

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0209-00

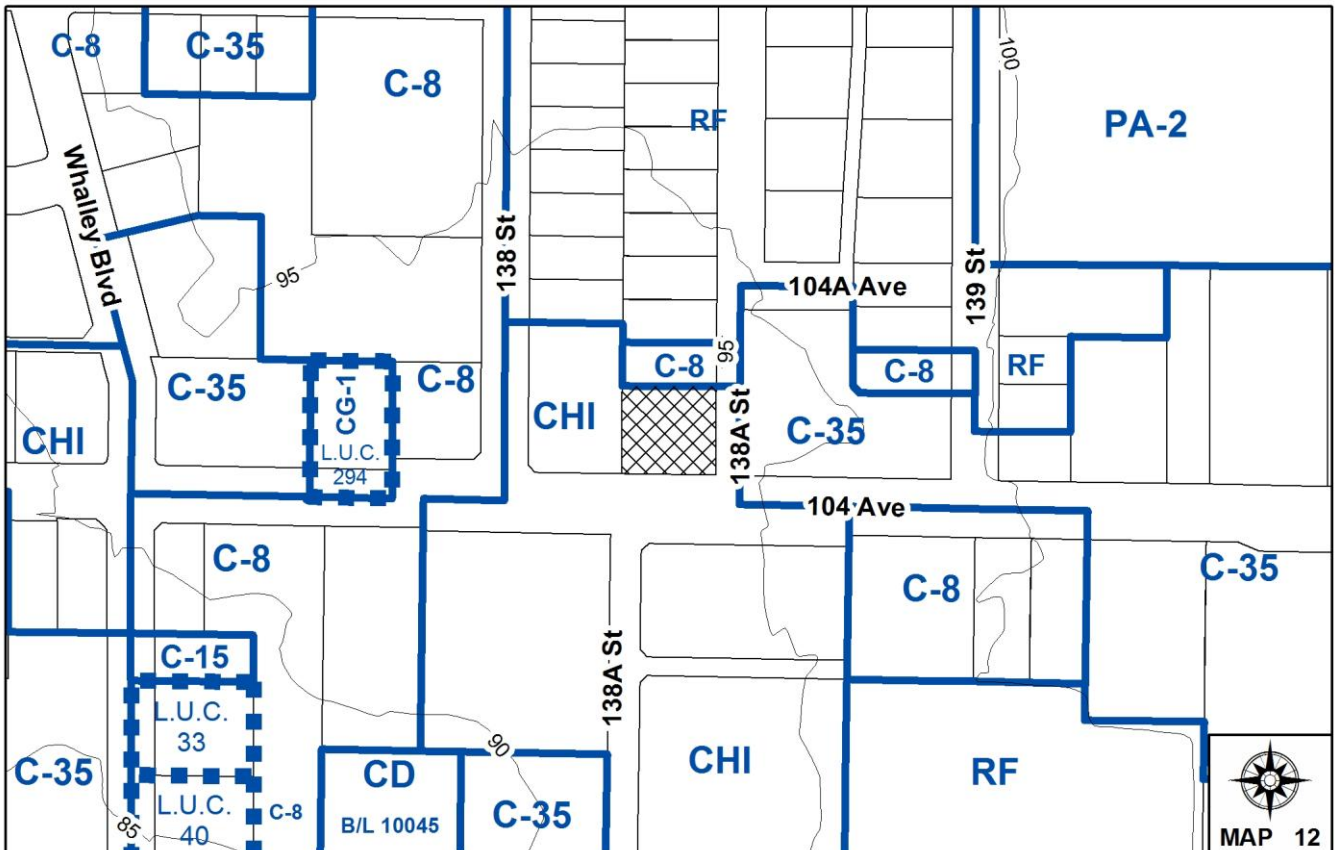
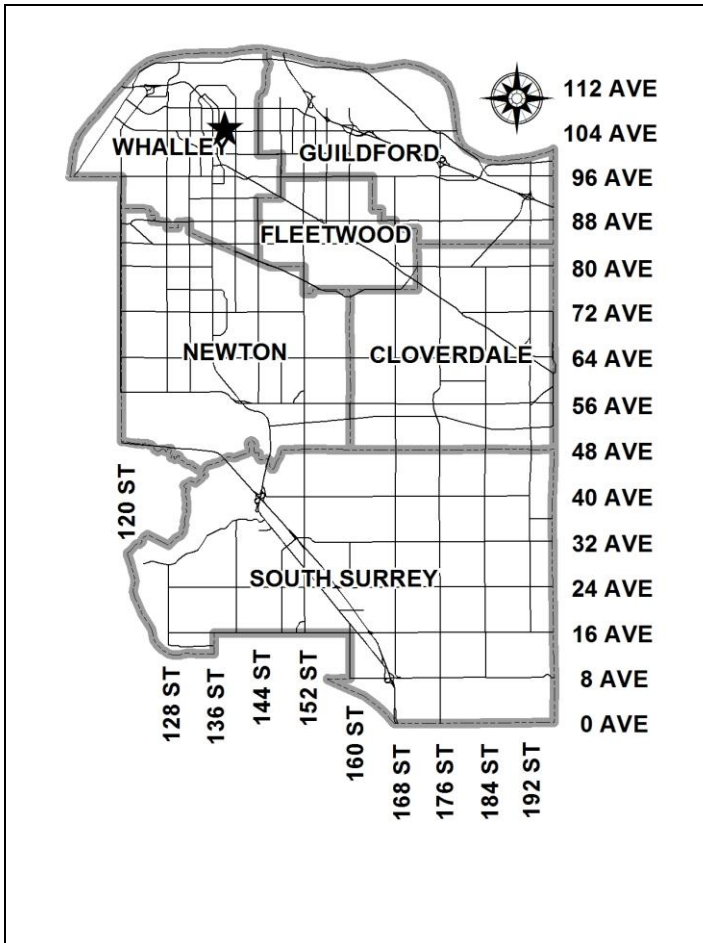
Planning Report Date: October 18, 2010

PROPOSAL:

- **Development Permit**

in order to permit an addition to an existing commercial building for a bottle depot.

LOCATION: 13845 - 104 Avenue
OWNER: JB & JS Ventures Ltd., Inc.
 No. 0881142
ZONING: CHI
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with CHI Zone and OCP Designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize the Mayor and Clerk to sign the attached Development Permit No. 7910-0209-00 (Appendix III).

NOTE: Should the Development Permit, as outlined, not meet specific requirements, Council may choose to refer the Development Permit back to staff with further direction.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements at building permit stage, as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: Vacant restaurant which is currently undergoing interior renovations for proposed bottle depot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant lot	Commercial	C-8
East (Across 138A Street):	Thrift Shop (Salvation Army)	Commercial	C-35
South (Across 104 Avenue):	Car wash	Commercial	CHI
West:	Paint store	Commercial	CHI

DEVELOPMENT CONSIDERATIONS

- The subject site is located within City Centre at 13845 – 104 Avenue and is zoned Highway Commercial Industrial Zone (CHI). It is designated Commercial in the Official Community Plan.
- The applicant proposes a 56-square metre (600 sq. ft.) addition to the existing 223-square metre (2,400 sq. ft.) building. Total proposed floor area is approximately 279 square metres (3,003 sq.ft.) which is the maximum size for a beverage container return centre under the CHI Zone.
- The proposed floor area ratio (FAR) of 0.19 and lot coverage of 18.6% are well within the 1.0 FAR and 50% lot coverage permitted in the CHI Zone.

- The applicant hopes to open their business at the subject site by the beginning of November as their current site, at 13452 - 104 Avenue, has been acquired for the new City Hall and is intended for demolition.
- The Engineering Department has requested a statutory right-of-way (SROW) up to the building face to provide for future improvements to 104 Avenue: the applicant has agreed.
- The proposed addition is seen as an interim use until the site consolidates with neighbouring properties and ultimately develops in accordance with the City Centre Plan, which indicates Mixed-Use Area 3.5 FAR.

DESIGN PROPOSAL AND REVIEW

- The proposed addition will be at the rear of the existing building and will not be visible from 104 Avenue.
- The roof of the addition slopes away from the building from 5 metres (16 ft.) to 3.4 metres (11 ft.).
- The applicant proposes to clean up the existing landscaping which is currently in planter boxes above grade.
- A total of 25 parking spots are proposed, which exceeds the 9 spaces required by the Zoning By-law.
- The building will be painted in light grey with an orange trim similar to the colour of the signage.
- One fascia sign is proposed to face 104 Avenue and one awning sign is to face 138A Street. Both signs are orange with blue logos which are the Return-It colour branding.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Engineering Summary
Appendix III.	Development Permit No. 7910-0209-00

Jean Lamontagne
General Manager
Planning and Development

JKS/kms

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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: Andrew Joeung
 Address: 8220 Manson Drive
 Burnaby, BC V5A 2C2
 Tel: 778-899-4379

2. Properties involved in the Application
 - (a) Civic Address: 13845 – 104 Avenue

 - (b) Civic Address: 13845 – 104 Avenue
 Owner: JB & JS Ventures Ltd., Inc. No. 0881142
 PID: 008-665-290
 Lot 83 Section 23 Block 5 North Range 2 West New Westminster District Plan
 39793

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	1,499.96 (approx.)	1,499.96 (approx.)
Road Widening area	0	0
Undevelopable area	0	0
Net Total	1,499.96 (approx.)	1,499.96 (approx.)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	18.6%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (South)	7.5 m	7.31 m
Rear (North)	7.5 m	14.78 m
Side #1 (East)	7.5 m	10.36 m
Side #2 (West)	7.5 m	4.99 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	6.09 m
Accessory		n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		n/a
FLOOR AREA: Residential		n/a
FLOOR AREA: Commercial		
Retail		279 sq.m.
Office		
Total		279 sq.m.
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA	1,499.96 sq.m.	279 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	9	25
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	9	25
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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