

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0055-00

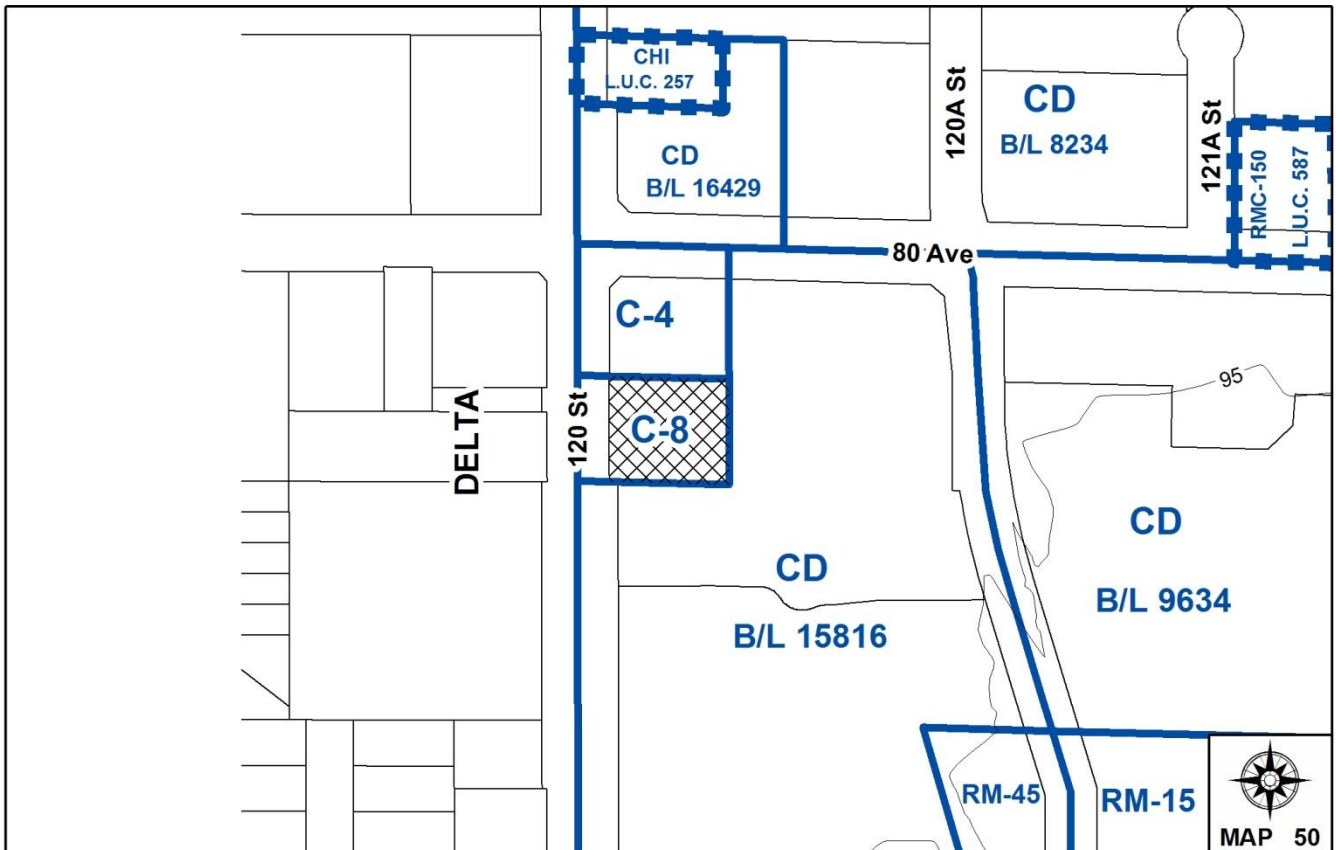
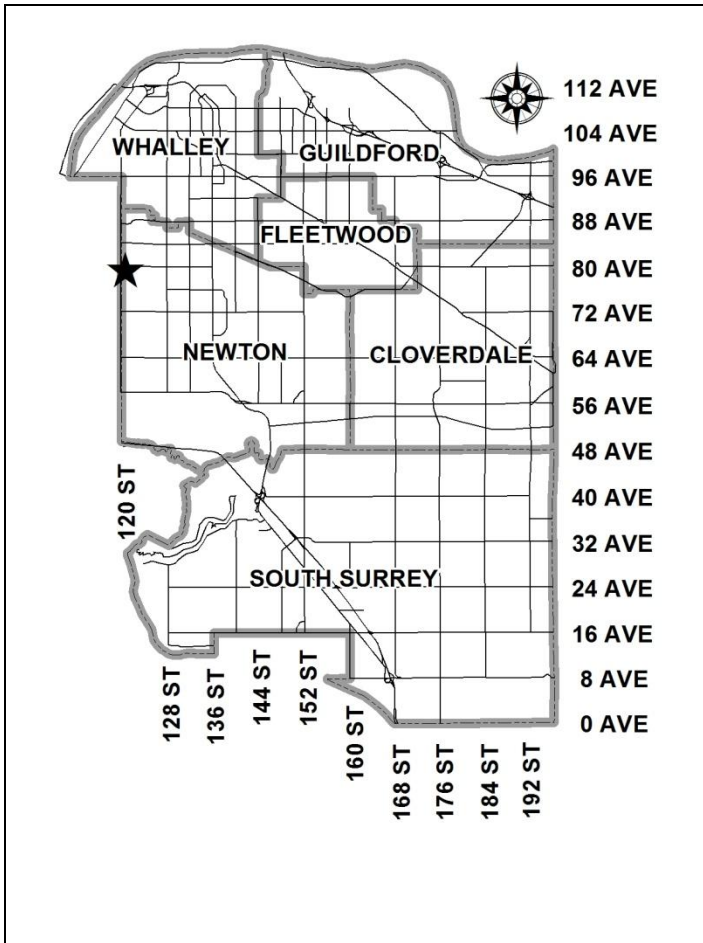
Planning Report Date: May 3, 2010

PROPOSAL:

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

in order to permit the development of a new financial services building along Scott Road.

LOCATION: 7956 – 120 Street
OWNER: Siddoo Kashmir Holdings
ZONING: C-8
OCP DESIGNATION: Commercial
NCP/LAP DESIGNATION: Retail/Commercial



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 has proposed a total of three logo fascia signs whereas normally only two (2) signs would be permitted under the City's Sign By-law.

RATIONALE OF RECOMMENDATION

- The proposed building is well-sited along Scott Road and is architecturally designed with glass and cultured stone to suit a developing commercial area.
- The total area of all signs (3 legal fascia and 1 freestanding) falls below the maximum permitted sign area but still provides high visibility for the financial institute. The proposed signs are architecturally coordinated with the rest of the building and the complex in general.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7910-0055-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7910-0055-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to allow an increase in the maximum number of fascia signs 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; and
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

REFERRALS

Engineering: The Engineering Department has no objection to the project, subject to the completion of Engineering Servicing requirements as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: Vacant land zoned "Community Commercial Zone (C-8)".

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Convenience store.	Commercial	C-4
East:	Shopping centre (Future Shop, development under File: 7908-0297-00).	Commercial	CD (By-law No. 15816)
South:	Restaurant (The Keg).	Commercial	CD (By-law No. 15816)
West (Across Scott Road):	Commercial uses.	Delta.	CD (By-law No. 15816)

DEVELOPMENT CONSIDERATIONS

Background

- The subject site located at 7956 - 120 Street is designated as Commercial in the Official Community Plan (OCP), and is zoned Community Commercial Zone (C-8). The site is currently vacant.
- The subject site is 2,275 square metres (24,493 sq.ft) in size, is proposed to have a new single storey building consisting of 430 square metres (4,615 sq.ft). This equates to a Floor Area Ratio of 0.18 (a maximum FAR of 0.80 is permitted under the C-8 Zone).
- Council approved the development of the adjacent sites, including The Keg restaurant, Canadian Tire, and a Future Shop under application Nos. 7908-0247-00 and 7906-0409-00. These developments, combined with an existing convenience store use, make up a new and growing commercial area that services the Scott Road area.
- The site was always identified for future commercial development, though the form of that commercial development was never identified during the surrounding applications for development.

Proposal

- The applicant seeks to construct a financial services building housing a new RBC (Royal Bank of Canada) branch. The building would be a single-storey building constructed specifically for the bank operations, including office space, a teller area and a bank vault. The size of the building, at 430 square metres (4,615 sq.ft), is consistent with other single-use bank/financial buildings in Surrey.

Design Review and Landscaping

- Key features of the proposed building include extensive use of glass to create a transparent and open feeling building, the use of cultured stone around the base of the building and for the monument sign, and the installation of extensive landscaping to soften the appearance of the building particularly where there are blank unused walls (Appendix II).
- Three logo/fascia signs and a monument free-standing sign are proposed to ensure visibility of the financial institute to the public.
- The site will be accessed in two ways. First, a driveway access will be provided to the site from Scott Road which will connect to the financial institute's parking area, but also to the rest of the commercial centre. Second, access to the site will be provided through the existing driveways that service the surrounding commercial area. Several reciprocating access easements exist to ensure continuous connectivity through and around the subject site.
- Pedestrian connectivity is also paramount to the design considerations. The installation of paved walkways to provide seamless pedestrian access to the bank entrance from both the parking area and Scott Road have been considered and will be installed as part of this application.

- The landscape plan, as submitted, shows the installation of extensive landscaping along the North face of the building where there is a driveway and no windows on the building. This area will consist of cedar hedging and taller tree-form shrubs to provide interest and depth to this blank wall. Additional landscaping will be installed along Scott Road, including a second row of street trees, an enhanced sidewalk, and low shrubbery to create a pleasant Scott Road frontage to the building, even though the main entrance to the building will be from the parking lot.
- As required by City By-law, the site will provide sufficient parking for the bank which, based on the size of the development, would normally only require a total of 21 stalls, however, a total of 35 parking stalls are being provided onsite. Additional parking exists in the surrounding development which while not counted towards the site, will inevitably provide some level of additional parking for the bank.

Fascia and Free Standing Signs

- As part of this Development project, the applicants have requested the installation of a number of logo/fascia signs to provide exposure for the bank. The proposal currently is to install a total of three (3) fascia/logo signs and a double-sided monument/free-standing sign along Scott Road. There are two issues to be resolved with respect to signs on this project. First is the design of the permitted free-standing sign, and the second is related to the request to install more than the permitted fascia/logo signs on the building.
- The applicants have applied for a Development Variance Permit to permit the installation of an additional fascia/logo sign (for a total of three) on the building whereas under the City's Sign By-Law, normally only two would be permitted (located on the premise and legal frontage as required).
- The individual signs are shaped fascia signs representing the logo associated with RBC Financial. While the City normally requires channel letter signage, the nature of the logo and the small scale of the desired signage lends itself to this particular project. Additionally, the three logo/fascia signs will be 'halo' lit with back lighting, and installed on both the premise frontage (east), legal frontage (Scott Road), and on the North face of the building. The two signs on the West (Scott Road) and the North side of the building will be architecturally integrated into a columnar cultured stone 'tower' as seen in Appendix II.
- Upon design review, the size of the three logo/fascia signs (1.5 metres tall by 1.25 metres wide / 5 foot by 4 foot), the proposed location of the signs, and the integration into the building's architecture is supported by staff.
- RBC has also applied to install a single double sided standalone sign along the Scott Road frontage. The design of this sign will consist of cultured stone, aluminum, and stucco which is consistent with the standalone monument signs present on the surrounding development. The sign will have double sided RBC logo sign, consistent in size and design with the fascia signs on the building, will be halo lit and of comparable size (1.5 metres by 1.25 metres / 5 foot by 4 foot). This sign is consistent with the Sign By-law.

PRE-NOTIFICATION

- In accordance with City Policy, a development sign was installed on the subject site on March 31, 2010. Staff have received no comments or concerns to date.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance

- To vary the Sign By-Law to allow an increase in the number of fascia signs permitted on a commercial building (a bank) from the allowable two to three.

Applicant's Reason

- The proposed logo/fascia signs, located on the West (premise frontage), East (legal frontage), and North provide visibility to the site. The West and North signs are integrated into a cultured stone tower and are therefore consistent with the architectural design of the building.

Staff Comments

- The proposed signs fit within the architectural design of the building.
- Additionally, the overall sign area is significantly below the maximum permitted sign area for the site, therefore, the provision of an additional logo/fascia sign will not have a major impact.

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.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7910-0055-00

Jean Lamontagne
General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: C-8

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	
Hectares	
NUMBER OF LOTS	
Existing	
Proposed	
SIZE OF LOTS	
Range of lot widths (metres)	
Range of lot areas (square metres)	
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES/NO
TREE SURVEY/ASSESSMENT	YES/NO
MODEL BUILDING SCHEME	YES/NO
HERITAGE SITE Retention	YES/NO
BOUNDARY HEALTH Approval	YES/NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	YES/NO
Works and Services	YES/NO
Building Retention	YES/NO
Others	YES/NO

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,275 sq.m.
Road Widening area		167 sq.m.
Undevelopable area		n/a
Net Total		2,108 sq.m.
LOT COVERAGE (in % of net lot area)		20.3%
Buildings & Structures		64.1%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (West)	7.5 m	7.5 m
Rear (East)	7.5 m	15.5 m
Side #1 (North)	7.5 m	6.8 m
Side #2 (South)	7.5 m	19.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	7.1 m
Accessory		
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	n/a	n/a
Retail		428.7 sq.m.
Office		
Total		
FLOOR AREA: Industrial	n/a	n/a
FLOOR AREA: Institutional	n/a	n/a
TOTAL BUILDING FLOOR AREA		428.7 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	n/a	n/a
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	21	35
Industrial		
	n/a	n/a
Residential Bachelor + 1 Bedroom		
2-Bed	n/a	n/a
3-Bed		
Residential Visitors		
Institutional	n/a	n/a
Total Number of Parking Spaces	n/a	n/a
Number of disabled stalls	21	35
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	YES/NO	Tree Survey/Assessment Provided	YES/NO
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