

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0114-00

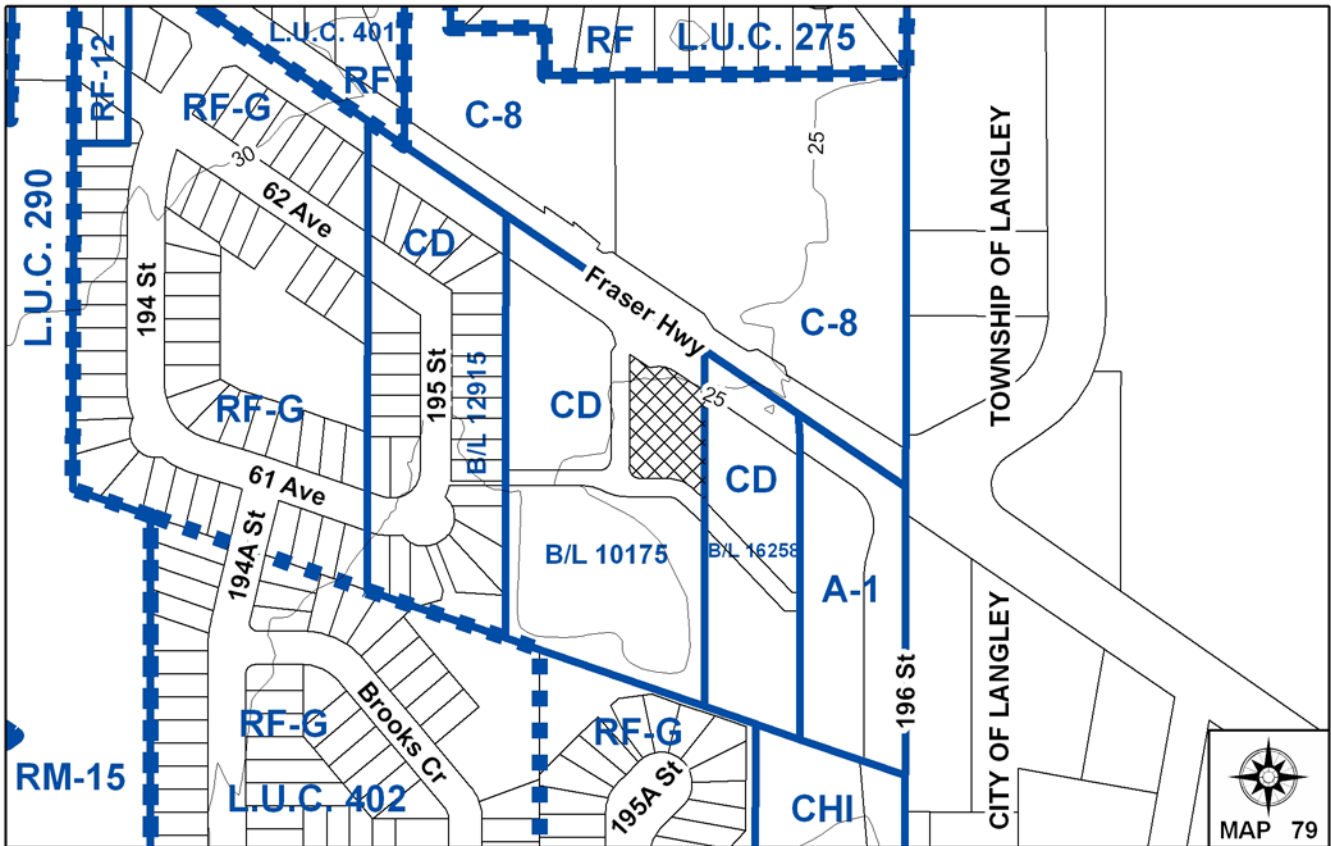
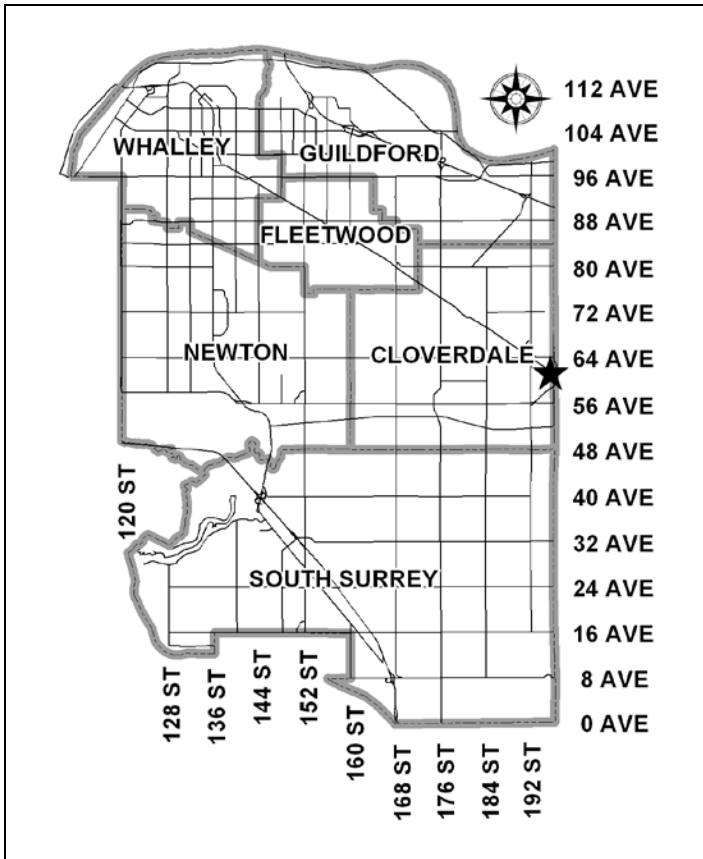
Planning Report Date: September 8, 2008

PROPOSAL:

- **Development Permit**

in order to permit the development of a display home/ sales office.

LOCATION: 19536 Fraser Highway
OWNER: Viceroy Homes Limited
ZONING: CD (By-law No. 10175)
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed building form is appropriate for this part of East Cloverdale.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the south side of Fraser Highway, directly east of 195 A Street. It is designated Commercial in the Official Community Plan (OCP) and zoned Comprehensive Development (By-law No. 10175). The CD Zone is based on the C-R (1) Zone (By-law No. 5942).
- The lot was created in 1991 as part of a 3-lot subdivision and has a lot area of 0.23 ha (0.58 ac). The CD By-law allows for multiple family development on the southern parcel (existing) and retail commercial uses on the two northern parcels.
- A previous Development Permit (No. 7904-0174-00) was issued in 2004 for a two-storey single family house to be used as a display home/sales office. However, development of this project did not commence within two years of approval and consequently this Development Permit lapsed.
- The applicant, Viceroy Homes, constructs manufactured homes.
- A Development Permit application has been submitted to permit development of single-storey manufactured home to be used as a display home/sales office.
- The proposed building has a floor area of 290 square metres (3,122 sq.ft.) representing a floor area ratio (FAR) of 0.13, which complies with the maximum 0.55 FAR permitted in the CD Zone.

Arborist Report and Tree Location/ Retention Plan (Appendix IV)

- The Arborist Report, prepared by DMG Landscape Architects and dated September 3, 2008, identifies 1 mature tree on the developable portion of the site, which is to be removed due to poor condition.
- Two undersized trees (Scots Pine) are to be relocated to an alternate location on the site, while two additional undersized trees (Red Maple) will be preserved by meandering the sidewalk to accommodate them.
- The table below provides a summary of the proposed tree retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Black Cottonwood	1	0	1
Total	1	0	1

- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood (replaced at a 1:1 ratio). The application proposes 24 replacement trees to be provided, exceeding the 1 replacement tree required under the Tree Protection By-law.

PRE-NOTIFICATION

No pre-notification notices were mailed as part of this application as it does not propose rezoning. No comments were received in response to the development sign.

A pre-notification referral was sent to the Township of Langley on August 27, 2008. In response, Township staff indicates that they have no concerns with the proposed development.

DESIGN PROPOSAL AND REVIEW

- The development consists of a single-storey manufactured home to be used as a display home/sales office.
- The proposed materials include douglas fir window trim (artic white), cultured stone along the base, James hardie siding (chestnut brown) and asphalt shingles (dual brown).
- The residential portion of the development will function as a show home and contains approximately 227 square metres (2,443 sq.ft.) of floor area. The garage area will function as office space and incorporates approximately 63 square metres (678 sq.ft.).
- Access to the subject parcel would be from 195A Street.
- Nine (9) parking stalls are proposed which complies with the Zoning By-law requirements for commercial development. Loading will be achieved via an oversized stall located adjacent the office space.
- A sidewalk will be constructed along the western and southern property lines, which is proposed to integrate with the existing and proposed sidewalk development along Fraser Highway. A statutory right of way will be registered over this sidewalk to allow for future public use, as it will remain as part of the applicants parcel. The sidewalk will be meandered in the northwest portion to allow two trees to be retained.
- A free-standing sign is proposed in the northwest corner of the site. The design of the proposed sign is coordinated with the design of the building through the use of complementary cultured stone at the base and integrated into the landscaping.
- Potential off-site impacts to the adjacent residential development from wayward lighting will be limited with all lighting required to be downward oriented. Visual screening has been provided for the parking area along the southern property line through the provision of a double staggered row of evergreen shrubs in coordination with four proposed trees.
- Landscape buffering will be provided along all property lines through the provision of assorted trees, shrubs and perennials, and which has been coordinated with the approved adjacent development. A timber rail fence is also proposed along the east property line to provide additional privacy to the future seniors care facility.

ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design panel but was reviewed by the City Architect and City Landscape Architect. The applicant has addressed the design concerns to the satisfaction of staff.

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.	Proposed Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

Complete Set of Architectural and Landscape Plans prepared by Took Engineering Inc. and DMG Landscape Architects, respectively, dated August 13, 2008.

Jean Lamontagne
General Manager
Planning and Development

SL/kms

v:\wp-docs\planning\plncom08\08220914.sml.doc
KMS 8/27/08 12:24 PM

Information for City Clerk

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

1. (a) Agent: Name: Took Engineering Inc.
 Address: 5485 - 180 Street
 Surrey, B.C. V3S 5R9
 Tel: 604-576-8561

2. Properties involved in the Application

(a) Civic Address: 19536 Fraser Highway

(b) Civic Address: 19536 Fraser Highway
 Owner: Viceroy Homes Ltd., Inc. No. 34647A
 PID: 017-499-356
 Lot 2 Section 10 Township 8 New Westminster District Plan LMP1840

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD (By-law No. 10175)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total	1,000 m ²	2,318 m ²
Road Widening area		
Undevelopable area		
Net Total	1,000 m ²	2,318 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		13%
Paved & Hard Surfaced Areas		21%
Total Site Coverage	50%	34%
SETBACKS (in metres)		
Front (North)	2 m	7.5 m
Rear (South)	7.5 m	21.8 m
Side #1 (East)	3 m	7.5 m
Side #2 (West)	2 m	9.1 m
BUILDING HEIGHT (in metres/storeys)	12 m	8.2 m
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial	2,328 m ²	290 m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		290 m ²

** 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)	0.55	0.13
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)	8	9
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	8	9
Number of disabled stalls	1	1
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	YES
---------------	----	---------------------------------	-----