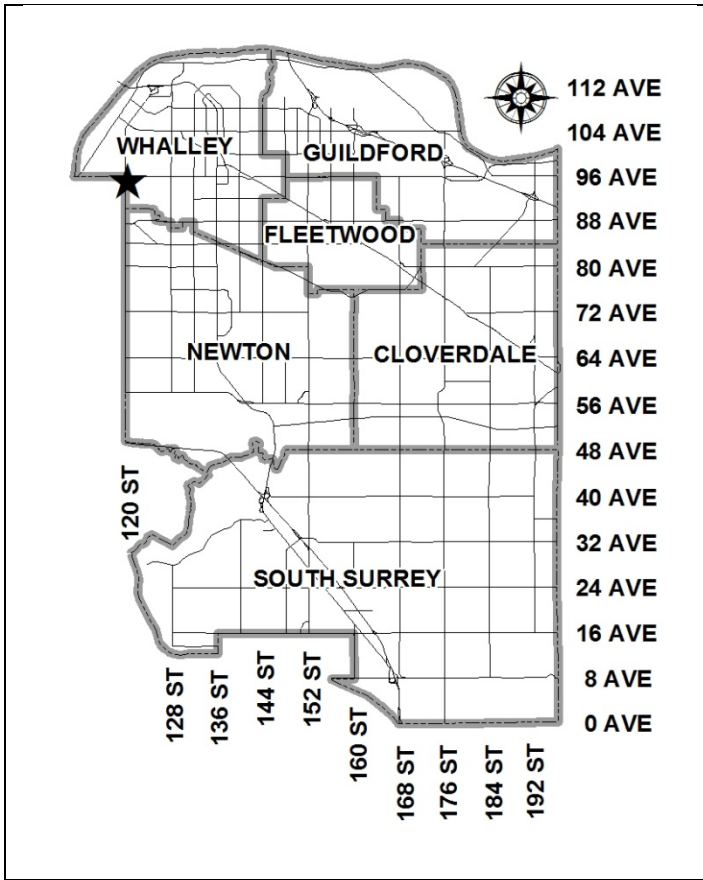


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0026-00

Planning Report Date: June 11, 2012

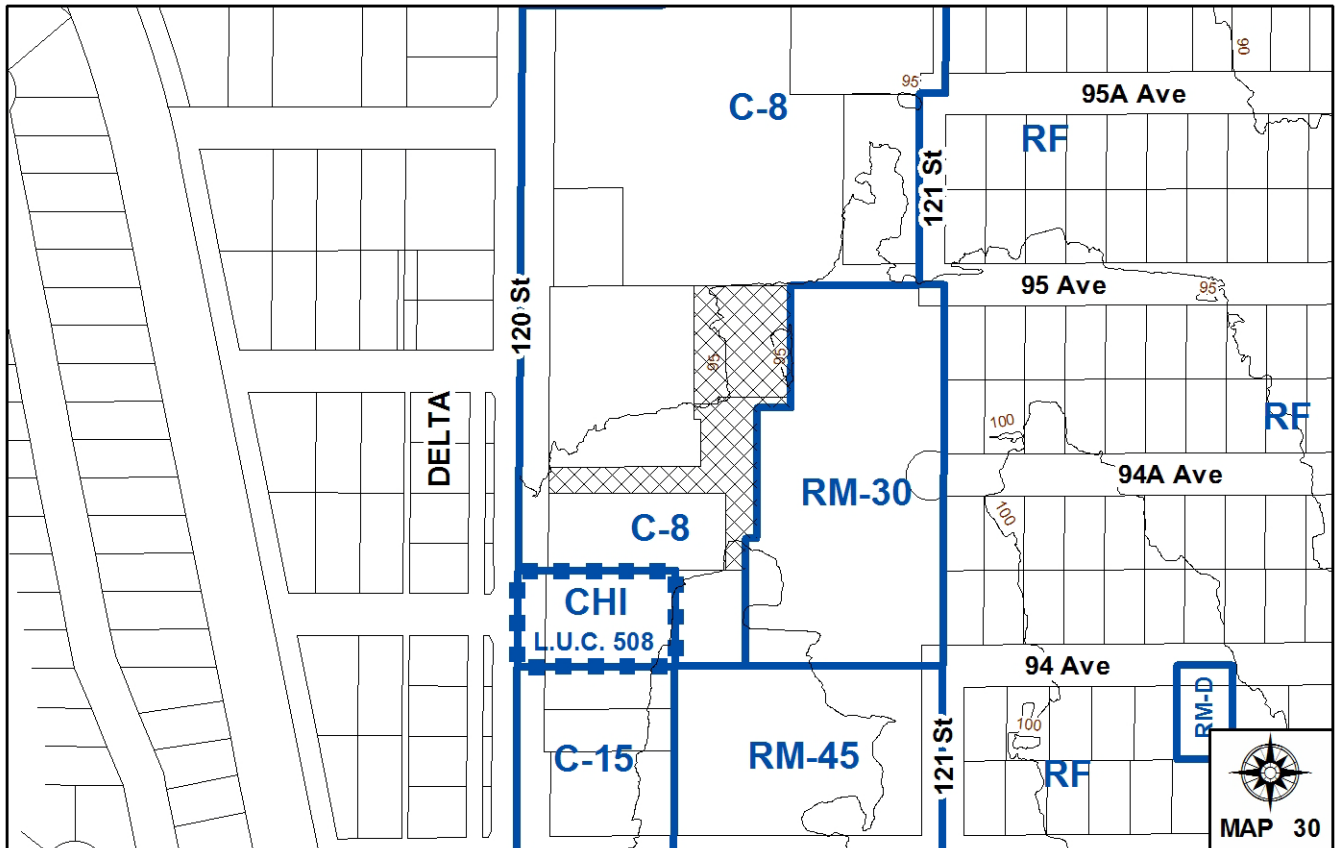


PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the development of a new commercial building.

LOCATION: 9450 - 120 Street
OWNER: Centex Projects Ltd
ZONING: C-8
OCP DESIGNATION: 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 rear (east), side (south) and side (west) setbacks do not comply with the C-8 Zone.

RATIONALE OF RECOMMENDATION

- The proposed development makes more efficient use of an existing commercial node to service the local community.
- The proposed development will allow for additional employment generation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0026-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0026-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (east) yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.);
 - (b) to reduce the minimum side (south) yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.); and
 - (c) to reduce the minimum side (west) yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.8 metres (9.5 ft.).
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;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) discharge of Restrictive Covenant/Statutory Right-of-Way BTo09733 and registration of a new Restrictive Covenant/Statutory Right-of-Way to avoid conflicts with proposed parking spaces and siting.
4. The City Clerk remove notices of Development Permit and Development Variance Permit Nos. 7908-0085-00 from title upon execution of Development Permit and Development Variance Permit Nos. 7912-0026-00.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Existing one-storey commercial building (Building D on Appendix II) consisting of approximately 2,079 square metres (22,378 sq. ft.).

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North:	Commercial buildings.	Commercial	C-8
Further North:	Shopping centre.	Commercial	C-8
East:	85-unit townhouse development.	Multiple Residential	RM-30
South:	Commercial buildings.	Commercial	C-8
West (Across 120 Street):	Commercial developments in Delta.	Special Development Area in Delta's OCP	Core Commercial in Delta's Zoning By-law

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at 9450 - 120 Street (Scott Road), along the Surrey-Delta municipal boundary.
- The subject property is approximately 5,177 square metres (1.28 acres) in size, zoned Community Commercial Zone (C-8) and designated Commercial in the Official Community Plan (OCP).
- Council approved Development Variance Permit No. 7908-0085-00 on October 20, 2008 and Development Permit No. 7908-0085-00 on June 15, 2009 for a commercial building on the subject site. Both permits expired on June 15, 2011.
- The applicant has resubmitted a Development Permit and Development Variance Permit application for the site with minor changes to the proposed parking layout and landscaping than previously approved.
- The subject lot is unusually and awkwardly shaped (Appendix V) which presents some site planning and layout challenges.
- The subject parcel, although a separate legal lot, forms part of a larger commercial development site comprising three (3) properties with four (4) existing commercial buildings, one (1) of which already exists on the subject property (Building D).
- The two (2) adjacent properties (9470-120 Street to the north and 9430 - 9444 - 120 Street to the south, shown on Appendix V) are owned by different owners, but a reciprocal access easement exists to allow for free, unrestricted access for vehicles and pedestrians

within driveway areas through the commercial site. The subject lot does not have its own vehicular access, but requires the use of vehicular access points from the lots to the north and south (Appendix V). Because the new building is proposed to be placed over this access easement, the application will be required to discharge and register a new access easement to avoid conflict with the proposed building location and associated parking spaces.

Current Proposal

- An application has been submitted for a Development Permit (DP) and Development Variance Permit (DVP) to allow for a new commercial building consisting of 928 square metres (9,991 sq. ft.). This new building (Building E) constitutes the fifth building on this multi-building commercial site. A variance is requested to the rear (east) building setback from 7.5 metres (25 ft.) to 0 metre, to the side (south) building setback from 7.5 metres (25 ft.) to 0 metre (0 ft.), and the side (west) building setback from 7.5 metres (25 ft.) to 2.8 metres (9.5 ft.)(see By-law Variance Section).
- The proposed one-storey building will consist of 7 commercial units, ranging in size from approximately 74 square metres (795 sq.ft.) to 121 square metres (1,305 sq.ft.).
- The proposed density of the overall development is a floor area ratio (FAR) of 0.58 (based upon the square footage of existing Building D and proposed Building E), which is within the maximum 0.80 FAR permitted under the C-8 Zone.
- The proposed building is one storey in height at 6.1 metres (20.0 ft.) and complies with the maximum building height of 12 metres (40 ft.) under the C-8 Zone.

Parking

- Based on the existing buildings and proposed building, the entire commercial development, which also encompasses 9430 to 9444 - 120 Street to the south and 9470 - 120 Street to the north, requires a total of 159 parking stalls. This number is based upon various uses such as a bank, restaurants, retail and office uses already existing on the site. The entire site will provide 185 parking stalls, of which proposed Building E would require 28 parking stalls for retail uses.
- The applicant has provided a parking plan (Appendix VI) for all properties sharing the parking area which shows 184 existing and proposed spaces which is above the 159 spaces required. Many of the existing parking spaces for Buildings A – D are existing non-conforming.

PRE-NOTIFICATION

- A development proposal sign was installed on the development site and staff received no comments.

DESIGN PROPOSAL AND REVIEW

- The building will be sited at the eastern edge facing the parking lot. It is a modern design, with storefront windows in natural anodized aluminum with clear glass at the entries, metal cladding at the roof and steel supportive columns to assist in supporting the canopy.
- Mechanical equipment proposed on the roof will be screened with metal louvers.
- The proposed signage for each of the premises will be aluminum illuminated channel letters in colours such as black, blue, red and green.
- The exterior side walls are proposed in a painted beige stucco.
- Steel columns in the front are to be in a teal colour.
- The rear of the building is proposed to be screened with landscaping and climbing vines. The sides will also include wall-mounted light fixtures.
- The previous landscape plan (approved under Development Permit No. 7908-0085-00) has been changed to remove an east/west oriented walkway and landscaping islands within the parking lot as installation is problematic in requiring coordination amongst all the land owners of the shopping centre.
- A terrace with trees and shrubs has been bonded for on the neighbouring townhouse project to the east (9405 - 121 Street) to deal with interface issues between the residential and commercial properties. Vines will be proposed along the eastern wall of proposed Building E to deter individuals from climbing. The existing townhouse complex to the east (No. 7906-0297-00) has not received final inspection of their landscaping and must coordinate the area of landscaping bordering the proposed commercial building before receiving final approval of their landscaping.
- The proposed gas meter, transformer and garbage enclosure will be screened from view with wood fencing and will be located at the south elevation of Building E or immediately near the south elevation.

ADVISORY DESIGN PANEL

- The proposed design of the commercial development was not reviewed by the Advisory Design Panel, due to the size of the development.
- The design was reviewed by the City Architect and determined to be acceptable. Some minor adjustments to the plans may be required before final approval of the Development Permit.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary the rear (east) building setback and the side (south) building setback of the C-8 Zone from 7.5 metres (25 ft.) to zero.

Applicant's Reasons:

- The proposed building relaxation is required in order to ensure that a building can be constructed, due to the constraints of the shape of the lot.

Staff Comments:

- Due to the unusual shape of the property, a relaxation to the rear (east) setback is required in order to accommodate a building at the widest point of the lot and to ensure that existing circulation through the property is maintained.
- Given the proposed zero setback, the applicant is proposing terraced landscaping along the east elevation of proposed Building E as an interface with the townhouse development under construction to the east.
- The impact of the proposed relaxation to the side (south) setback is considered to be minor, as there is no building immediately adjacent the property line (on the adjacent property to the south), only parking and landscaping.
- Staff support the variances.

(b) Requested Variance:

- To vary the side (west) building setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.8 metres (9.5 ft.).

Applicant's Reasons:

- The proposed building relaxation is required in order to ensure that a building can be constructed, due to the constraints of the shape of the lot.

Staff Comments:

- Due to the unusual shape of the property, a relaxation to the side (west) setback is required in order to accommodate a building on the lot and to ensure that existing circulation through the property is maintained.
- The impact of the proposed relaxation to the side (west) setback is considered to be minor, as there is an access easement adjacent to the property line (on the adjacent property to the west).
- Staff support the variance.

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. 7912-0026-00 |
| Appendix V. | 3 Lots in Shopping Centre Site |

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/kms

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DEVELOPMENT DATA SHEET

Existing Zoning: C-8

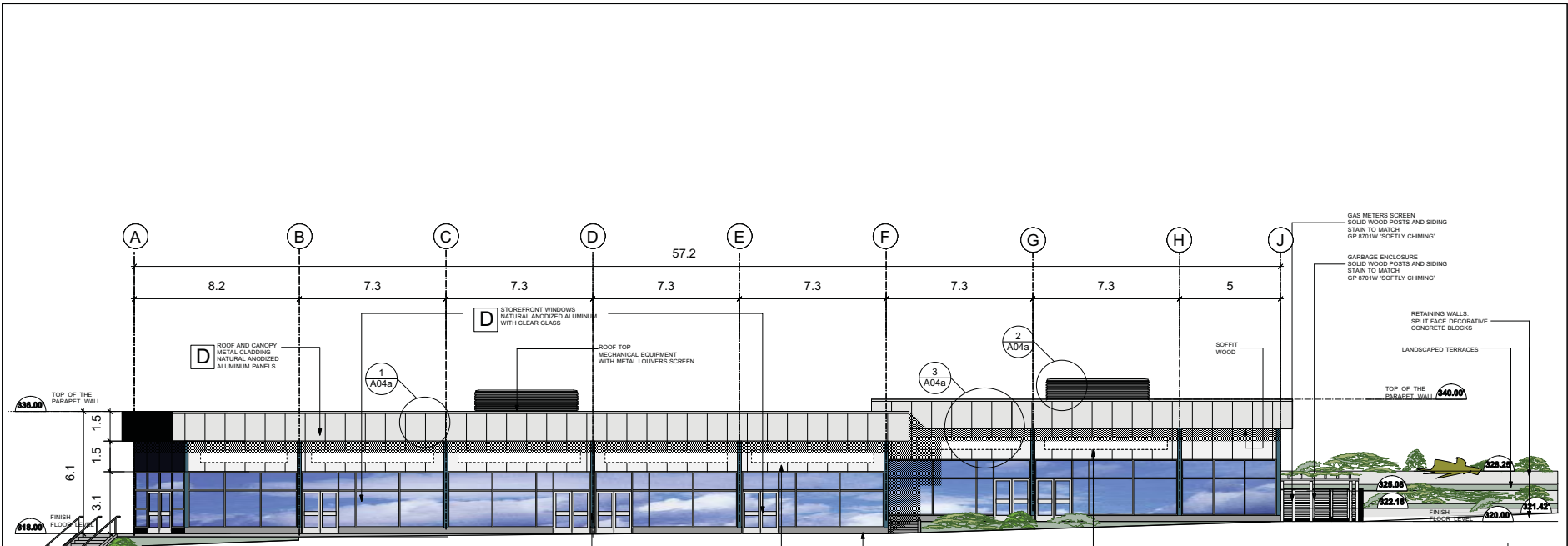
Required Development Data	Minimum Required / Maximum Allowed	Proposed	
LOT AREA (in square metres)			
Gross Total			
Road Widening area			
Undevelopable area			
Net Total		5,177 m ²	
LOT COVERAGE (in % of net lot area)			
Buildings & Structures		39.4%	
Paved & Hard Surfaced Areas		56%	
Total Site Coverage		95.4%	
SETBACKS (in metres)			
Front (120 Street)	7.5 metres	78 metres	
Rear (East)	7.5 metres	0 metre*	
Side #1 (North)	7.5 metres	64.1 metres	
Side #2 (South)	7.5 metres	0 metre*	
Side #3 (West)	7.5 metres	2.8 metres*	
BUILDING HEIGHT (in metres/storeys)			
Principal	12 metres	6.1 metres	
Accessory			
NUMBER OF RESIDENTIAL UNITS			
Bachelor			
One Bed			
Two Bedroom			
Three Bedroom +			
Total			
FLOOR AREA: Residential			
FLOOR AREA: Commercial		Building D	Building E
Retail		2,078.7 m ²	928 m ²
Office			
Total		2,078.7 m ²	928 m ²
FLOOR AREA: Industrial			
FLOOR AREA: Institutional			
TOTAL BUILDING FLOOR AREA	4,141.6 m ²	3006.7 m ²	

* *Seeking variance.*

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)	0.8	0.58
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls on subject site and adjoining 2 lots)	Buildings A, B, C, D & E 159	181 total
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	159	181
Number of disabled stalls	3	3
Number of small cars	40	18
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----



WEST ELEVATION

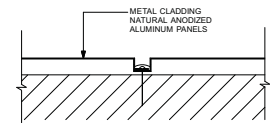
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- COLOUR SCHEME:**
- A. GP 8701W "SOFTLY CHIMING"**
-Exterior walls
 - B. GP 8784D "BLACKTHORN"**
-Concrete Base
 - C. GP 8055D "POSEIDON"**
-Steel Columns
 - D. NATURAL ALUMINUM - ANODIZED**
-Canopy Metal Cladding,
-Storefront Windows and Doors

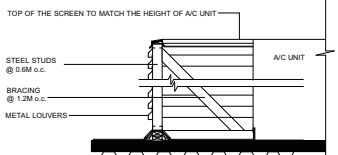
C 6"x6" STEEL COLUMN
FLASH WITH
THE STOREFRONT WINDOWS
PAINTED

A STUCCO WALL
PAINTED GREY

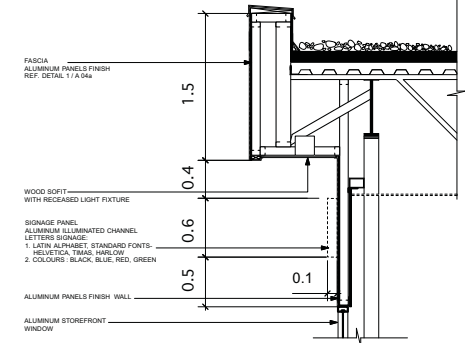
B BASE
PAINTED CONCRETE



1 A04a CANOPY METAL CLADDING
PANEL AND JOINT



2 A04b ROOF SCREEN FOR A/C UNITS
SCALE 1/2" = 1' - 0"



3 A04a FASCIA SIGNAGE DETAIL
SCALE 1/2" = 1' - 0"

No.	Date:	Revision Details:

WG ARCHITECTURE INC
1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V8
TEL: (604) 331 2378
FAX: (604) 683 7464

Project Title:
**COMMERCIAL PROJECT
BUILDING 'E'
9450 - 120 STREET
SURREY, B.C.**

Drawing Title:
**BUILDING 'E'
WEST ELEVATION**

Date:
JULY 2008

Scale:

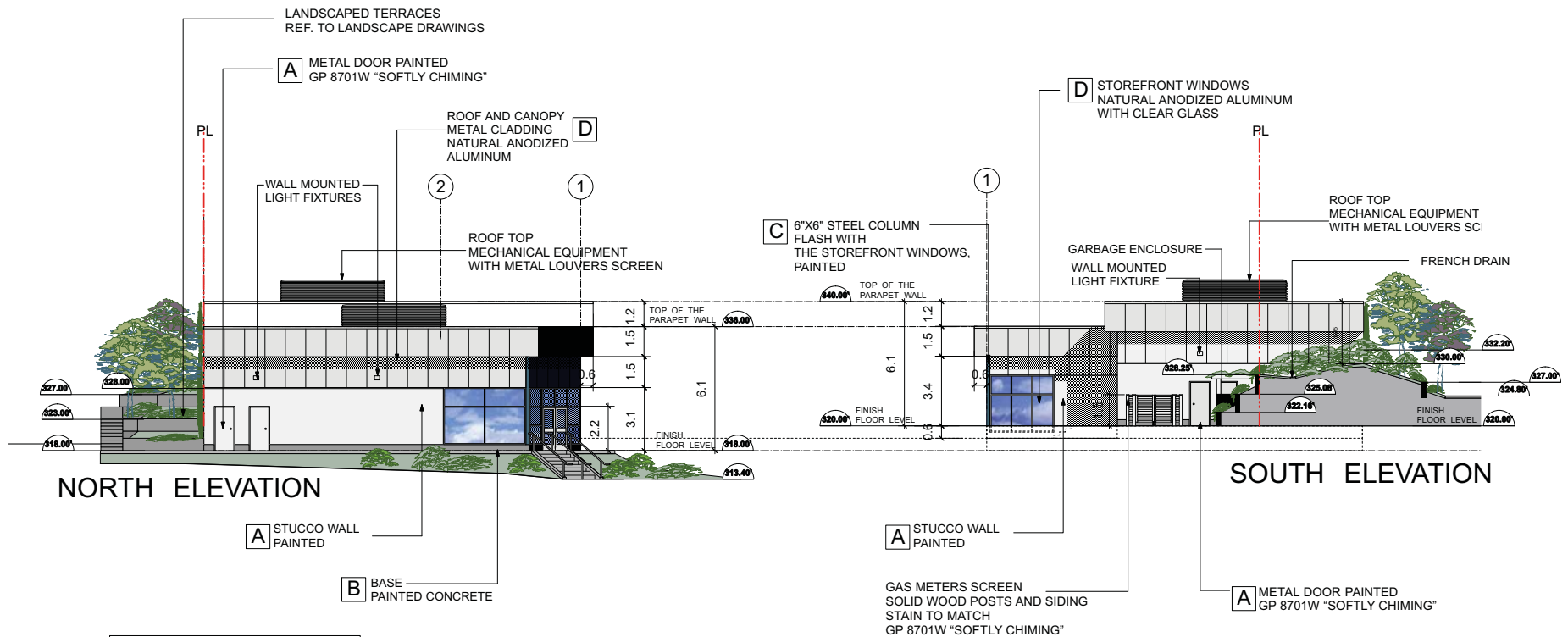
Drawn By:
AM, NC

Approved By:
WG

Project Number:
0801

A04a

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- COLOUR SCHEME:**
- A. GP 8701W "SOFTLY CHIMING"**
-Exterior walls
 - B. GP 8784D "BLACKTHORN"**
-Concrete Base
 - C. GP 8055D "POSEIDON"**
-Steel Columns
 - D. NATURAL ALUMINUM - ANODIZED**
-Canopy Metal Cladding,
-Storefront Windows and Doors

No.	Date	Revision Details

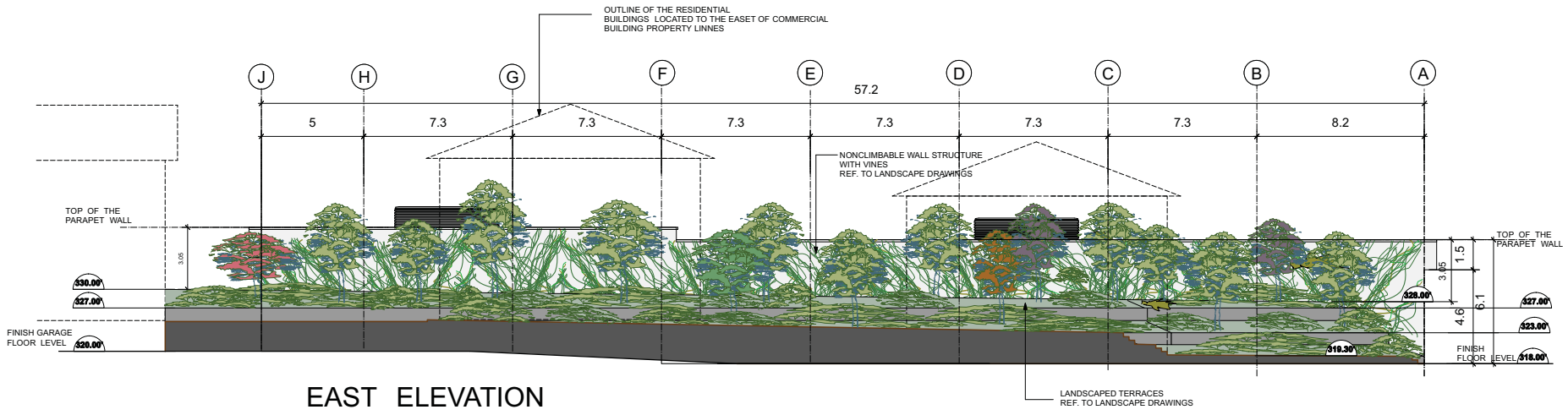
WG ARCHITECTURE INC
1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V6
TEL: (604) 331 2378
FAX: (604) 683 7464

Project Title: **COMMERCIAL PROJECT BUILDING 'E'**
9450 - 120 STREET
SURREY, B.C.

Drawing Title: **BUILDING 'E' NORTH AND SOUTH ELEVATIONS**

Date: JULY 2008	Project Number: 0801
Scale: 1/8" = 1' - 0"	A04b
Drawn By: AM, NC	
Approved By: WG	

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EAST ELEVATION

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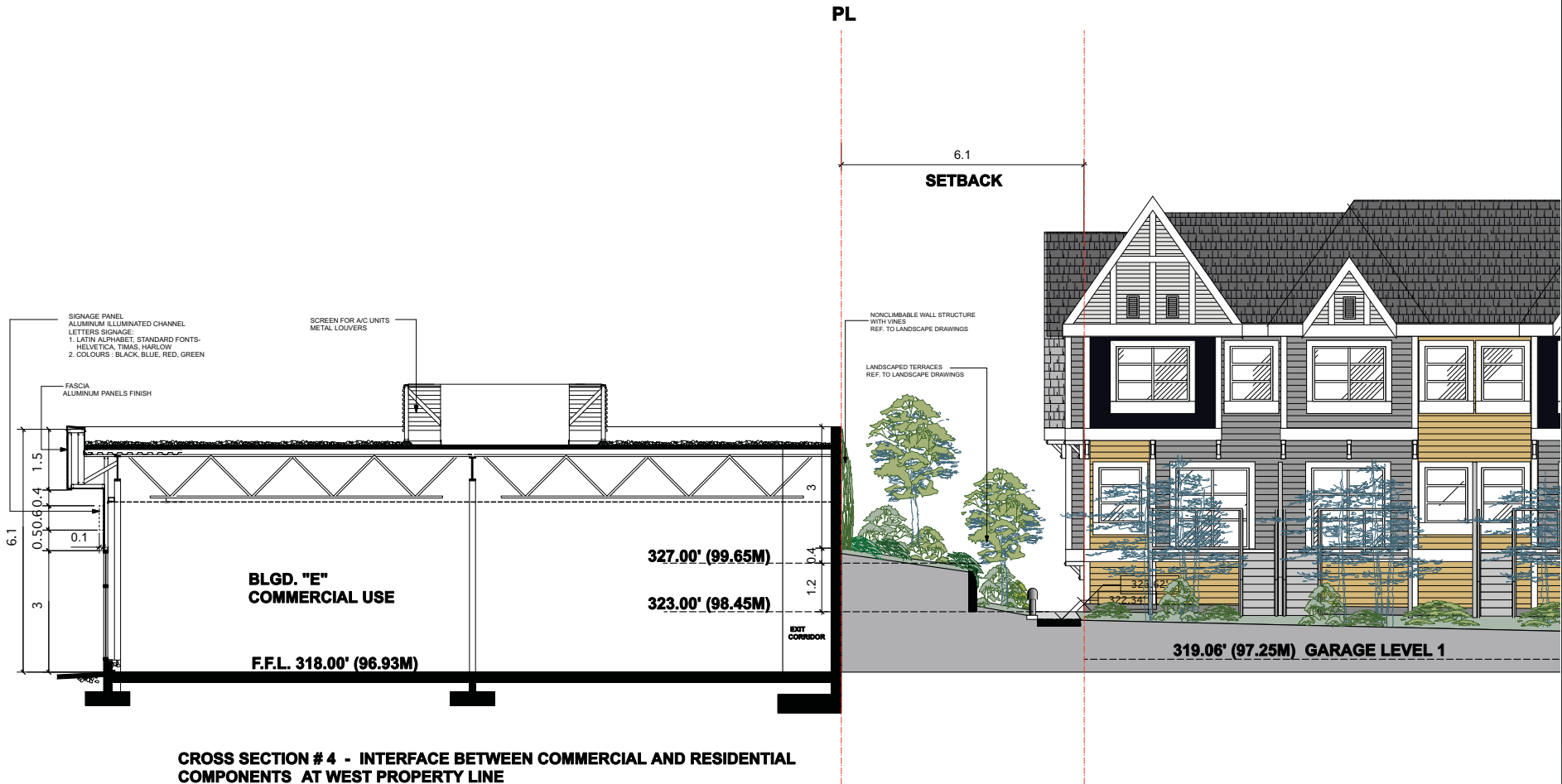


WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V8
 TEL: (604) 331 2378
 FAX: (604) 683 7464

Project Title:
COMMERCIAL PROJECT BUILDING 'E'
 9450 - 120 STREET
 SURREY, B.C.

Drawing Title:
BUILDING 'E' EAST ELEVATION

Date:	JULY 2008	Project Number:	0801
Scale:	1/8"= 1' - 0"	Drawn By:	AM, NC
Approved By:	WG		A04c



CROSS SECTION # 4 - INTERFACE BETWEEN COMMERCIAL AND RESIDENTIAL COMPONENTS AT WEST PROPERTY LINE
SCALE 1/4" = 1'0"

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No.	Date	Revision Details	No.	Date	Revision Details

W G ARCHITECTURE INC

1000 - 479 GRANVILLE STREET
VANCOUVER, B.C. V6C 1Y6
TEL: (604) 571 5273
FAX: (604) 683 7484

Project COMMERCIAL PROJECT BUILDING "E" 848 - 150 STREET SURREY, B.C.	Date: MARCH 14, 2008	Project No. 0801
	Scale: 20"=1'-0"	Drawing No. A05
Drawing Title CROSS SECTION 4 GREEN ROOF DETAILS	Drawn By: YA	Approved By: WG

INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

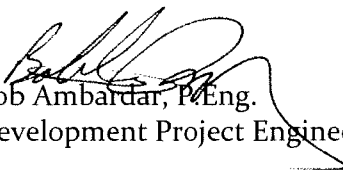
DATE: **May 17, 2012**

PROJECT FILE: **7812-0026-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 9450 120 St.**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/
Development Variance Permit.


Bob Ambardar, P.Eng.
Development Project Engineer

BA

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0026-00

Issued To: Centex Projects Ltd

("the Owner")

Address of Owner: 13049 76 Avenue Unit 206
Surrey BC
V3W 2V7

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: 027-199-983
LT 1 SC 31 T2 PLBCP32375
9450 120 St

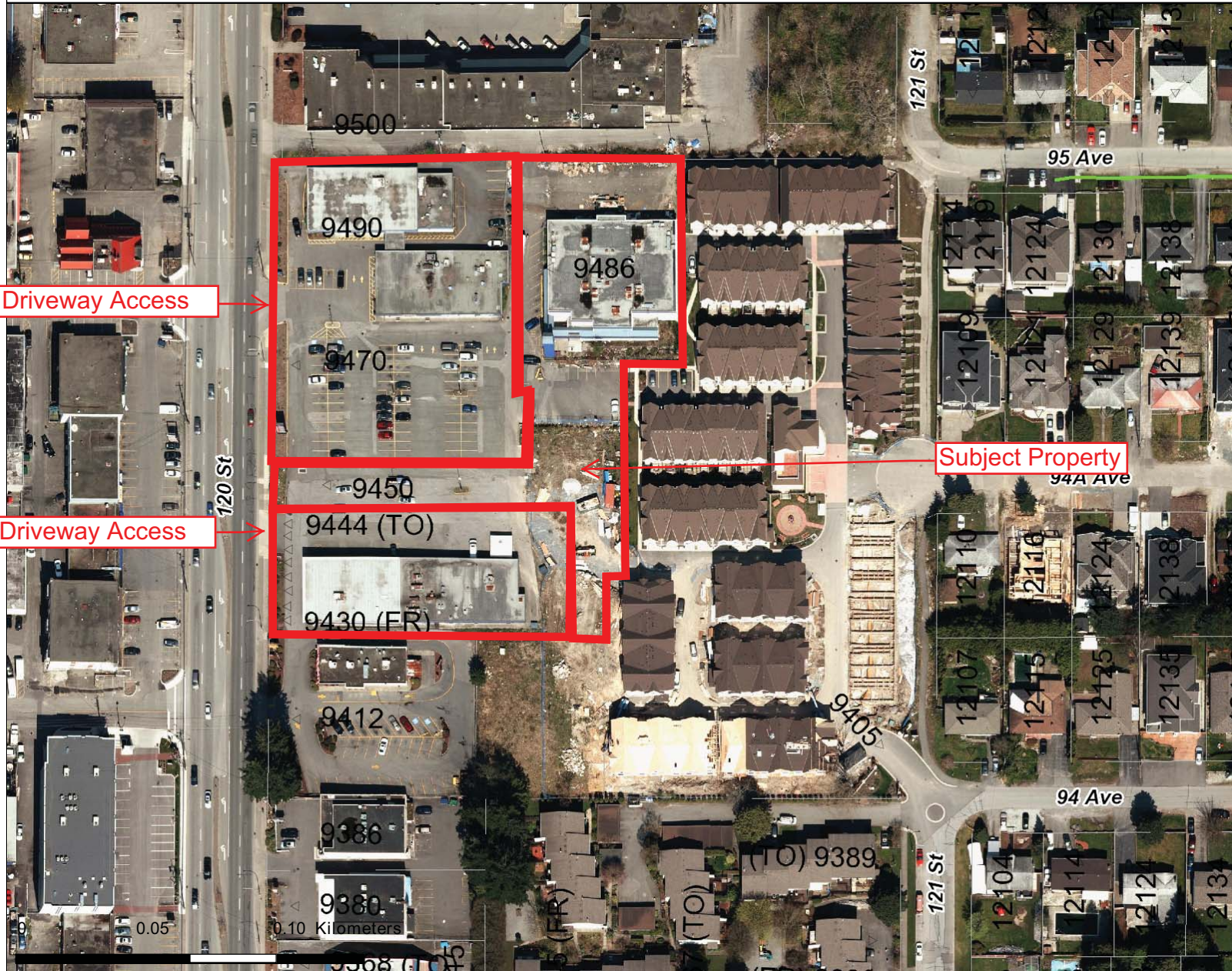
(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 36 Community Commercial Zone (C-8) the minimum rear (east) yard setback is reduced from 7.5 metres (25 ft.) to 0 metre (0 ft.);
 - (b) In Section F of Part 36 Community Commercial Zone (C-8) the minimum side (south) yard setback is reduced from 7.5 metres (25 ft.) to 0 metre (0 ft.); and
 - (c) In Section F of Part 36 Community Commercial Zone (C-8) the minimum side (west) yard setback is reduced from 7.5 metres (25 ft.) to 2.8 metres (9.5 ft.).
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



- ### Legend
- Lots (Outline)
 - Road Names 1000_4000
 - Park Name Labels
 - Address Points
 - Fish Class (Open Channels)
 - A
 - - - AO
 - B
 - C
 - Unknown
 - Fish Class (Water Bodies)
 - A
 - AO
 - B
 - C
 - Unknown
 - Water Courses
 - Creek
 - River
 - Greenways
 - In Service
 - Proposed
 - Early Copy Lots
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - Hooks
 - Lots
 - BC Gas
 - BC Hydro
 - BC Rail Standard Lot
 - BN Rail Standard Lot
 - CN Rail
 - City Land Standard Lot
 - City Land Strata
 - FRPA Foreshore Tenure
 - Federal Standard Lot
 - Other

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

Scale: 1: 1,645
Map created on: April-23-12