

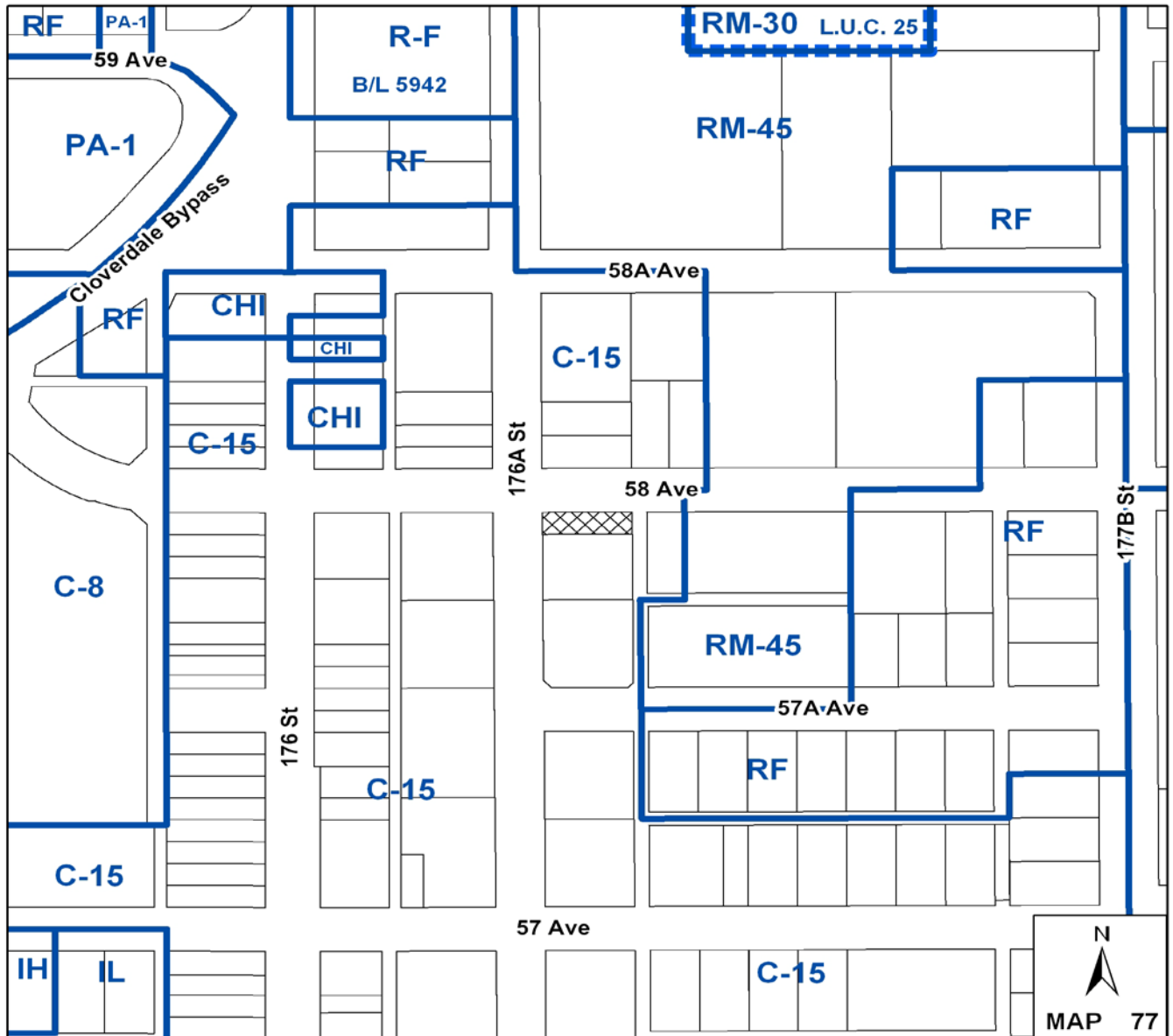
Proposal: DP to permit an addition to an existing commercial building to provide 2 residential units. DVP to vary the number of parking stalls and the rear and side yard setbacks.

Recommendation: Approval to Proceed

Location: 5790 - 176A Street **Zoning:** C-15

OCP Designation: Town Centre

NCP Designation: Town Centre **Owners:** Karnail and Gaigi Bhala Commercial



PROJECT TIMELINE

Initial Application Submission Date: February 1, 2007
Completed Application Submission Date: June 5, 2007
Planning Report Date: July 9, 2007

PROPOSAL

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following Zoning By-law regulations:
 - to vary the minimum number of required parking stalls from 8 to 6;
 - to reduce the rear yard setback of the C-15 Zone from 7.5 metres (25 ft.) to 0.7 metre (2.5 ft.); and
 - to reduce the north flanking side yard setback of the C-15 Zone from 3.0 metres (10 ft.) to 0.3 metre (1.0 ft.)

in order to permit the development of two residential units in a second floor addition above an existing commercial building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to eliminate the required indoor and outdoor amenity space.
2. Council authorize staff to draft Development Permit No. 7907-0035-00 generally in accordance with the attached drawings (Appendix V).
3. Council approve Development Variance Permit No. 7907-0035-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum number of required parking stalls in the Zoning By-law from 8 to 6;
 - (b) to reduce the minimum rear yard setback of the C-15 Zone from 7.5 metres (25 ft.) to 0.7 metre (2.5 ft.); and
 - (c) to reduce the minimum north flanking side yard setback of the C-15 Zone from 3.0 metres (10.0 ft.) to 0.3 metre (1.0 ft.).

3. Council instruct staff to resolve the following issues prior to approval:
 - (a) the applicant adequately address the impact of no indoor and no outdoor amenity space; and
 - (b) approval of Development Variance Permit No. 7907-0035-00

REFERRALS

Engineering: The Engineering Department has no concerns regarding this proposal (Appendix III).

Parks: (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Existing convenience store, zoned C-15, designated Town Centre in the OCP and Town Centre Commercial in the Cloverdale Town Centre Plan.
- **East:** Existing commercial building, zoned C-15, designated Town Centre in the OCP and Town Centre Commercial in the Cloverdale Town Centre Plan.
- **South:** Existing commercial building with residential above, zoned C-15, designated Town Centre in the OCP and Town Centre Commercial in the Cloverdale Town Centre Plan.
- **West:** Across 176A Street, existing office building, zoned C-15, designated Town Centre in the OCP and Town Centre Commercial in the Cloverdale Town Centre Plan.
- **North:** Across 58 Avenue, existing bowling alley, zoned C-15, designated Town Centre in the OCP and Town Centre Commercial in the Cloverdale Town Centre Plan.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located at the southeast corner of the intersection of 176A Street and 58 Avenue in the Cloverdale Town Centre. The site is designated Town Centre in the Official Community Plan (OCP) and Town Centre Commercial in the Cloverdale Town Centre Plan.

- The subject site is currently zoned "Town Centre Commercial Zone" (C-15). The applicant wishes to build a second floor addition above an existing commercial building constructed around 1973.
- The proposed second-storey addition is intended to allow for the construction of two residential rental units above an existing convenience store. The proposed addition is consistent with the designations in the Official Community Plan (OCP), the Cloverdale Town Centre Plan, the C-15 Zone in the Surrey Zoning By-law, and the Cloverdale Town Centre Design Guidelines.
- With the proposed second-storey addition, the building will have a total floor area of 332 square metres (3574 sq.ft.). This represents a floor area ratio (FAR) of 0.90 which is well below the 1.5 FAR permitted in the C-15 Zone.
- The addition of the second storey for two residential units will result in an increase in the number of required parking spaces. However, due to site constraints the subject site is already at capacity for parking. Therefore, Council approval of a Development Variance Permit is required to reduce the number of parking spaces from 8 to 6 spaces (see By-law Variance section).
- The C-15 Zone requires a rear yard setback of 7.5 metres (25 ft.). It also requires at least one side yard to have a setback of at least 3.0 metres (10 ft.). The existing building has a rear yard setback of 0.7 metre (2.5 ft) and a north flanking side yard setback of 0.3 metre (1.0 ft). Although the existing single-storey building is legally non-conforming, the proposed addition to the second floor is considered to be an improvement, which will not conform to the building siting requirements of the C-15 Zone. The applicant is therefore seeking a Development Variance Permit for building setbacks (see By-law Variance section).
- The C-15 Zone requires the provision of indoor and outdoor amenity space. Due to space limitations, the applicant is proposing to provide \$1,050 per dwelling unit in lieu of indoor amenity space as per City Policy O-48 and \$500 per dwelling unit in lieu of outdoor amenity space, which is acceptable to staff.

PRE-NOTIFICATION

According to Council policy, the mail-out of pre-notification letters is not required for Development Permit Applications. However, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposal, and staff did not receive any comments on this proposal as a result of the Development Proposal sign.

DESIGN PROPOSAL AND REVIEW

- The applicant is proposing two residential rental units above an existing convenience store, consisting of one, two-bedroom unit, and one, one-bedroom unit. Access to the residential units will be from a shared entranceway facing 58 Avenue. Each residential unit will have a private staircase, as required by the BC Building Code.

- The west and north façades of the existing convenience store incorporate stone facing and cedar siding, finished with a "rust" stain. The south and east façades incorporate cedar siding. The proposed expansion is consistent with these façades, incorporating cedar siding to match the existing. Decorative brackets and molding along and below the parapet of the building provide interest, and are in keeping with the Cloverdale Town Centre Design Guidelines and with the heritage railway character of the area. The proposal also includes a balcony incorporating balusters and vinyl frame sliding doors that are also in keeping with the Cloverdale Town Centre Design Guidelines and the heritage railway character.
- The applicant will enhance the existing landscaping along 176A Street by planting Red Flowering Horsechestnut, which would be in keeping with the heritage theme. The applicant has also indicated that they will accept staff suggestions to enhance the street interface of the subject site by planting landscaping along 58 Avenue and erecting a trellis in the landscaping strip along 176A Street.

ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum number of required parking stalls in the Zoning By-law from 8 to 6.

Applicant's Reasons:

- The existing parking lot is at capacity. There are currently 6 parking stalls on the site.
- The opportunity to increase the number of parking stalls on the site is limited.

Staff Comments:

- Staff agree with the applicant's reasons and support the proposed variance.

(b) Requested Variance:

- To reduce the rear yard setback of the C-15 Zone from 7.5 metres (25 ft.) to 0.7 metre (2.5 ft).

Applicant's Reasons:

- The existing building is legally non-conforming, and the setback is an existing condition.

Staff Comments:

- The proposed addition will improve the character of the existing building, and support some of the land use and design objectives of the Cloverdale Town Centre Plan.
- Staff support the proposed setback variance.

(c) Requested Variance:

- To reduce the flanking side yard setback (north side) of the C-15 Zone from 3.0 metres (10 ft.) to 0.3 metre (1.0 ft).

Applicant's Reasons:

- The existing building is legally non-conforming, and the setback is an existing condition.

Staff Comments:

- The proposed addition will improve the character of the existing building, and support some of the land use and design objectives of the Cloverdale Town Centre Plan.
- Staff support the proposed setback 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.	Contour Map
Appendix III.	Engineering Summary
Appendix IV.	Parks Comments
Appendix V.	Proposed Site Plan and Building Elevations
Appendix VI.	Development Variance Permit No. 7907-0035-00

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by Gaigi Bhala dated February 1, 2007.

How Yin Leung
Acting General Manager
Planning and Development

CA/kms

Information for City Clerk

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

1. (a) Agent: Name: Karnail and Gaigi Bhala
 Address: 9636 - 161 Street
 Surrey, B.C.
 V4K 3K8
 Tel: 604-582-1325

2. Properties involved in the Application
 - (a) Civic Address: 5790 - 176A Street

 - (b) Civic Address: 5790 - 176A Street
 Owner: Karnail Bhala and Gaigi Bhala
 PID: 012-520-357
 North Half Lot 4 Block 12 Section 8 Township 8 New Westminster District
 Plan 2107

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7907-0035-00.

DEVELOPMENT DATA SHEET

Existing Zoning: C-15

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		367.99 m ²
Road Widening area		
Undevelopable area		
Net Total		367.99 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	80%	75.81%
Paved & Hard Surfaced Areas		
Total Site Coverage	80%	75.81%
SETBACKS (in metres)		
Front	2.0 m	17.5 m
Rear	7.5 m	0.7 m*
Side #1 (North) (Flanking Street)	3.0 m	0.3 m*
Side #2 (South)	0.0 m	0.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	7.9 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		1
Two Bedroom		1
Three Bedroom +		
Total		2
FLOOR AREA: Residential	246.55 m	200 m ²
FLOOR AREA: Commercial	305.43 m ²	132 m ²
Retail		
Office		
Total	305.43 m ²	132 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	551.98 m ²	332 m ²

* *Variance requested*

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)	1.50	0.90
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	5	3
Industrial		
Residential Bachelor + 1 Bedroom	1.3	
2-Bed	1.5	
3-Bed		
Residential Visitors	0.2	
Institutional		
Total Number of Parking Spaces	8	6*
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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CONTOUR MAP FOR SUBJECT SITE

