

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0152-00

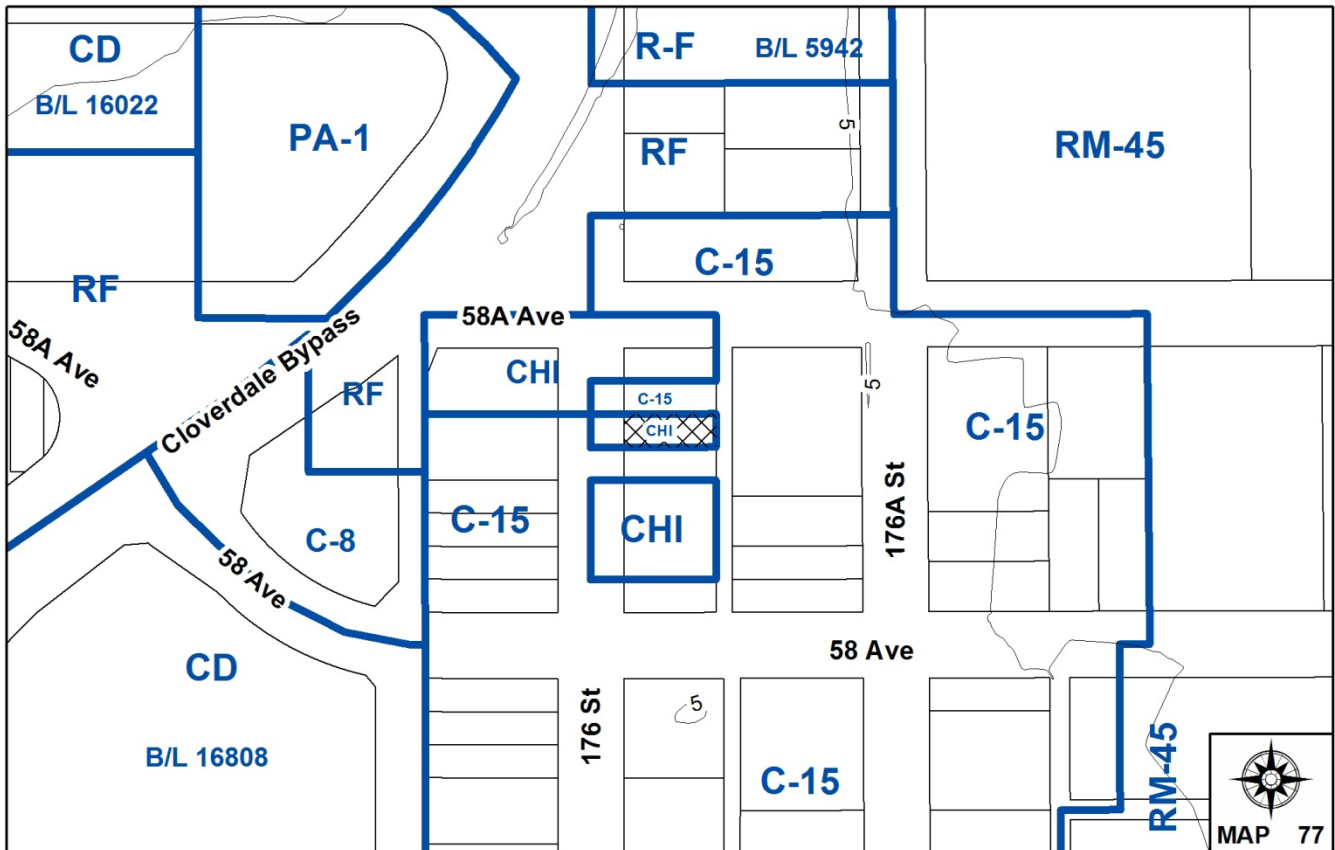
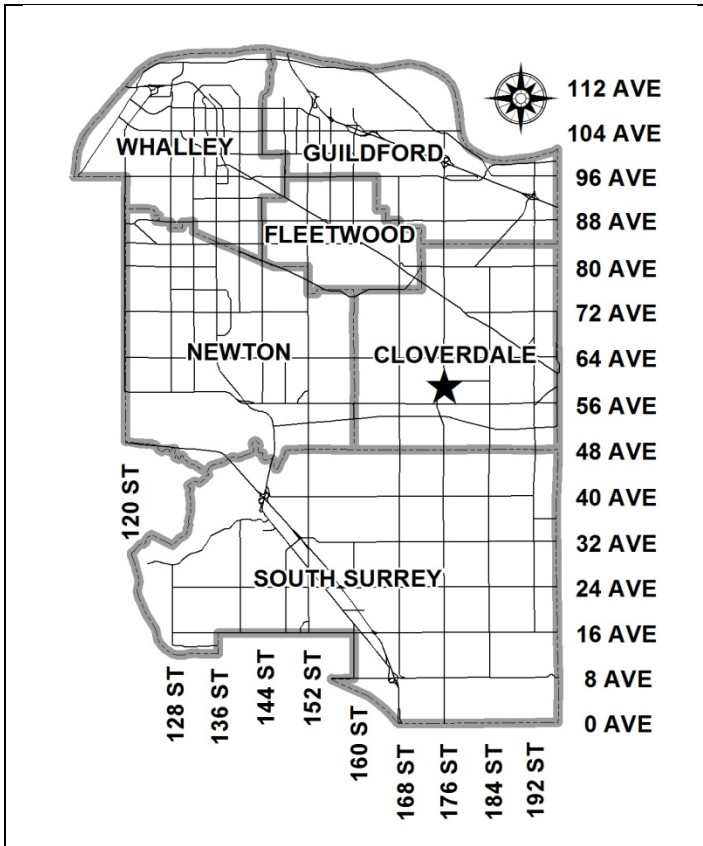
Planning Report Date: September 12, 2011

PROPOSAL:

- **Development Permit**

in order to permit front and rear façade renovations to an existing 2-storey commercial building in the Cloverdale Town Centre.

LOCATION: 5828 - 176 Street
OWNER: Pudco Holdings Inc.
ZONING: CHI
OCP DESIGNATION: Town Centre
TCP DESIGNATION: Town Centre Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed façade renovation improves the appearance of the building and is consistent with the Building Design Guidelines in the Cloverdale Town Centre Plan.

RECOMMENDATION

The Planning & Development Department recommends that the Mayor and Clerk be authorized to execute Development Permit No. 7911-0152-00

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant 2-storey commercial building.

Adjacent Area:

Direction	Existing Use	OCP/TCP Designation	Existing Zone
North:	Single-tenant 1-storey commercial building.	Town Centre/ Town Centre Commercial	C-15
East:	City-owned parking lot.	Town Centre/ Town Centre Commercial	C-15
South:	Single-tenant 1-storey commercial building.	Town Centre/ Town Centre Commercial	C-15
West (Across 176 Street):	Restaurant.	Commercial/ Town Centre Commercial	C-15

DEVELOPMENT CONSIDERATIONS

- The 282-square metre (3,035 sq. ft.) subject site is located at 5828 – 176 Street (formerly 5834 – 176 Street) in the Cloverdale Town Centre.
- The property is zoned "Highway Commercial Industrial (CHI)", and designated Town Centre in the Official Community Plan (OCP) and Town Centre Commercial in the Cloverdale Town Centre Plan.
- The existing 2-storey building was issued a building permit in 1955 under the former address of 5834 – 176 Street.
- The building is currently configured for a single tenant with a floor area of approximately 500 square metres (5,382 sq. ft.). The proposed renovation will allow for two side-by-side units.

- The floor area will remain the same after the renovation.
- Four parking stalls are provided on the City-owned parking lot (at 5829 – 176A Street) to the east of the existing building (Appendix III). Additionally, four compact vehicles can park inside the rear of the building. On-street parking is provided along 176 Street.
- The applicant indicates the building will be used for office related uses, with the applicant's roof consulting business occupying 75% of the building. The applicant is aware of the limited office uses permitted in the CHI Zone.

PRE-NOTIFICATION

- In accordance with Council policy, a Development Proposal Sign was erected on the property. Staff have not received any telephone calls or correspondence with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The applicant proposes exterior modifications to the existing building. The front façade will be clad in red brick to replace the existing stucco, wood siding, and light coloured brick. The rear façade will consist of horizontal "brick red" hardi siding with black trim to replace the existing wood siding.
- A 1.2-metre (4 ft.) deep black canopy will span most of the length of the front façade. The depth of the canopy is consistent with the canopies of the neighboring buildings to the north and south. The canopy will not project beyond the property line.
- The front façade uses simple details such as heavy concrete sills and lintels on the upper level windows, and a horizontal brick soldier course along the top of the front elevation.
- All front and rear windows will be replaced with vertical panelled glazing. The lower level front façade windows will span the width of the storefront.
- The approximate 7.6-metre (25 ft.) height of the building will generally remain the same.
- The proposed façade renovations improve the appearance of the front and rear elevations and are consistent with the character of Cloverdale Town Centre.

Signage

- The applicant proposes to limit signage to window decals.
- The centre lower portion of the canopy will state the address of the building.
- A small plaque identifying the building name and renovation year will be placed near the top centre of the front façade.

ADVISORY DESIGN PANEL

- The proposal was not referred to the ADP, but was reviewed by staff and found to be satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Photo of existing front façade
Appendix III.	Parking lot location map
Appendix IV.	Development Permit No. 7911-0152-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/kms

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. 9/8/11 9:06 AM

Information for City Clerk

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

1. (a) Agent: Name: Sean Lang
 Address: 13357 Marine Drive
 Surrey , BC
 V4A 1E8

 Tel: 604-308-6576

2. Properties involved in the Application

- (a) Civic Address: 5828 - 176 Street

- (b) Civic Address: 5828 - 176 Street
 Owner: Pudco Holdings Inc., Inc. No. BC0904264
 PID: 011-017-279
 Lot 22 Except: East 8 Feet; Section 8 Township 8 New Westminster District Plan 4112

3. Summary of Actions for City Clerk's Office



EXISTING FRONT FACADE

DEVELOPMENT PROPOSAL
No. 11 0152
PROPOSED DEVELOPMENT PERMIT
AND REAR FACADES
DEVELOPER: FUDCO HOLDINGS INC
604-508-6576
PLANNING AND DEVELOPMENT DEPARTMENTS
604-381-4441

Husqvarna
CLOVER
LAWN MOWER
57

(the "City")

DEVELOPMENT PERMIT

NO.: 7911-0152-00

Issued To: PUDCO HOLDINGS INC., INC. NO. BC0904265
("the Owner")

Address of Owner: 13357 Marine Drive
Surrey, BC
V4A 1E8

1. This development 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 permit.
2. This development 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: 011-017-279
Lot 22 Except: East 8 Feet; Section 8 Township 8 New Westminster District Plan 4112

5828 - 176 Street

(the "Land")

3. This development permit applies to only to that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
5. The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7911-0152-00(A) through to and including 7911-0152-00(B) (the "Drawings") which are attached hereto and form part of this development permit.
6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

8. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
9. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development 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

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.



Authorized Agent. (Signature)

Sean Lang

Name: (Please Print)

58A AVENUE

C&B LETTERS

CONCRETE SIDEWALK

92.000' (28.066m)



92.000' (28.066m)

5834 - 176th STREET

92.000' (28.066m)

CONCRETE SIDEWALK

92.000' (28.066m)

5828 - 176th STREET
SUBJECT PROPERTY

92.000' (28.066m)

5824 - 176th STREET

92.000' (28.066m)

BOULEVARD PLANTING

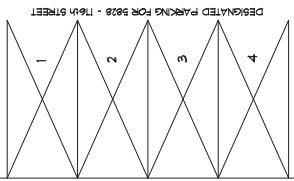
176th STREET

STREET PARKING

C&B LETTERS

CONCRETE SIDEWALK

BOULEVARD PLANTING



LANE

PAYED ASPHALT

PARKING LOT

PAYED ASPHALT

LANE

SITE/KEY PLAN
SCALE 1/8" = 1'-0"

NOTE: THE RENOVATION HAS BEEN DESIGNED BASED ON INFORMATION ASSUMED TO BE CORRECT. THE BUILDER IS TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON SITE.

PROPOSED TENANT IMPROVEMENT FOR I.P.R.C.

BUILDING CODE ANALYSIS

ORIGINAL BUILDING CONSTRUCTION: UNKNOWN
CURRENT APPLICATION BUILDING CODE: IBC 2006, DIV. 8 PART 1.4

Table with columns: BUILDING CLASSIFICATION, BUILDING INFO, FIRE SUPPRESSION, CONSTRUCTION TYPE, STREETS PAVING, USE CLASSIFICATIONS, FIRE ALARM, ALARM TYPE, CODE ARTICLES, EXITS 3.4.2, TWO EXIT AREAS, OCCUPANCY USE (D. OFFICE), ALLOWABLE T.D., MAIN FLOOR AREA (GROUP D SUB GROUP F-2) NON SPRINKLERED, OCCUPANCY USE (F-2 WAREHOUSE/GARAGE), ALLOWABLE T.D., SINGLE EXIT AREAS, OCCUPANCY USE OFFICE, ALLOWABLE T.D., TABLE, OCCUPIED UNIT, HEALTH 3.7.2, USE, AREA, AREA / PERSON, PERSONS, GARAGE, WAREHOUSE, DESIGN OCCUPANCY, PLUMBING FACTORS, FUTURE TENANT UNIT, HEALTH 3.7.2, DESIGN OCCUPANCY, PLUMBING FACTORS, ACCESSIBLE, MAIN FLOOR ONLY, USE, MEN, WOMEN, TOILET RM, LAVS, STD TOILETS, H/C TOILETS, COMMENTS.

PROJECT INFORMATION
PROJECT OWNER: BEAN LANS INTERIOR ARCHITECTURAL CONSULTANTS
SITE ADDRESS: 5828 176th Street, Surrey BC
PROJECT TYPE: PROPOSED TENANT IMPROVEMENT IN EXISTING BUILDING
AUTHORITY: HAVING JURISDICTION: CITY OF SURREY DEPT. 8 PRET. SECTION 8.1 CONSUMER & BLDG. PLAN. DEPT.
DATE SUBMITTED: 07/17/2013
DATE DESCRIPTION: CIP 08/15/13
DRAWN BY: ACH

PROJECT INFORMATION
LANG: I.P.R.C. TENANT IMPROVEMENT COPYRIGHT
* THIS PLAN WAS DESIGNED BY I.P.R.C. & ENGINEER DESIGNER LTD.
* ANY CHANGES TO THIS PLAN MUST BE APPROVED BY I.P.R.C. & ENGINEER DESIGNER LTD.
* ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE & ALL APPLICABLE REGULATIONS.
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IF ANY OF THE ABOVE DESIGN PARAMETERS FAIL TO COMPLY WITH THE REQUIREMENTS AT THE TIME OF SUBMISSION, PLEASE NOTIFY RAYMOND S. BONTER DESIGNER LTD.

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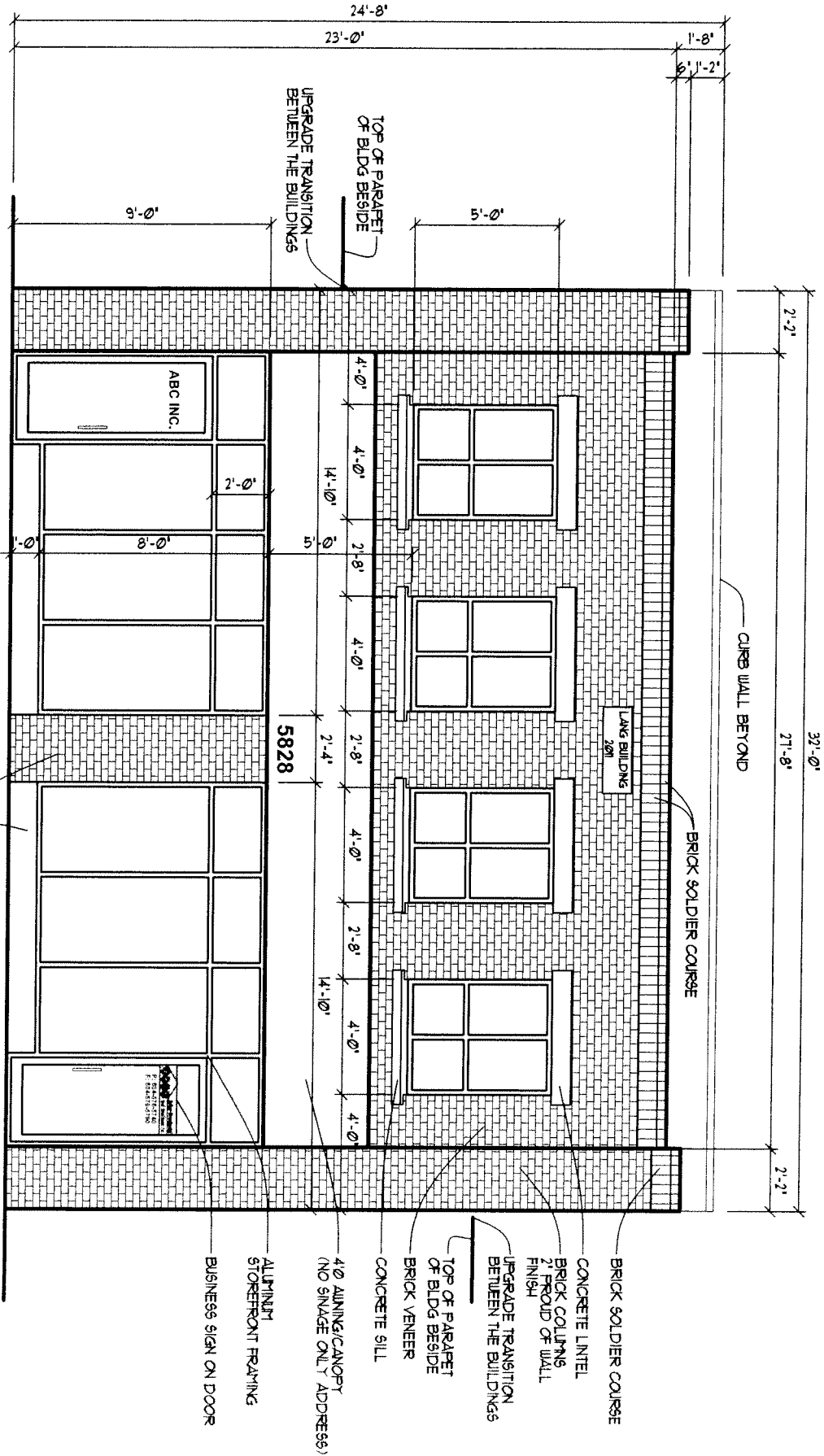
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FRONT (WEST) ELEVATION

Plans checked by *[Signature]*
 Planning & Development, City of Surrey
 City Architect

Date SEPTEMBER 7/11

Acceptable Not Acceptable
 FOR D.P. ONLY

