town Centre.
- A Kal-Tire and truck canopy store currently occupies the site.
- The original building permit for the existing structure was approved in 1977 which allowed for a tire sales and service centre, as well as 2 rental units.

Current Proposal

- The applicant is proposing to enclose the existing covered canopy, replace the existing truck canopy store with two additional Kal-Tire service bays, upgrade the landscaping and signage, construct a new garbage enclosure, and to improve vehicle circulation on the site.
- The covered canopy is currently used to service over-weight vehicles. Once the covered canopy is enclosed, over-weight vehicles will be serviced on the west side of the building, where a new concrete apron is proposed.
- Access to the site will continue to be provided off both Highway No. 10 (right-in/right-out only) and 180 Street.
- Over weight vehicles will enter off of 180th Street, proceed to the west side of the building for service, and then exit onto Highway No. 10 (Appendix II). This proposed one-way circulation is intended to prevent over-weight vehicles from accessing the site off of Highway No. 10, which sometimes results in line-ups stretching onto Highway No. 10.
- The approximate area of the enclosed canopy is 225 square metres (2,420 sq. ft.). It will house two additional service bays and an expanded showroom.
- The total floor area of the building will be 1,307 square metres (14,068 sq. ft.) with a floor area ratio (FAR) of 0.29. This complies with the IL Zone, which permits up to 3,300 square metres (35,521 sq. ft.) of floor area based on a maximum FAR of 1.00.
- The height of the building will remain the same. It is currently 6.4 metres (21 ft.) tall. The maximum height allowed in the IL Zone is 18 metres (60 ft.).
- The lot coverage of the site will remain the same at approximately 30% which is less than the 60% allowed in the IL Zone.
- 21 parking stalls are proposed. This exceeds the 20 parking stalls required under the Zoning By-law.

- The west side of the building is currently used for tire storage. Tires will be stored inside the building.
- The applicant proposes to erect a new double-faced, free-standing sign along Highway No. 10, update the existing fascia sign, and add one additional fascia sign (Appendix II).
- The proposed free-standing sign will be approximately 3.7 metres (12.0 ft.) in height and 2.7 metres (9.0 ft.) in width. The proposed sign area is 4.3 square metres (46 sq. ft.) for the double faced sign. Surrey Sign By-law, 1999 (No. 13656) permits a maximum total sign area of 27.8 square metres (300 sq. ft.). The sign is located within the Cloverdale Special Sign Area which permits a maximum height of 4.6 metres (15.0 ft.).
- The Surrey Sign By-law requires a minimum 2.0-metre (6.6 ft.) setback from all lot lines. The proposed free-standing sign will comply with the Sign By-law.
- A statutory Right-of-Way (SROW) is located along the south (Highway No. 10) property line. The City Engineering Department has no objection to the proposed location of the free-standing sign, as it will not interfere with the SROW.

PRE-NOTIFICATION

- In accordance with Council policy, a Development Proposal sign was erected on the property. Staff have not received any telephone calls or correspondence with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

Façade

- The southern portion of the building will receive the most significant upgrade, as the existing covered canopy is proposed to be enclosed.
- Materials and colours used in the enclosed canopy include: pre-pigmented charcoal coloured split-faced concrete block, smooth-faced "Kal-Tire White" coloured concrete block and "cobblestone" coloured hardi-plank. Metal eyebrows in "Kal-Tire Orange" will be placed above the glazing. A new metal fascia in "Kal-Tire Blue" will be built.
- The existing orange fascia along the remainder of the building will remain the same.
- The existing service bay doors will be repainted "Kal-Tire White."

Site Layout

- The site plan proposes a minor modification to traffic flow through the site. There are currently three ingress/egress points. One off of Highway No. 10, and two off of 180 Street. The ingress/egress point located near the southeast portion of the site, on 180 Street will be removed.

Landscaping

- The existing landscaping will be updated. It will include Magnolia trees along the Highway No. 10 frontage, Katsura trees along the 180 Street frontage, and Red Maple trees along portions of the west and north property lines. The existing Cedar hedge along a portion of the north property line will remain.
- A variety of shrubs including Rhododendrons, Roses, Spiraea, Junipers, Abelia, Mugo Pine, and Laural will be used.
- Given that the subject site marks a "Gateway" into the Cloverdale Town Centre, the City of Surrey will initiate a beautification feature to be installed near the southeast corner of the property. It will serve as a gateway / entrance sign into Cloverdale. Stakeholder meetings are planned for later this summer which will help define the details of the sign. The Gateway feature will resemble the sign shown in Appendix III which is built from a combination of wood, stone and metal. The sign will be placed on a slight berm and will be surrounded by plantings.

Signage

- The existing free-standing sign is outdated. The proposed free-standing sign is an improvement over the existing free-standing sign.
- The free-standing sign will be situated on a landscaped berm. The posts of the sign will be clad in hardi-plank and painted in a "cobblestone" colour to match the building (Appendix II). The free-standing sign will not be illuminated.
- Two new fascia signs are proposed. They consist of orange LED illuminated channel letters. One sign will be located on the south elevation (fronting Highway No. 10) and the other sign will replace the existing fascia sign on the east elevation (fronting 180 Street). The proposed fascia signs are approximately 5.6 metres (18.3 ft.) wide x 1.0 metre (3.4 ft.) high, and are slightly smaller than the current fascia sign. Both of the proposed fascia signs comply with Surrey Sign By-law, 1999, 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 |
| Appendix II. | Development Permit No. 7910-0023-00 |
| Appendix III. | Sample Cloverdale "Gateway" Feature |

Jean Lamontagne
General Manager
Planning and Development

JD/kms

v:\wp-docs\planning\plncom10\04201502jd.doc
. 4/21/10 9:37 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: John Kristianson
 Address: #101 – 925 W. 8th Avenue
 Vancouver, BC
 V5Z 1E4
 Tel: 604-736-2554

2. Properties involved in the Application

(a) Civic Address: 5621 – 180 Street

(b) Civic Address: 5621 – 180 Street
 Owner: F.B. Stewart & Co.
 PID: 012-531-804

Block 51 Except: Firstly: West 150 Feet Except: North 33 Feet, Section 8 Township
8 New Westminster District Plan 2107

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: IL

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|-------------------------------------|---------------------------------------|-------------|
| LOT AREA* (in square metres) | | |
| Gross Total | 4,469 sq.m. | |
| Road Widening area | 68 sq.m. | |
| Undevelopable area | | |
| Net Total | 4,401 sq.m. | 4,401 sq.m. |
| | | |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | | 1,084 sq.m. |
| Paved & Hard Surfaced Areas | | 2,831 sq.m. |
| Total Site Coverage | | 3,915 sq.m. |
| | | |
| SETBACKS (in metres) | | |
| Front | 7.5 m | 10.43 m |
| Rear | 7.5 m | 11.6 m |
| Side #1 (N,S,E, or W) | 7.5 m | 17.9 m |
| Side #2 (N,S,E, or W) | 7.5 m | 17.47 m |
| Side #3 (N, S, E or W) | | |
| | | |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 18 m | 6.4 m |
| Accessory | n/a | |
| | | |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | |
| One Bed | | |
| Two Bedroom | | |
| Three Bedroom + | | |
| Total | | |
| | | |
| FLOOR AREA: Residential | | |
| | | |
| FLOOR AREA: Commercial | | |
| Retail | | 198 sq.m. |
| Office | | 12 sq.m. |
| Total | | 210 sq.m. |
| | | |
| FLOOR AREA: Industrial | | 1,097 sq.m. |
| | | |
| FLOOR AREA: Institutional | | |
| | | |
| TOTAL BUILDING FLOOR AREA | 3,300 m ² | 1,307 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 | 0.29 |
| AMENITY SPACE (area in square metres) | | |
| Indoor | | |
| Outdoor | | |
| PARKING (number of stalls) | | |
| Commercial | | |
| Industrial | 20 | 21 |
| Residential Bachelor + 1 Bedroom | | |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | | |
| Institutional | | |
| Total Number of Parking Spaces | 20 | 21 |
| 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 |
|---------------|----|---------------------------------|----|