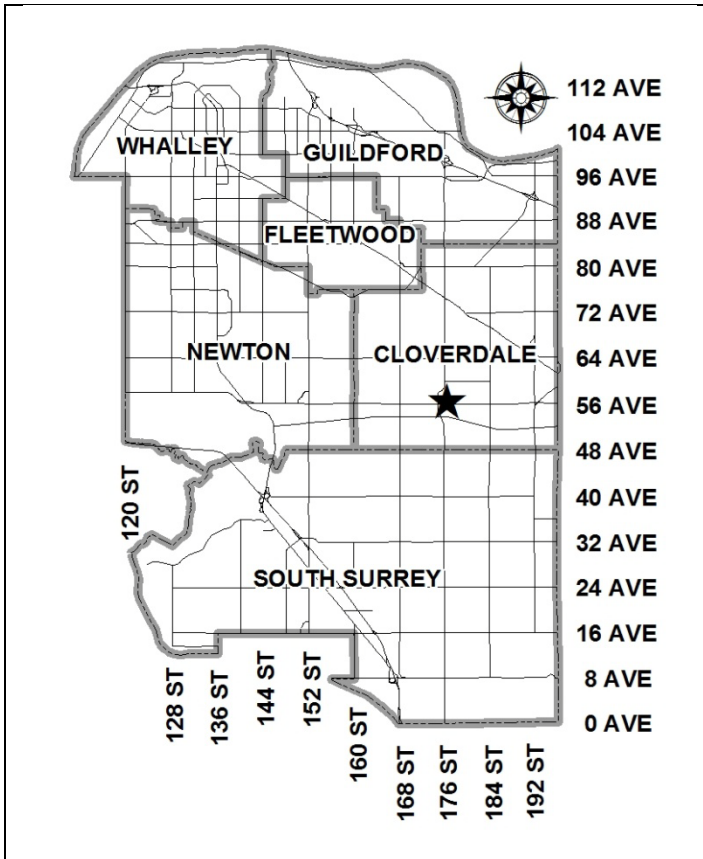


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0214-00

Planning Report Date: January 9, 2012

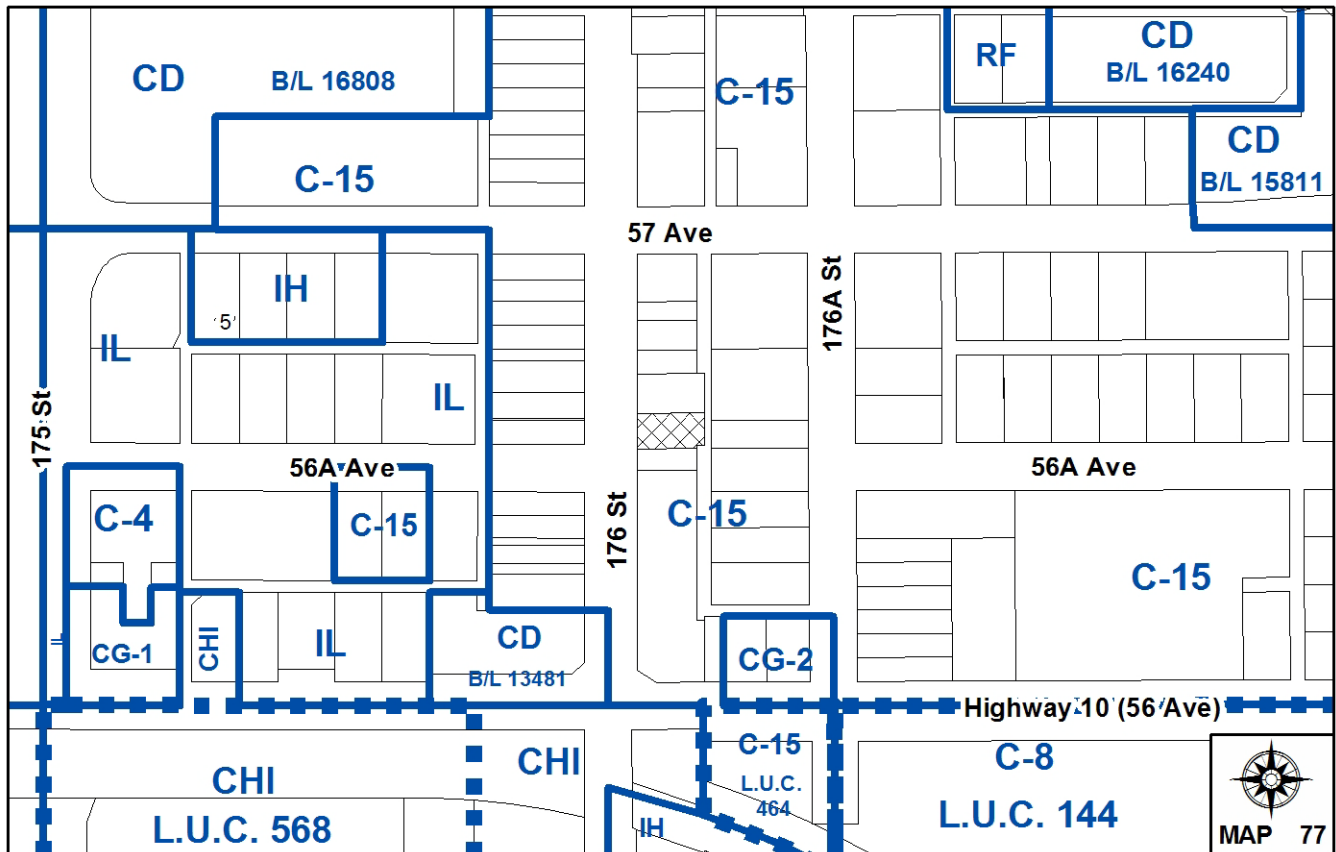


PROPOSAL:

- **Development Permit**

in order to permit the exterior façade upgrade to a commercial building in the Cloverdale Town Centre.

LOCATION: 5658 - 176 Street
OWNER: Cloverleaf 176 Investments (Nominee) Ltd.
ZONING: C-15
OCP DESIGNATION: Town Centre
TCP DESIGNATION: Town Centre Commercial



RECOMMENDATION SUMMARY

- Approval and execution of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The existing building, built in 1972, is non-conforming with respect to density and setbacks of the current C-15 zoning.

RATIONALE OF RECOMMENDATION

- The proposed façade renovation improves the appearance of the building and is consistent with the Design Guidelines in the Cloverdale Town Centre Plan.
- No expansion is proposed to the existing building and therefore the non-conformity of the building is unchanged and renovations can occur in accordance with section 911 of the Local Government Act

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7911-0214-00 and that the Mayor and Clerk be authorized to execute the Permit.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Two-storey retail/office building.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North:	Ground floor commercial with second storey apartments.	Town Centre Commercial	C-15
East (Across lane):	Law office and laundromat.	Town Centre Commercial	C-15
South (Across City-owned pedestrian square):	Restaurant and BC Liquor Store.	Town Centre Commercial	C-15
West (Across 176 Street):	Ground floor retail with second floor office.	Town Centre Commercial	C-15

DEVELOPMENT CONSIDERATIONS

- The 417.6-square metre (4,495 sq. ft.) subject site is located at 5658 – 176 Street in the Cloverdale Town Centre.
- The property is zoned Town Centre Commercial Zone (C-15) and is 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 1972 to construct a commercial building with retail on the ground floor and offices on the second floor. At the time, the subject property was zoned C-2 General Business Zone under Surrey Zoning By-law No. 2265.
- The C-2 Zone (By-law No. 2265) did not limit lot coverage or floor area ratio. The only setback regulation that applied to the subject site was that the building could be no closer to the fronting street than the buildings on 90% of the lots on the same block.

- As no expansion is proposed to the building, the existing floor area of 746 square metres (8,030 sq. ft.) will remain the same after the renovation. The existing building has a floor area ratio (FAR) of 1.79 and a lot coverage of 77.4% which exceeds the 1.5 FAR but satisfies the 80% lot coverage of the C-15 Zone.
- The Assistant City Solicitor has advised that the Development Permit application can be considered, despite the existing 1.79 FAR, as per section 911 of the Local Government Act.
- The applicant indicates the renovated building will be used for retail on the ground floor, with the applicant's real estate office on the second floor. The applicant has applied for tenant improvement permits for the second floor to upgrade the interior for their use. The first floor can accommodate up to three tenants.
- No parking is provided on site. However, 22 parking spaces were purchased, at the time of the initial building permit application in 1972, on the City-owned parking lot to the east of the existing building.
- In accordance with Zoning By-law No. 12000, required parking is calculated based on 3 spaces per 100 square metres (1,075 sq. ft.) of gross floor area for the ground floor retail space (11 spaces), and 2 spaces per 100 square metres (1,075 sq. ft.) for the second floor office space (7 spaces). The 22 parking spaces secured at the time of building permit, exceed the 18 parking spaces required.

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 upgrades include the removal of the mansard roof on the second floor replaced with white siding and black hardi-plank trim around the window areas. The main floor exterior brick will be painted white.
- A 1.2-metre (4 ft.) wide black metal canopy is proposed over the main door providing access to the second floor, with channel letters defining the company. Retail ground floor signage will consist of back lit individual channel letters on a black perforated metal panel located above the unity entry doors.
- The approximate 7.6-metre (25 ft.) height of the building will generally remain the same.
- The building flanks a pedestrian square to the south. The proposed façade renovations improve the appearance of the front, rear and side elevations of the building and are consistent with the character of Cloverdale Town Centre.

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, Action Summary and Project Data Sheets
Appendix II. Development Permit No. 7911-0214-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Ted Murray Architect Inc. dated December 17, 2011

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

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. 1/4/12 4:16 PM

Information for City Clerk

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

1. (a) Agent: Name: Michael Lu
Ted Murray Architect Inc.
Address: Unit 209 - 2211 West 4th Avenue
Vancouver BC V6K 4S2

Tel: 604-734-4050

2. Properties involved in the Application
 - (a) Civic Address: 5658 - 176 Street

 - (b) Civic Address: 5658 - 176 Street
Owner: Cloverleaf 176 Investments (Nominee) Ltd
PID: 000-588-539
Lot 183 Section 8 Township 8 New Westminster District Plan 41631

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: C-15

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		417.57 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	80%	77.4%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	2.0 m	0.0 m
Rear	7.5 m	0 m
Side #1 (North)	3.0 m or 0 m	0.0 m
Side #2 (South)	3.0 m or 0 m	0.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	7.1 m
Accessory	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial	626.35 m ²	
Retail (existing)		373.27 m ²
Office(existing)		373.27 m ²
Total		746.54 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	626.35 m ²	746.54 m ²

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) (existing)	1.5	1.79
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial (ground floor)	11	15
Commercial (second floor)	7	7
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces (purchased on City-owned parking lots)	18	22
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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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7911-0214-00

Issued To: CLOVERLEAF 176 INVESTMENTS (NOMINEE) LTD
(INCORPORATION NO.BC0904847

("the Owner")

Address of Owner: 200-5658 176 Street
Surrey BC V3S 4C6

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: 000-588-539
Lot 183 South West Section 8 Township Plan 41631
5658 176 St

(the "Land")

3. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. 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 7911-0214-00(A) through to and including 7911-0214-00(D) (the "Drawings") which are attached hereto and form part of this development permit.
5. 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

- 7. 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.
- 8. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 9. 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)

 Name: (Please Print)

OR

 Owner: (Signature)

 Name: (Please Print)

FACADE ALTERATIONS FOR COMMERCIAL BUILDING 5658-176 STREET, SURREY, B.C.

This drawing is an instrument of service and remains the property of the architect. It is to be used for the project and for no other purpose. Any reproduction, distribution, or use of this drawing without the written consent of the architect is strictly prohibited. The architect is not responsible for any errors or omissions in this drawing. The contractor shall verify and be responsible for all dimensions, datum and elevations prior to the start of construction. The architect is not responsible for any delays or cost overruns caused by the contractor. The architect shall ensure all previous versions are marked "superseded" with reference to a revision number. All work shall be done in accordance with the Building Code, professional codes and local ordinances.

Do not construct with the information shown on this drawing until it is noted "Ready for Construction".

CONTEXT MAP



1. COMMERCIAL BUILDINGS ACROSS THE STREET



5. COMMERCIAL BUILDINGS ACROSS THE STREET



6. COMMERCIAL BUILDINGS NEXT TO THE PARK



1. SIDE VIEW NEXT TO THE PARK



2. FRONT VIEW / MAIN ENTRANCE FROM THE STREET



3. ADJACENT BUILDING NEXT TO THE PROJECT SITE



4. REAR VIEW OF THE BUILDING / EAST ELEVATION

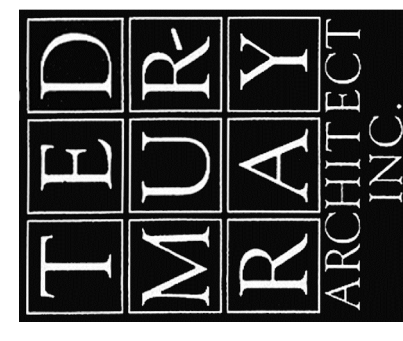
PROJECT DRAWING LIST:

ARCHITECTURAL	
A1	CONTEXT PHOTOS
A2	EXISTING SITE/MAIN FLOOR/DEMO PLAN
A3	PROPOSED SITE/MAIN FLOOR PLAN
A4	EXISTING SECOND FLOOR/DEMO PLAN
A5	PROPOSED SECOND FLOOR PLAN
A6	EXISTING ELEVATIONS
A7	PROPOSED ELEVATIONS
A8	PERSPECTIVE VIEW
A9	EXTERIOR MATERIALS & FINISHES

PROJECT DATA:

ADDRESS: 5658-176 STREET, SURREY, BC
 LEGAL DESCRIPTION: PID: 005-588-533
 PID PROPERTY NUMBER: 82392-83202-2
 FOLIO: 183
 LOT: 8 & 9
 SECTION: 4631 NUD
 LEGAL PLAN:
 THIS BUILDING IS NON SPRINKLERED
 FLOOR AREA: 45483 SQFT. (41151 SQ.F)
 MAIN FLOOR: 4018 SQFT. (37321 SQFT.)
 SECOND FLOOR: 4288 SQFT. (37321 SQFT.)

DATE	REVISIONS / ISSUES	NO.
DEC/11/2011	REISSUED FOR DP	1
SEPT/07/2011	ISSUED FOR DP	1
JULY/01/2011	ISSUED FOR CITY REVIEW	1



2004-2211 WEST 4TH AVE.
 VANCOUVER, B.C.
 CANADA V6K 4S2
 TEL (604) 734-4050
 FAX (604) 739-2514

PROPOSED FACADE UPGRADE

9658 176TH STREET, SURREY, BC

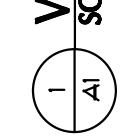
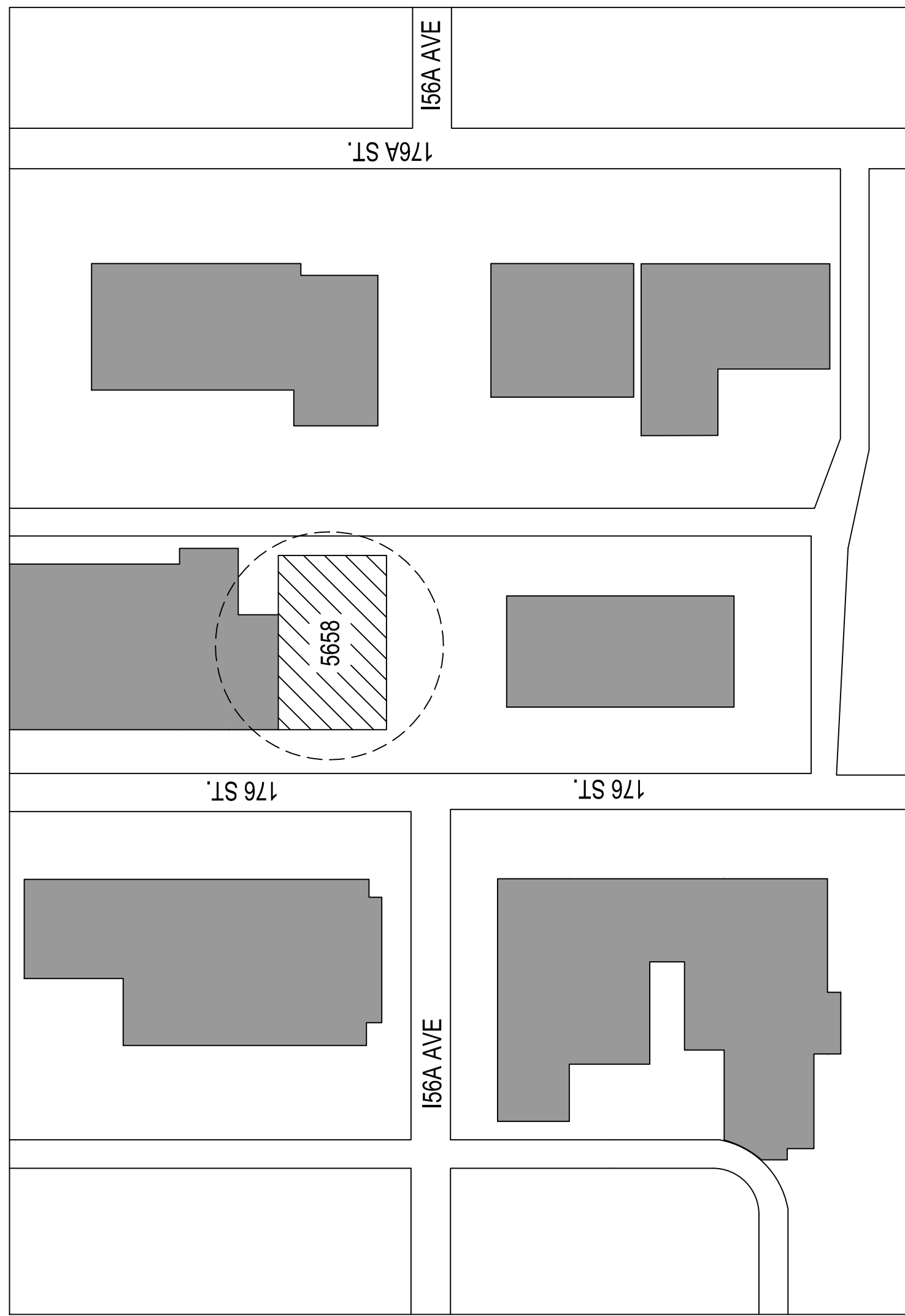
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 CONTEXT PHOTOS

CONTEXT PLAN
 SCALE: N.T.S.

VICINITY PLAN
 SCALE: N.T.S.

A1

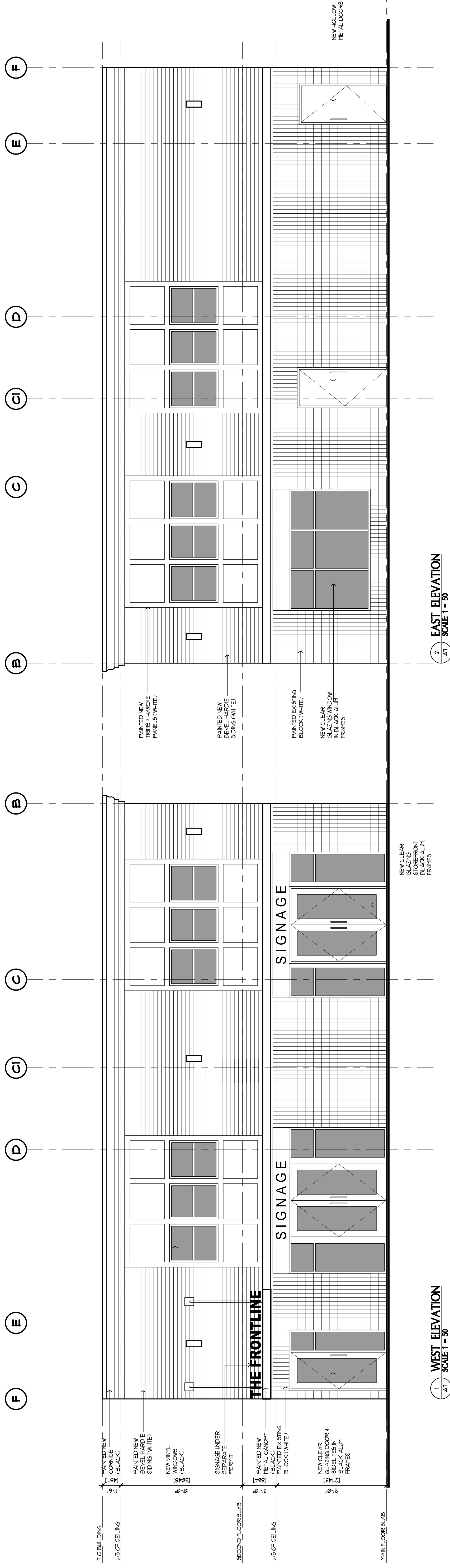
AS SHOWN



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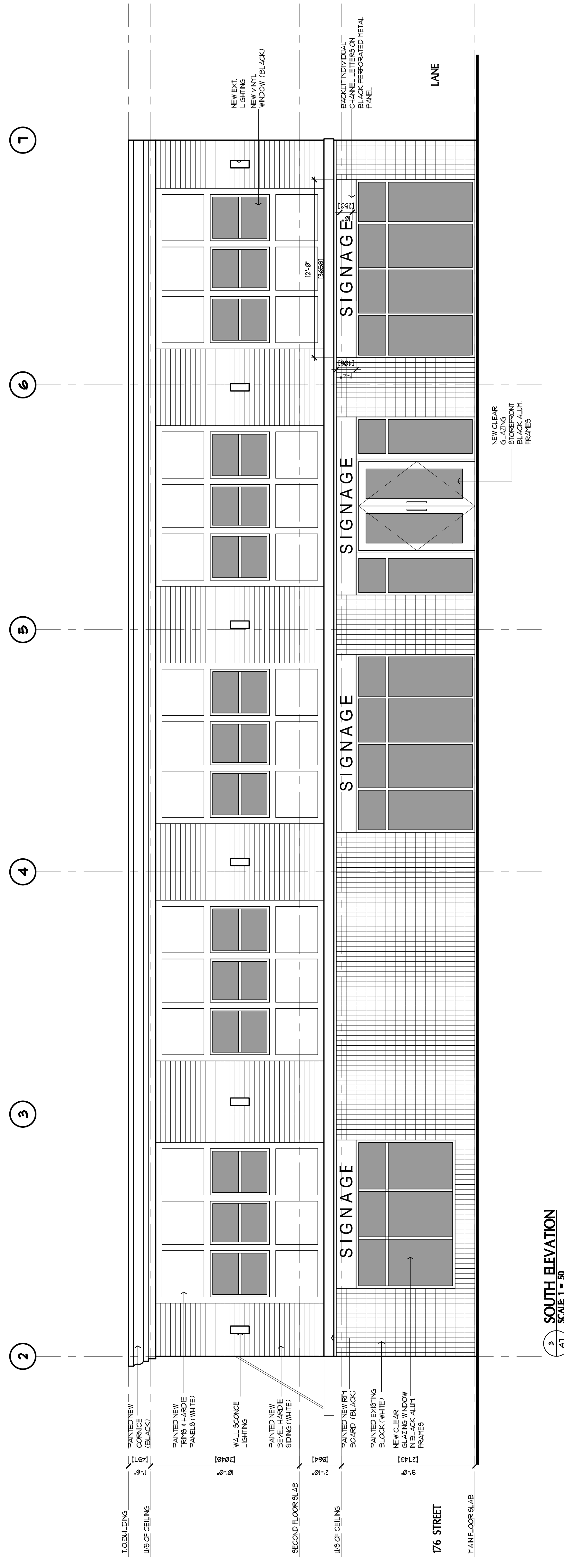
Drawings shall not be scaled. The Contractor shall verify and be responsible for all dimensions, datum and elevations pertinent to the project before work is performed. In all cases the first reference shall prevail. The Contractor shall ensure all previous versions are marked "Superseded" with reference to a revision number. All work shall be done in accordance with the "British Columbia Architectural Code and local ordinances."

Do not construct with the information shown on this drawing until it is noted "Ready for Construction".



1 WEST ELEVATION
SCALE 1 = 30

2 EAST ELEVATION
SCALE 1 = 30



3 SOUTH ELEVATION
SCALE 1 = 30



209 - 2211 WEST 4TH AVE.
VANCOUVER, B.C.
CANADA V6K 4S2
TEL (604) 734-4050
FAX (604) 739-2514

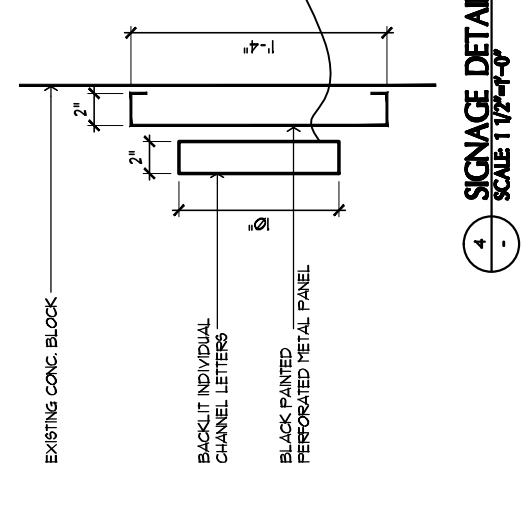
PROPOSED
FACADE
UPGRADE

9658 176TH STREET, SURREY, BC

DRAWING TITLE
PROPOSED ELEVATIONS

DRWNO.	ML	DATE	AUG/11
CHKD.	TH	JOB NO.	
DESIGN		DRAWING NO.	
CHKD.			
SCALE			A7

DEC/11	REISSUED FOR DP	
SEPT/07	ISSUED FOR DP	
JULY/01	ISSUED FOR CITY REVIEW	
DATE	REVISIONS	NO.
DRAWING REVISIONS / ISSUES		



SCALE 1/4\"/>

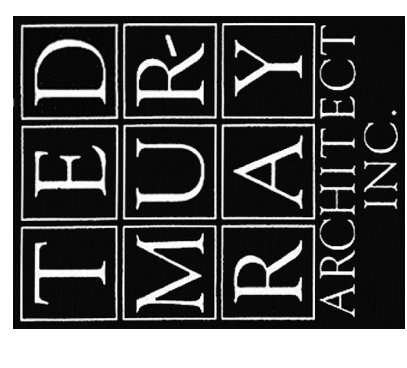


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DEC 11 2011	REISSUED FOR DP	△
SEP 17 2011	ISSUED FOR DP	△
JULY 21 2011	ISSUED FOR CITY REVIEW	△
DATE	REVISIONS	NO.
DRAWING REVISIONS / ISSUES		



200 - 2211 WEST 4TH AVE.
 VANCOUVER, B.C.
 CANADA V6K 4S2
 TEL (604) 734-4050
 FAX (604) 739-2514

PROJECT
**PROPOSED
 FACADE
 UPGRADE**

9498 176TH STREET, SURREY, BC

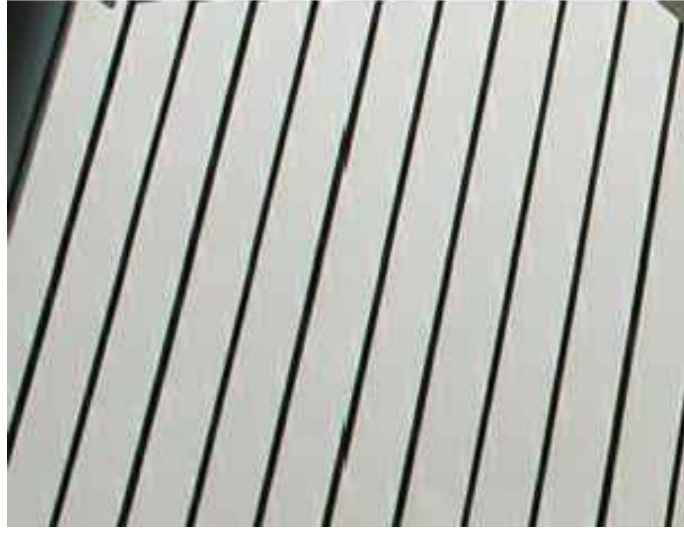
DRAWING TITLE
 PERSPECTIVE VIEW

DRAWN	ML	DATE	AUG 11
CHECKED	TH	JOB NO.	.
DESIGN		DRAWING NO.	
CHECKED	.		
SCALE	A8	AS SHOWN	

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BLACK HARDIE PANEL



WHITE HARDIE SIDING



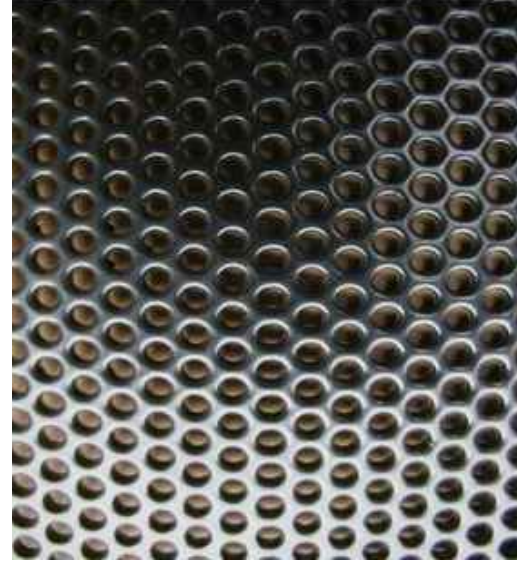
EXISTING RIBBED CONCRETE BLOCK



STORE FRONT ALUMINIUM DOOR & WINDOW (MAIN FLOOR)



VINYL WINDOW (SECOND FLOOR)



BLACK PERFORATED METAL PANEL



CORNICE



METAL CANOPY

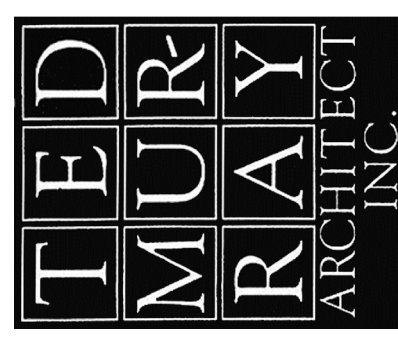


LIGHTING ON EXTERIOR WALL

Item #: **517675**
 Width: **6.00**
 Height: **15.00**
 Extension: **8.5**
 Bulb Type: **Medium**
 Bulb Qty: **2**
 Wattage: **150**
 Finish: **Architectural Bronze**

Available at
Lighting Warehouse
 12420 Bridgeport Road
 Richmond, BC V6V-1J5
 Website: www.thelightingwarehouse.com

DEC/11	REISSUED FOR DP	△
SEPT/07	ISSUED FOR DP	△
JULY/01	ISSUED FOR CITY REVIEW	△
DATE	REVISIONS	NO.
DRAWING REVISIONS / ISSUES		



200+ 2211 WEST 4TH AVE.
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 FAX (604) 739-2514

PROJECT

**PROPOSED
 FACADE
 UPGRADE**

9458 176TH STREET, SURREY, BC

DRAWING TITLE
 EXTERIOR MATERIALS & FINISHES

DRAWN	ML	DATE	AUG/11
CHECKED	TH	JOB NO.	.
DESIGN		DRAWING NO.	
CHECKED			
SCALE			A9

AS SHOWN