

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7909-0112-00

Planning Report Date: November 2, 2009

**PROPOSAL:**

- Amend CD By-law No. 14789
- Development Permit

in order to permit an addition to the residential component of an existing mixed-use building.

**LOCATION:**

5989 - 168 Street

**OWNERS:**

Parminder Singh Gill and  
 Ramandeep Kaur Gill

**ZONING:**

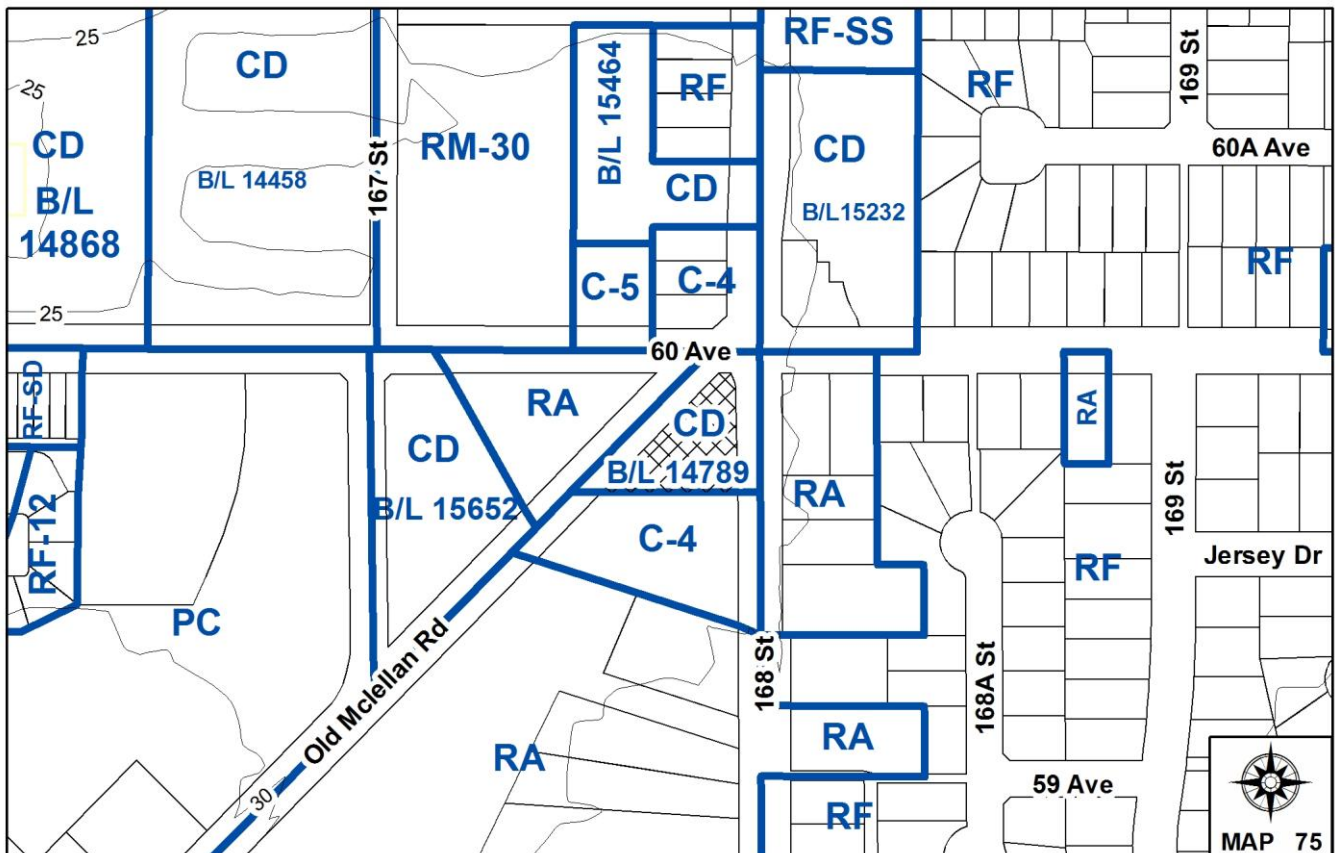
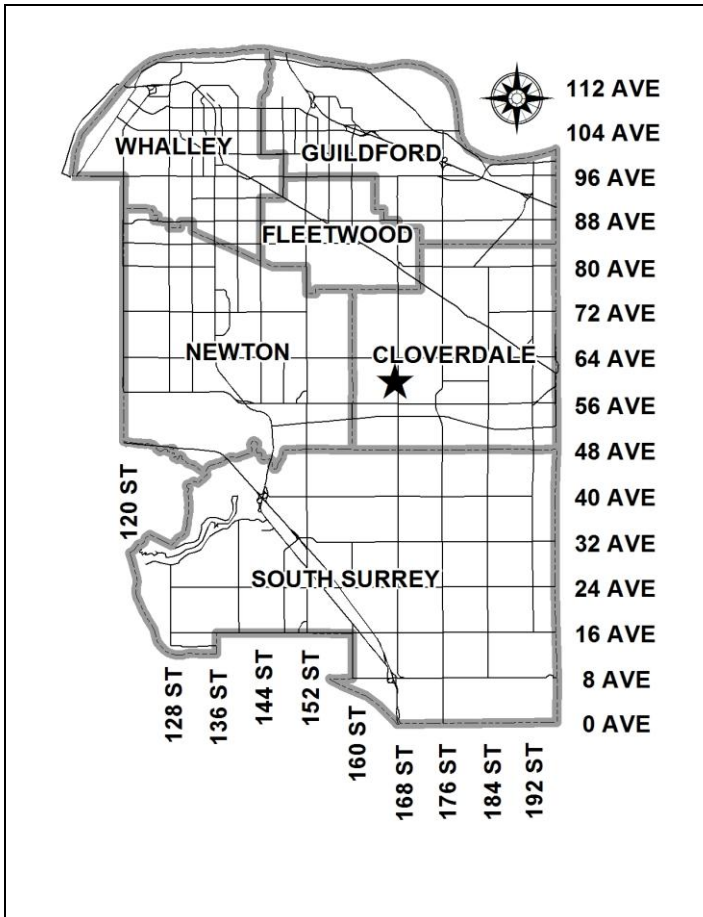
CD (By-law No. 14789)

**OCP DESIGNATION:**

Urban

**NCP DESIGNATION:**

Commercial/Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending CD By-law No. 14789.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with NCP Designation.
- The proposed density and building form are appropriate for this part of West Cloverdale South Neighbourhood Concept Plan area.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 14789 (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14789) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7909-0112-00 in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) approval from the Ministry of Transportation & Infrastructure;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space.

## REFERRALS

Engineering: The Engineering Department has no objection to the project.

Ministry of Transportation & Infrastructure (MOTI): Referral has been sent. No comment to date.

Terasen Gas: No objections to the proposal.

## SITE CHARACTERISTICS

Existing Land Use: Two mixed-use commercial/residential buildings.

Adjacent Area:

| Direction                        | Existing Use                            | NCP Designation           | Existing Zone |
|----------------------------------|---|---------------------------|---------------|
| North (Across 60 Avenue):        | Cheung's Food Market.                   | Commercial                | C-4           |
| East (Across 168 Street):        | Vacant lot and single family dwellings. | Urban in the OCP          | RA            |
| South:                           | Vacant.                                 | Institutional/Residential | C-4           |
| West (Across Old McLellan Road): | Single family dwellings.                | Commercial/Residential    | RA            |

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at the historic "Five Corners" of Cloverdale, at the southwest corner of 60 Avenue and 168 Street in the West Cloverdale South Neighbourhood Concept Plan area. The site is designated Commercial/Residential in the West Cloverdale South Neighbourhood Concept Plan (NCP). It was rezoned from Local Commercial (C-4) Zone to Comprehensive Development (CD) Zone (By-law No. 14789), based on the Neighbourhood Commercial (C-5) Zone in 2004 under Development Application No. 7901-0180-00.
- Two mixed use commercial-residential buildings, with commercial units on the ground floor and three 2-bedroom residential units on the second floor, are located on the subject site. The building is fully occupied.

Current Proposal

- The applicant is proposing to construct a 2-storey addition to the south portion of the southernmost building in order to expand one of the existing residential units by a total of 104 square metres (1,122 sq. ft.) from 101 square metres (1,080 sq.ft.) to 205 square metres (2,202 sq.ft.).
- The current CD By-law (No. 14789) permits a range of uses such as retail, limited personal service, and general services uses, and eating establishments. The Zone also permits a maximum of 3 dwelling units provided they are contained within the principal building, located on the second floor and that each is no greater than 130 square metres (1,400 sq.ft.).
- The applicant is proposing to amend the CD By-law (No. 14789) in order to permit a 2-storey residential addition.
- The proposed amendment does not change the total number of units, and does not require any additional parking spaces. Furthermore, the proposed addition conforms to the maximum allowable floor area ratio (FAR) of 0.50 of the existing CD Zone (By-law No. 14789).
- The existing CD By-law (No. 14789) limits the dwelling units to the second floor only and limits the maximum floor area of each dwelling unit to 130 square metres (1,400 sq.ft.).

- It is proposed to amend the CD By-law(No. 14789) by permitting a dwelling unit to be located on the first and second floors and increasing the size of one dwelling unit to 205 square metres (2,202 sq.ft.).
- While the current CD By-law (No. 14789) limits the number of dwelling units to three with a maximum unit size of 130 square metres (1,400 sq.ft.) in gross floor area for a maximum residential gross floor area of 390 square metres (4,200 sq.ft.), the proposed CD By-law amendment limits the maximum combined residential gross floor area to 464 square metres (5,000 sq.ft.) and does not restrict the dwelling units to the second floor only.

### PRE-NOTIFICATION

Pre-notification letters were sent on July 17, 2009 and staff received two phone calls with the following comments (*staff comments in italics*):

- One caller requested more information about the proposed development
- The second caller expressed concern about the loss of parking stalls available on the site.

*(Staff explained to the caller that the proposed addition will not create a need for additional parking spaces, nor will the addition remove available spaces for the customers.)*

### DESIGN PROPOSAL AND REVIEW

- The proposed addition blends in seamlessly with the existing building by using similar architectural features, colours and materials. The ground-level addition, which is comprised of a family room and a den, allows for more "eyes on the street".
- The building is designed to complement the heritage buildings in the area by incorporating features such as a steep gable roof, narrow horizontal siding, wood brackets, board and batten detailing and mullioned windows with wood trim.
- The number of required parking spaces (19, including one space for persons with disabilities) is not affected by the proposed addition. However, two of the existing tandem parking spaces will be moved slightly to the west, to bring them in alignment with the existing adjacent parking spaces.
- Most of the proposed parking spaces are surface parking. A portion of two tandem stalls will be partially covered by the second floor of the new addition.
- Some of the existing landscaping will be impacted by the proposed development. The existing landscaping will be relocated to along the southern property line.

### ADVISORY DESIGN PANEL

- Based on the scale of this development proposal, the proposal was not referred to the Advisory Design Panel but reviewed by staff.

- Most of the issues have been resolved except for the following which the applicant has agreed to resolve prior to Final Adoption:
  - Provide planting within the 168 Street boulevard in front of the addition to be consistent with the rest of the landscaping in front of the existing buildings.
  - Provide specialty pavers inside the two parking stalls covered by the second floor addition. The paving should be the same colour and material as the existing walkway.
  - At the corner of 168 Street and 60 Avenue, provide additional landscaping to screen utility kiosks and specialty paving to respond to the pedestrians' use of the site (i.e. the pedestrians' "desire line").

#### 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. | Proposed CD By-law Amendment                                |
| Appendix IV.  | Existing CD Zone (By-law No. 14789)                         |

Jean Lamontagne  
General Manager  
Planning and Development

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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:                    Anatoly Morgulis  
                         Address:                    1326 – 129 Street  
   Surrey, BC  
   Tel:                        604-542-9970
  
2.            Properties involved in the Application
  - (a)      Civic Address:                    5989 – 168 Street
  
  - (b)      Civic Address:                    5989 – 168 Street  
                 Owners:                        Parminder Singh Gill and Ramandeep Kaur Gill  
                 PID:                                        026-125-749  
                 Lot 1 Section 12 Township 2 New Westminster District Plan BCP14717
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.
  
  - (b)      Application is under the jurisdiction of MOTI.