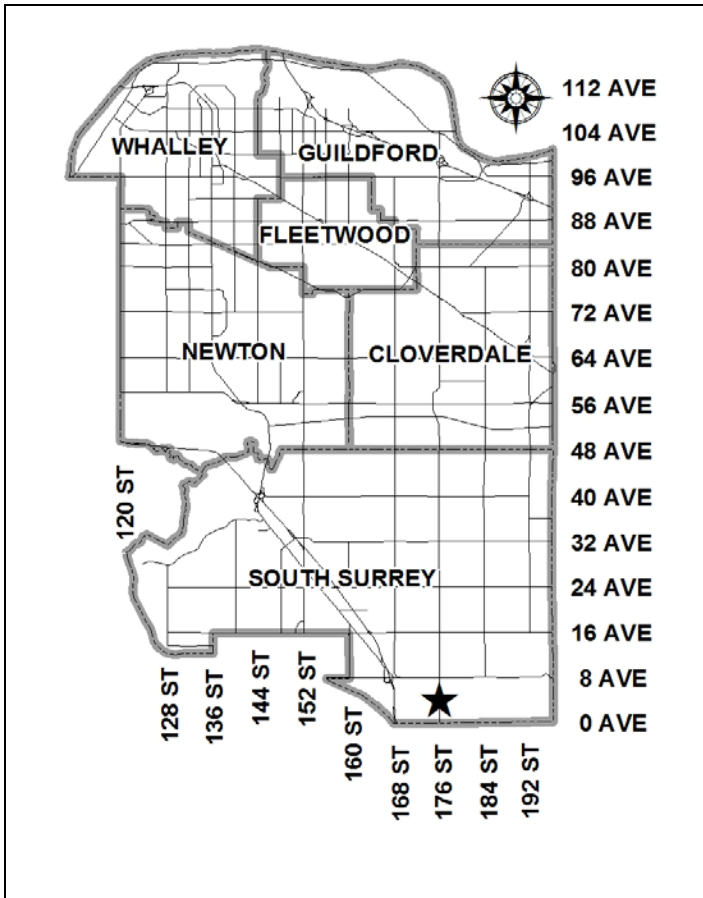


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0196-00

Planning Report Date: September 12, 2011

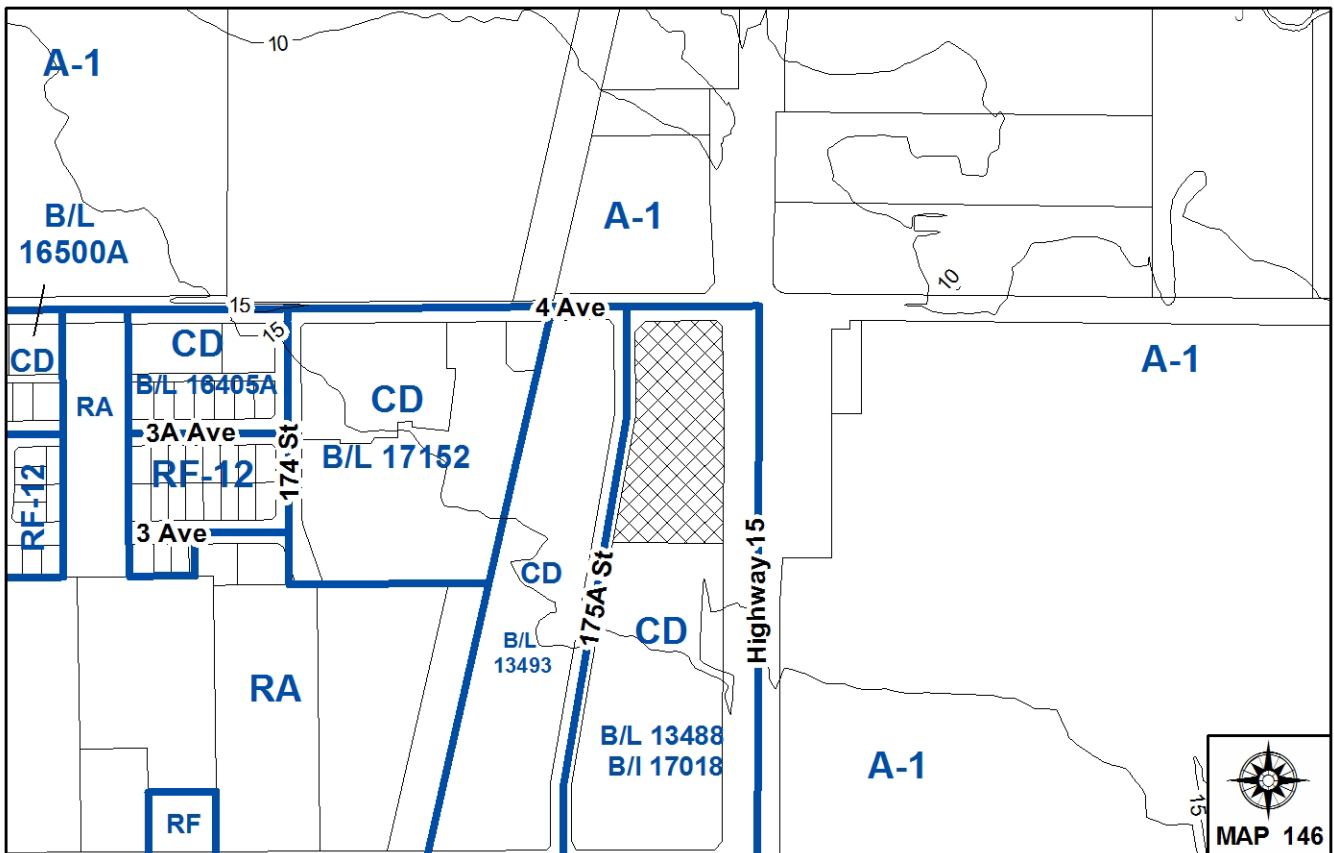


PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the development of a 684 sq.m (7,362 sq.ft.) commercial building.

LOCATION: 388 - 175A Street
OWNER: Silverstone Ventures Inc.
ZONING: CD (By-law No. 17018)
OCP DESIGNATION: Commercial
LAP DESIGNATION: Tourist Village/Business Park



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

- Complies with the OCP Designation.
- Complies with the Douglas Local Area Plan.
- The proposed design is in compliance with the guidelines set out in the draft General Development Permit (No. 7909-0099-00) and the specific Development Permit previously done for this building (No. 7909-0099-01).
- Due to the existing large corner cut at the northwest corner of the site, a setback variance from 7.5 metres (25 feet) to 5.2 metres (17 feet) is proposed for the northwest corner of the proposed building. A Development Variance Permit (No. 7909-0099-00) for a 5.2 metre (17 feet) setback was issued by Council on October 19, 2009, but that Development Variance Permit (DVP) will lapse before construction on the building is substantially started. Therefore the applicant is applying for another DVP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0196-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0196-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the CD Zone (By-law No. 17018) from 7.5 metres (25 ft.) to 5.2 metres (17ft.) for the portion of the building adjacent to the corner cut at the northwest corner of the site.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, 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 Planning and Development Department.

REFERRALS

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

Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 4 Avenue):	Partially treed lot within the Agricultural Land Reserve.	Agricultural	A-1
East (Across Highway No. 15):	Farm land with the Agricultural Land Reserve.	Agricultural	A-1

Direction	Existing Use	OCP Designation	Existing Zone
South:	Vacant lot.	Industrial	CD (By-law No. 17018)
West (Across 175A Street):	Douglas Point townhouse strata.	Urban	CD (By-law No. 13493)

DEVELOPMENT CONSIDERATIONS

Site

- The subject site is a 1.23 hectare (3.04 acres) parcel located at 388 – 175A Street in the Douglas area. The site is designated "Commercial" in the Official Community Plan (OCP) and "Tourist Village/Business Park" in the Douglas Local Area Plan (LAP) and is zoned "Comprehensive Development Zone (CD)" (By-law No. 17018).
- The site is bordered to the west, across 175A Street, by the Douglas Point Townhouse site, which contains 75 ground-oriented townhouse units. The site is bordered to the south by a vacant 2.44 hectare (6.02 acres) parcel (228 – 175A Street), also zoned CD By-law No. 17018. To the east of the site, across Highway No. 15, and to the north of the site, across 4 Avenue, there are parcels of land within the Agricultural Land Reserve (ALR).

Background

- The site has a long history of development application activity dating back to 1997. A development framework for the site was established in 2010 under File No. 7909-0099-00. Under this application the site was zoned to the current zoning (CD By-law No. 17018) and a General Development Permit for the whole site (including the property to the south, 228 – 175A Street) was approved by Council.
- The General Development Permit (No. 7909-0099-00) shows 9 buildings (5 industrial buildings, 1 hotel, 1 drive-through restaurant, 1 retail/office building, 1 retail building), site accesses, parking areas and a landscaping plan, for the subject site and the parcel to the south (288 – 175A Street) (Appendix V).
- In addition to the General Development Permit, a specific Development Permit (No. 7909-0099-01) was also approved by Council in 2010 for the retail building at the northwest corner of the site.

Current Application

- The applicant is applying for a specific Development Permit and a Development Variance Permit (DVP) for "Building 1" on the northwest corner of the subject site. The proposed DVP is to reduce the setback of the building at the northwest corner from 7.5 metres (25 feet) to 5.2 metres (17 feet) due to the existing large corner cut at the intersection of 4 Avenue and 175A Street. The applicant requires a new Development Permit because of proposed modifications to Building 1. Specifically, the proposed floor area is larger than the previous proposal due to the addition of a second storey caretaker's suite and a ground floor commercial retail unit (CRU) at the south end of the building. The building height is

also proposed to be increased from 5.7 metres (19 feet) to 8.2 metres (27 feet) to allow for the caretaker suite and also increased interior height for the ground floor retail spaces.

- The building is proposed to have a total floor area of 684 sq.m. (7,362 sq.ft.), with 548 sq.m. (5,901 sq.ft.) of commercial space on the ground floor and a 136 sq.m. (1,467 sq.ft.) caretaker's suite on the second floor. The previously approved building at this location was 483 sq.m. (5,200 sq.ft.), and had no second floor.
- Building 1 is proposed to be the first phase of development on the subject site. Detailed Development Permits will be required for any of the future proposed buildings on this site.
- The proposed building requires 18 parking spaces and 19 parking spaces are being provided.
- Vehicular access to the site is proposed from 175A Street at the same location as was shown on previously approved Development Permit No. 7909-0099-01. Pedestrian connections are substantially the same as the previous Development Permit, with the addition of increased connections to 175A Street.

DESIGN PROPOSAL AND REVIEW

Building Design

- The building is proposed to be primarily one-storey, with the exception of the caretaker's suite in the centre of the building. Raised parapets are proposed at the north and south ends of the building.
- The building is constructed of tilt-up concrete. Brick veneer is proposed as the base accent to the building and corrugated galvalum metal siding and stained wood are proposed as feature material elements.
- Glazing is proposed on the north, south and east elevations, with a opaque glazing on the west elevation.
- Knee braces support a canopy over the main pedestrian areas on the east and west elevations, and extends partially along the north and south elevations.
- The proposed building design is consistent with the General Development Permit and the previously approved specific Development Permit in terms of form and character. There is substantial glazing on the façades and roof line variation with building mass articulation. Glass canopies are proposed to be an integral part of the building design.

Signage

- The applicant is proposing a 2.7 metre (9 feet) free-standing sign near the vehicular access on 175A Street. The sign is proposed to have a brick veneer base, which will complement the brick veneer on the proposed building, and metal flashing above and below the multi-tenant signage area.

- The applicant is proposing raised 45 centimetre (18 inches) high channel letter fascia signage above the retail/commercial store fronts. The fascia signage will be lit using directional lights mounted to the canopy.

Landscaping

- The landscaping is proposed as a 7.5 metre (25 ft.) landscaping strip through the west and north setbacks. The area will have tree and shrub planting to create a 'green' edge to the street.
- Pedestrian pathways will extend from the building perimeter to the sidewalk network around the site. Internal pedestrian connections are also provided within the parking area.
- The applicant is proposing a patio area on the northerly setback area. This will provide visual interest to the streetscape. An entry arbour is proposed on the pathway that goes to the sidewalk along 4 Avenue.
- The applicant is proposing a high quality garbage enclosure, consisting of the same brick veneer as is proposed on the building, and also aluminum framed gates with a metal screen. The garbage enclosure will be screened with landscaping.
- The proposed landscaping remains in substantial compliance with the landscaping proposed in Development Permit No. 7909-0099-01.

ADVISORY DESIGN PANEL

This project was not presented to the Advisory Design Panel but was reviewed and found acceptable by staff.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The applicant is proposing that the setback from the corner cut be reduced from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) for the northwest corner of Building 1.

Applicant's Reasons:

- A variance is required as the existing corner is very large. The building exceeds the 7.5 metre (25 feet) setback to the northerly and westerly property lines.

Staff Comments:

- The vast 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.
- A previous Development Variance Permit (No. 7909-0099-00) was issued by Council for the same variance on October 19, 2009. As this DVP will lapse on October 19, 2011 because no substantial construction on the previously approved building has occurred, the applicant is applying for a new DVP at this time.

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
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7911-0196-00
Appendix V.	Site Plan of General Development Permit No. 7909-0099-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 17018

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1.23 ha
Road Widening area		
Undevelopable area		
Net Total		1.23 ha
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	4.5%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Side #1 (N)	7.5m	7.6m
Side #2 (W)	7.5m	7.5m
BUILDING HEIGHT (in metres/storeys)		
Principal	12m	8.2m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		1
Total		
FLOOR AREA: Residential		136 sq.m.
FLOOR AREA: Commercial		548 sq.m.
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		684 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)	0.80	0.05
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	15.6	
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	2.2	
Residential Visitors		
Institutional		
Total Number of Parking Spaces	18	19
Number of disabled stalls		1
Number of small cars		2
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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**TO: Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: Development Project Engineer, Engineering Department

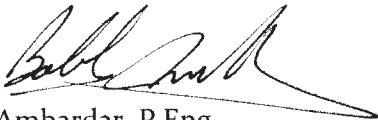
DATE: September 7, 2011 **PROJECT FILE: 7811-0196-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 388 175A St.**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of a Development Permit and Development Variance Permit.

The applicant must ensure works and services for Project 7909-0099-00 have been completed prior to issuance of the subsequent Building Permit.



Bob Ambardar, P.Eng.
Development Project Engineer

BA

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0196-00

Issued To: SILVERSTONE VENTURES INC.

("the Owner")

Address of Owner: 12367 - 63A Avenue
Surrey, BC
V3X 3H4

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 028-604-580

Lot 1 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP48387

388 - 175A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section 2.F.2 of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2009, No. 17018 Comprehensive Development Zone (CD) the minimum front yard setback is reduced from 7.5 metres (25 feet) to 5.2 metres (17 feet) for the northwest corner of the northwesterly building only.

4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

