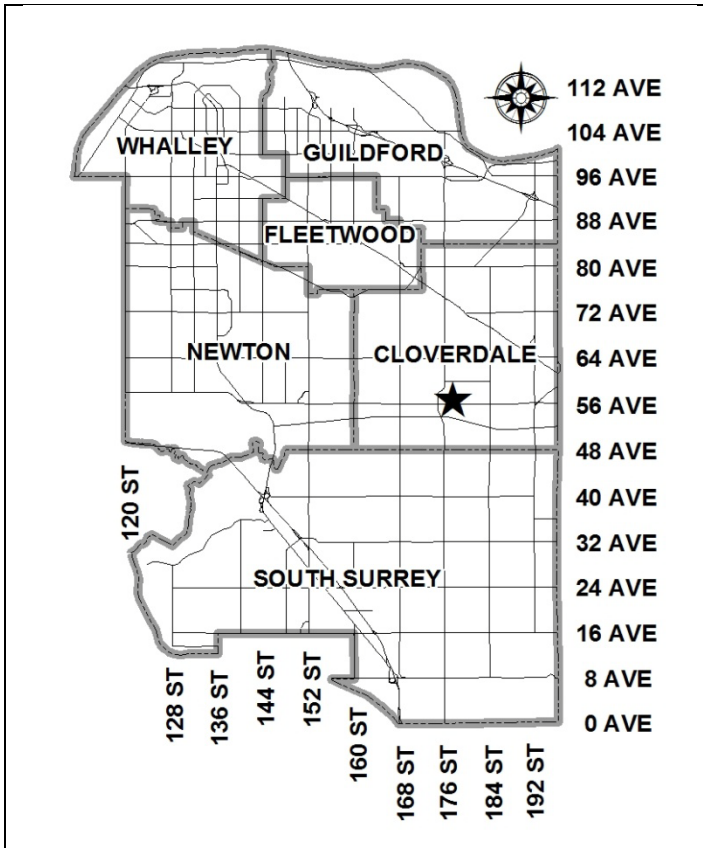


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0231-00

Planning Report Date: May 28, 2012

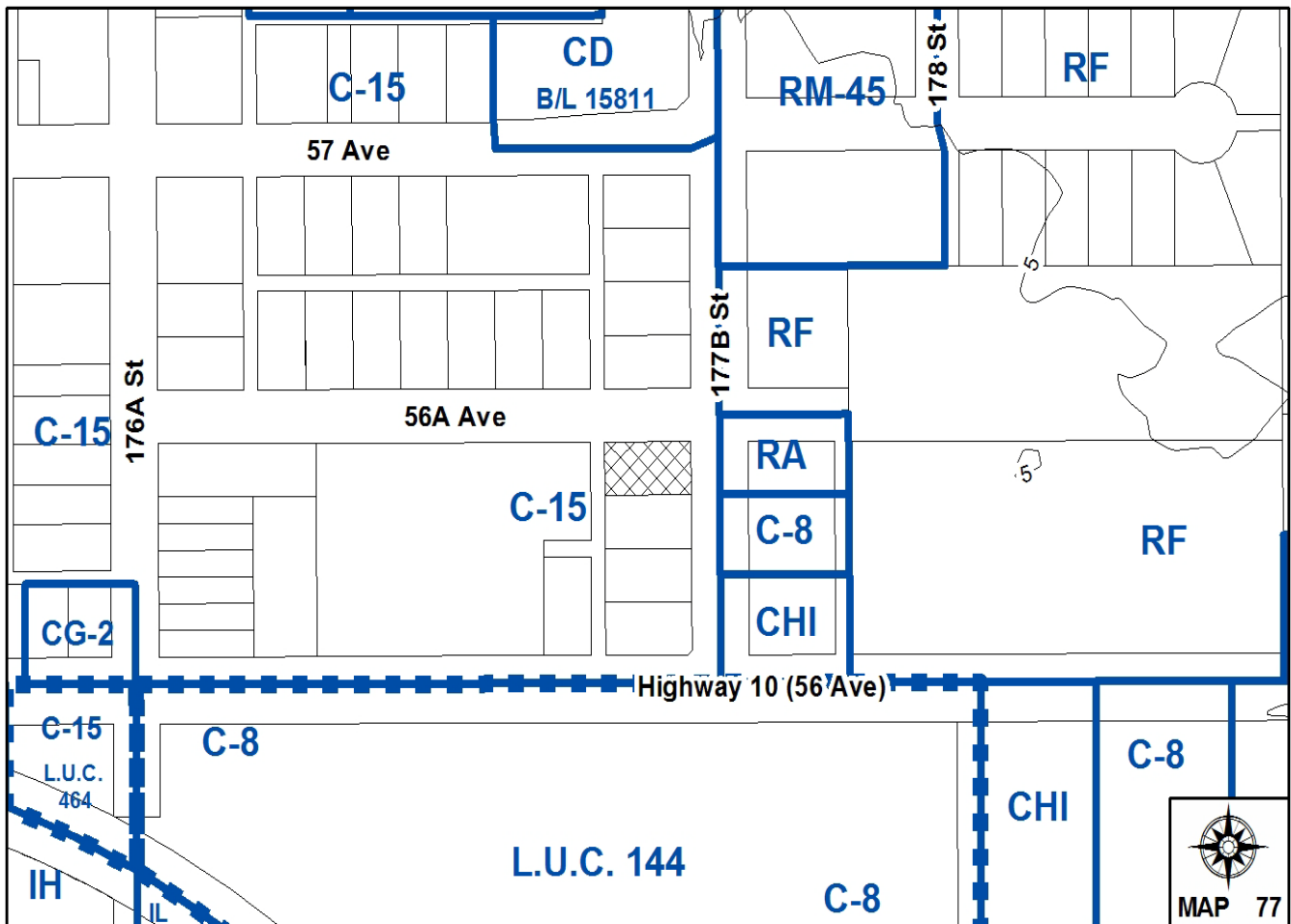


PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the development of a 3-storey mixed-use building.

LOCATION: 5641 - 177B Street
OWNER: Takhar Enterprises Ltd., Inc. No. 891817
ZONING: C-15
OCP DESIGNATION: Town Centre
TCP DESIGNATION: Retail/Service Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.
- Approval to eliminate indoor amenity space.
- Approval to eliminate outdoor amenity space.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduced setbacks in the C-15 Zone for the side yard on a flanking street and the front yard.

RATIONALE OF RECOMMENDATION

- Complies with designation in Cloverdale Town Centre Plan.
- The proposed density and building form are appropriate for this part of Cloverdale.
- The proposed setbacks achieve a more urban and pedestrian streetscape and allow for greater variation of the building façade.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to eliminate the required indoor amenity space.
2. Council approve the applicant's request to eliminate the required outdoor amenity space.
3. Council authorize staff to draft Development Permit No. 7911-0231-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7911-0231-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to vary the definition of setback in the Zoning By-law, to allow eaves, canopy and bay or boxed windows to encroach into the required setbacks, to a maximum of 2.0 metres (6.5 ft.), including bay or boxed windows that exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall; and
 - (b) to reduce the minimum front yard setback and side yard setback on a flanking street of the C-15 Zone from 2.0 metres (7 ft.) to 1.6 metres (5.2 ft.) to the northeast corner of the building for the second and third floors.
5. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) support of Development Variance Permit No. 7911-0231-00;
 - (e) the applicant adequately address the impact of no indoor amenity space;
 - (f) the applicant adequately address the impact of no outdoor amenity space; and
 - (g) registration of a 2.0-metre (7 ft.) wide right-of-way for public rights of passage within a portion of the north and east setbacks.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: Projected number of students from this development:

1 Elementary student at Martha Currie School
 0 Secondary students at Lord Tweedsmuir School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by early 2013.

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot

Adjacent Area:

Direction	Existing Use	OCP/TCP Designations	Existing Zone
North (Across 56A Avenue):	Vacant lot (DP No. 7908-0188-00 issued February 2012 for a 3-storey apartment building)	Town Centre/Medium Density Residential	CD (By-law No. 16909)
East (Across 177B Street):	Single family dwelling	Town Centre /Retail & Service Commercial	RA
South:	Doctor's office	Town Centre /Retail/Service Commercial	C-15
West:	Surrey Museum	Town Centre /Institutional	C-15

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 5641 – 177B Street, at the south-west corner of 56A Avenue and 177B Street in the Cloverdale Town Centre. It is zoned “Town Centre Commercial Zone” (C-15), designated Town Centre in the Official Community Plan (OCP) and Retail/Service Commercial in the Cloverdale Town Centre Plan.
- The applicant proposes a three-storey mixed-use building with ground floor retail and two-storey residential units above. The proposed use is permitted under the current C-15 Zone and is consistent with the Retail/Service Commercial designation in the Cloverdale Town Centre Plan.

- The proposed building is approximately 670 square metres (7,205 sq. ft.), containing 263 square metres (2,833 sq. ft.) of ground level commercial space and 407 square metres (4,372 sq. ft.) of residential space. This represents a total floor area ratio (FAR) of 0.98 which is below the maximum FAR of 1.5 permitted in the C-15 Zone.
- Approximately 60% of the building consists of residential floor area, which is below the maximum residential floor area of 67% permitted in the C-15 Zone.
- A total of 3 dwelling units and 3 commercial units are proposed.
- A Development Variance Permit is required to reduce the minimum setbacks along the north and east property lines (see By-law Variance Section).
- As permitted in the C-15 Zone, a zero setback is proposed along the south property line. This will permit a continuous façade if the neighbouring lot to the south redevelops in the future.

DESIGN PROPOSAL AND REVIEW

- The proposed three-storey mixed-use building incorporates design elements recommended in the Cloverdale Town Centre Plan, such as:
 - Simple building forms, materials and detailing;
 - Over height ground floor;
 - Heavy wood lintels, sills and trim; and
 - Paneled glazing that spans most of the ground floor retail units.
- The development provides a commercial interface at the street level. Unit entries for the three commercial units are provided along 177B Street.
- The residential units, which are located above the commercial units, are accessed through a shared stairwell off 56A Avenue and the rear of the building. Individual entrances into each unit are located off a common corridor on the 2nd floor.
- The residential units are 2 storeys and are approximately 135 square metres (1,450 sq. ft.) in size, with the three bedrooms for each unit located on the upper floor.
- The garbage and recycling containers are proposed to be located outside the southwest corner of the building. They will be screened from the adjacent lot.

Building Design

- A glass canopy is provided at the first floor of the east and a portion of the north façades.
- Bay windows along the upper floor help break up the massing and give the building a unique characteristic.

- A combination of horizontal and vertical siding in Tuscan Gold and Monterey Taupe colours is proposed on the façade of the upper two floors.
- The commercial frontage is defined by glass windows, glass doors and red-coloured brick that essentially extend from floor to ceiling.
- The roof will be clad in asphalt shingles (charcoal grey).
- No windows are proposed on the south elevation to allow the neighbouring lot to the south to match the zero setback.

Landscaping and Private Spaces

- A 1.5-metre (5 ft.) wide landscaping strip is proposed along a portion of the site fronting 56A Avenue to screen the on-site parking.
- The retail frontage along 177B Street will be hard surfaced from the building face to the sidewalk (at the property line), which will foster a generous pedestrian experience.
- Ground level plants located along the north, west, and east property lines include mugo pines and junipers. Shrubs include roses, viburnum, and rhododendrons. Six magnolia trees and one maple tree are proposed along the street frontages.
- Each residential unit will have a west facing balcony to provide private outdoor space for the residents.

Access and Parking

- Vehicular access to the site is from the rear lane which will be constructed as part of this application.
- The applicant proposes 12 parking stalls which exceed the minimum requirement of 11 parking stalls of the Surrey Zoning By-law. The parking area is located at the rear of the building.
- On-street parking is currently available along the south side of 56A Avenue, fronting the site.

Indoor and Outdoor Amenity Space

- Due to only 3 dwelling units being proposed, it is not possible for the applicant to provide any meaningful indoor or outdoor amenity spaces. The applicant has agreed to pay cash-in-lieu for the deficient amenity spaces (3 units) in accordance with City Policy.

Proposed Signage

- The applicant proposes a total of four fascia signs.

- The Sign By-law permits one fascia sign for each premise or lot frontage. The two commercial units fronting 177B Street each contain one fascia sign, and the corner unit contains two fascia signs. The proposed number of signs complies with the Sign By-law.

ADVISORY DESIGN PANEL

ADP Meeting Date: April 19, 2012

This project had few ADP recommendations and was generally supported by the ADP.

The applicant has been provided a list of minor outstanding issues which were identified by staff. The applicant has agreed to resolve these issues prior to the application being considered for Final Approval.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary the definition of setback in the Zoning By-law, to allow eaves, a canopy and bay or boxed windows to encroach into the required setbacks, to a maximum of 2.0 metres (6.5 ft.), including bay or boxed windows that exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall; and
- To reduce the minimum front yard setback and side yard setback on a flanking street of the C-15 Zone from 2.0 metres (7 ft.) to 1.6 metres (5.2 ft.) to the northeast corner of the building for the second and third floors.

Applicant's Reasons:

- The bay windows on the third floor project into the setback to allow a comfortable window seat and architectural feature when viewed from the outside.
- The roof projects 0.15 metre (0.5 ft.) beyond the bay window to provide a practical covering detail.
- Although the roof overhang is only 0.08 metre (.26 ft.) from the northeast corner property line, it is 9 metres (30 ft.) above the sidewalk. This projection into the setback should not create any practical problem.
- The canopy provides adequate pedestrian shelter in front of the storefront windows in a style to complement the architectural period.
- The building face encroachment into the front yard setback (in the northeast corner) is minor and amounts to only 0.18 metre (2 sq. ft.).

Staff Comments:

- The setback to the building face along all four property lines complies with the setback requirements of the C-15 Zone, with the exception of the minor encroachment on the upper two floors in the northeast corner of the building. The visible impact of this encroachment is negligible.
- Due to road dedication for the corner cut, the roof overhang spans close to the property line at the northeast corner of the site. Excluding the setback to the northeast corner of the property, the roof overhang is set back approximately 1.4 metres (4.6 ft.) from the east property line and 1.75 metres (5.7 ft.) from the north property line. This varies slightly from the 2.0-metre (7 ft.) setback requirement of the C-15 Zone for these two property lines.
- Excluding the setback to the northeast corner of the property, the setback to the glass canopy from the north and east property lines is approximately 0.9 metre (3 ft.). This encroachment appears reasonable given the value the canopy adds towards the appearance of the building and for weather protection.
- The Zoning By-law permits encroachments up to 0.6 metre (2.0 ft.) for roof overhangs and bay windows provided they do not exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall. The proposed bay windows encroach no more than 0.55 metre (1.8 ft.) into the setbacks, however, the bay windows slightly exceed 2.4 metres (8 ft.) in horizontal length.
- In order for the canopy, roof overhang, and bay windows to comply with the minimum setback requirements of the C-15 Zone, the building would need to be set back further from the property line, which would result in the loss of valuable floor space.
- Staff support the requested variances.

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 Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	ADP Comments
Appendix VI.	Cloverdale TCP Plan
Appendix VII.	Development Variance Permit No. 7911-0231-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/kms

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DEVELOPMENT DATA SHEET

Existing Zoning: C-15

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		735 sq. m.
Road Widening area		28 sq. m.
Undevelopable area		
Net Total		707 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	80%	33%
Paved & Hard Surfaced Areas		57%
Total Site Coverage		90%
SETBACKS (in metres)		
Front	2 m.	1.6 m.*
Rear	7.5 m.	20.5 m.
Flanking Side #1 (N)	2 m.	1.6 m.*
Side #2 (S)	0 m.	0 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m.	10.1 m.
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		3
Total		3
FLOOR AREA: Residential	738 sq. m.	406 sq. m.
FLOOR AREA: Commercial		
Retail		264 sq. m.
Office		
Total	350 - 1,060 sq. m.	264 sq. m.
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	1,060 sq. m.	670 sq. m.

*Variance requested.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		16
# of units/ha /# units/acre (net)		16
FAR (gross)	1.5	
FAR (net)	1.5	0.98
AMENITY SPACE (area in square metres)		
Indoor	9 sq. m.	0
Outdoor	9 sq. m.	0
PARKING (number of stalls)		
Commercial	5.7	6
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	4.5	5
Residential Visitors	.6	1
Institutional		
Total Number of Parking Spaces	10.9	12
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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THIS SITE
5641 - 177B ST., SURREY, B.C.

LEGAL DESCRIPTION:
TOPOGRAPHICAL SURVEY PLAN OF LOT 7
BLOCK 15 SECTION 8 TOWNSHIP 8
NWD PLAN 2107

2 CONTEXT PLAN
SCALE: N.T.S.

ZONING SYNOPSIS:

ZONE: C - 15
SITE: 7616 S.F.
DEDICATION: (303.5 S.F.)
NET TOTAL: 7312.5 S.F.

F.A.R. PERMITTED: 1.5
PROVIDED:
FIRST FLOOR 2 833
SECOND FLOOR 2 186
THIRD FLOOR 2 186
TOTAL: 7 205 S.F.
7 205 = 98
7 312.5

RESIDENTIAL PORTION:
SECOND FLOOR 2 186
THIRD FLOOR 2 186
TOTAL: 4 372 S.F.
4 372 = 60 %
7 312.5

LOT COVERAGE:
PERMITTED 80 %
PROVIDED
FIRST FLOOR 2 833 = 39 %
7 312.5

SETBACKS

	REQUIRED	PROVIDED
FRONT 177 B ST. (EAST)	6.56' (2M)	6.67'
FLANKING STREET 56 A AVE. (NORTH)	6.56' (2M)	6.79'
INTERIOR SIDE (SOUTH)	N.I.L.	.08'

PARKING

REQUIRED		
RETAIL	2 294 S.F. X 2.75	= 5.9
	1 075	
RESIDENTIAL		
RESIDENTS	3 - 2 BR SUITE X 1.5	= 4.5
VISITORS	3 - SUITES X 2	= 0.6
		11.0 CARS
PROVIDED		12.0 CARS
LOADING (RELAXED)		

FLOOR AREA SUMMARY

COMMERCIAL		
C.R.U. # 1		821
C.R.U. # 2		787
C.R.U. # 3		719
		2 327 S.F.
RESIDENTIAL		
SUITE #1		1 288
SUITE #2		1 218
SUITE #3		1 283
		3 789 S.F.

COMMON AREAS

ELECTRICAL ROOM	86
STAIR #1	292
STAIR #2	161
SECOND FLR. CORRIDOR	472
	1 011 S.F.

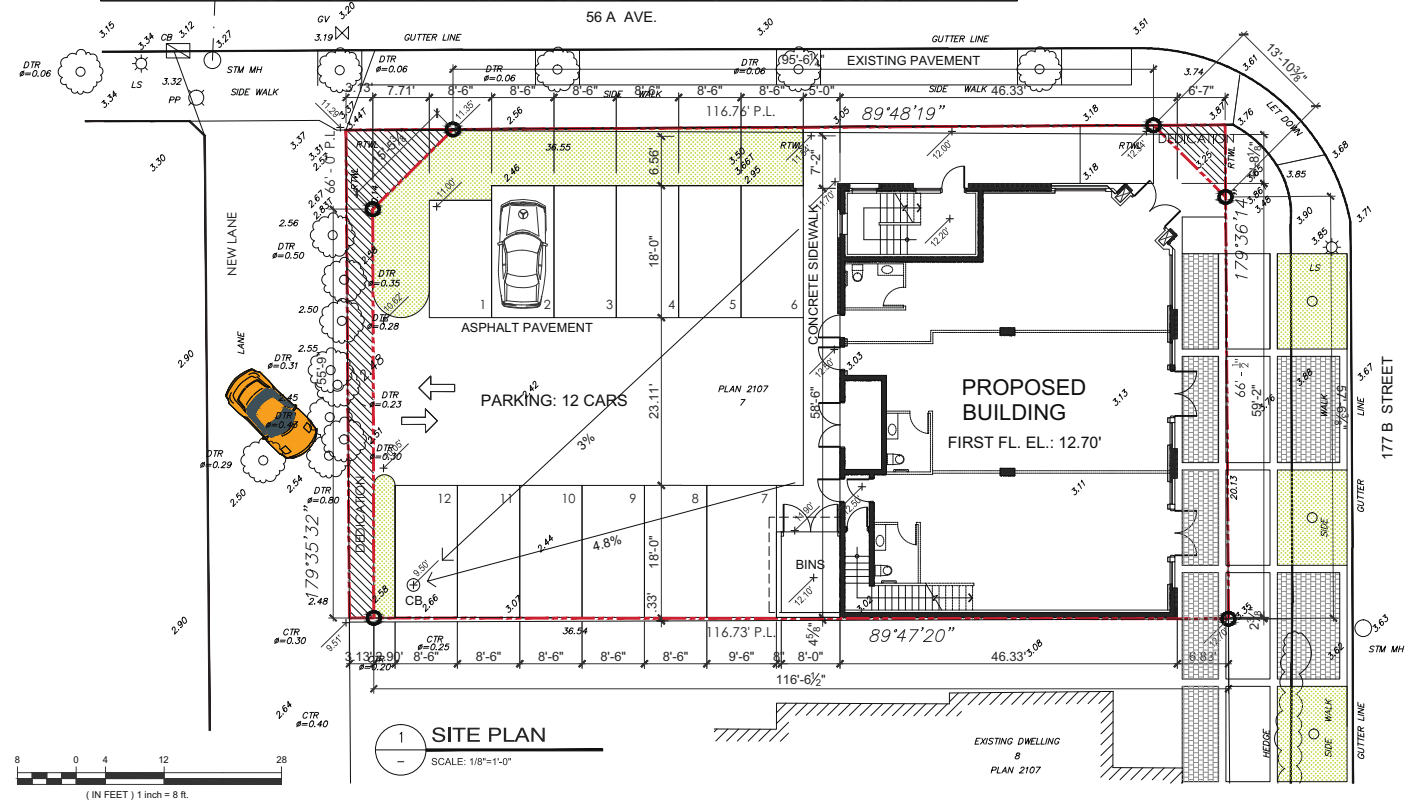


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PROJECT
COMMERCIAL / RESIDENTIAL DEVELOPMENT
TAKHAR PLACE
5641 - 177B STREET
SURREY, B.C.

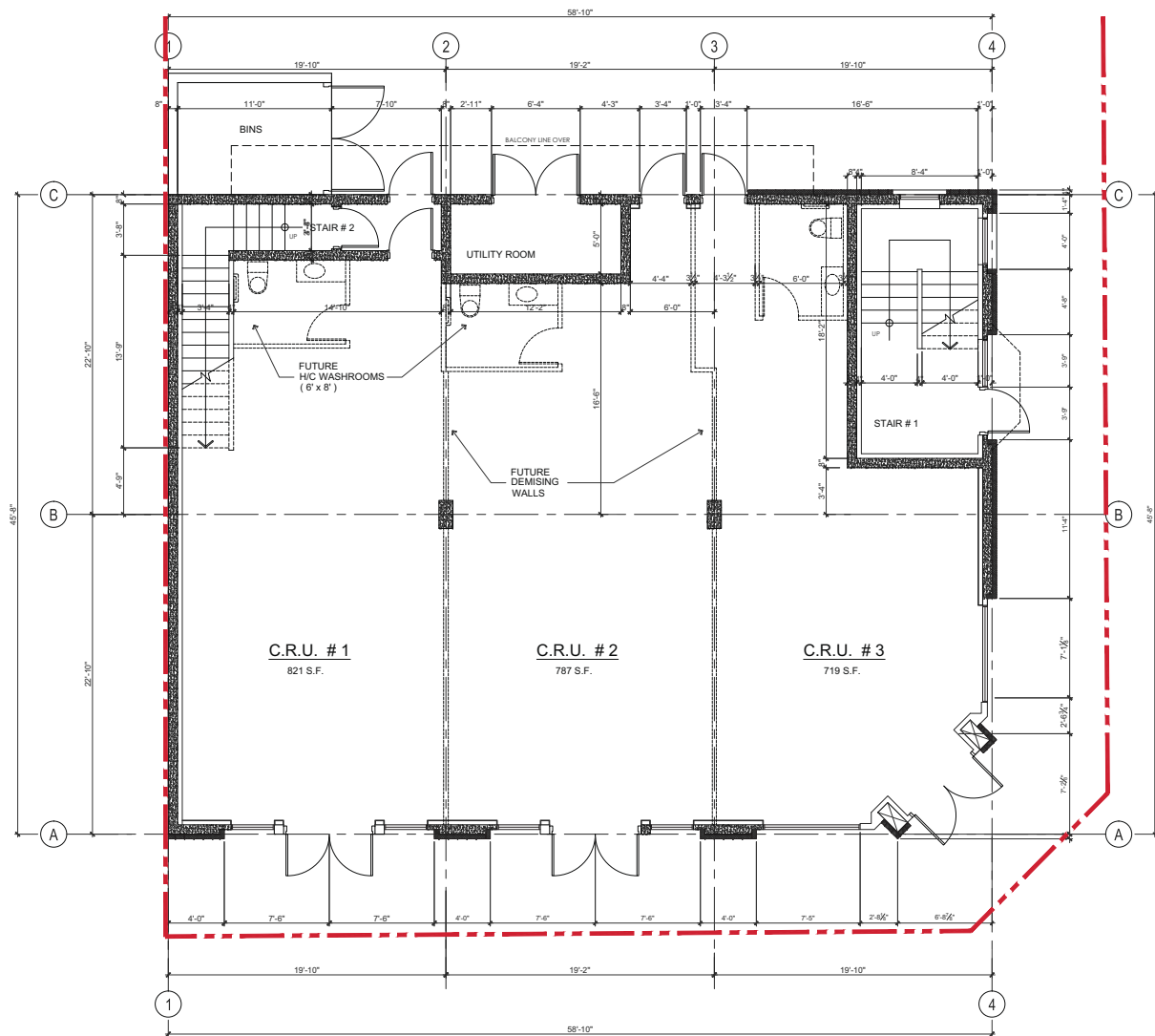
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APPENDIX II

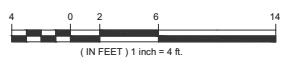


1 SITE PLAN
SCALE: 1/8"=1'-0"

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1 FIRST FLOOR
SCALE: 1/4"=1'-0"



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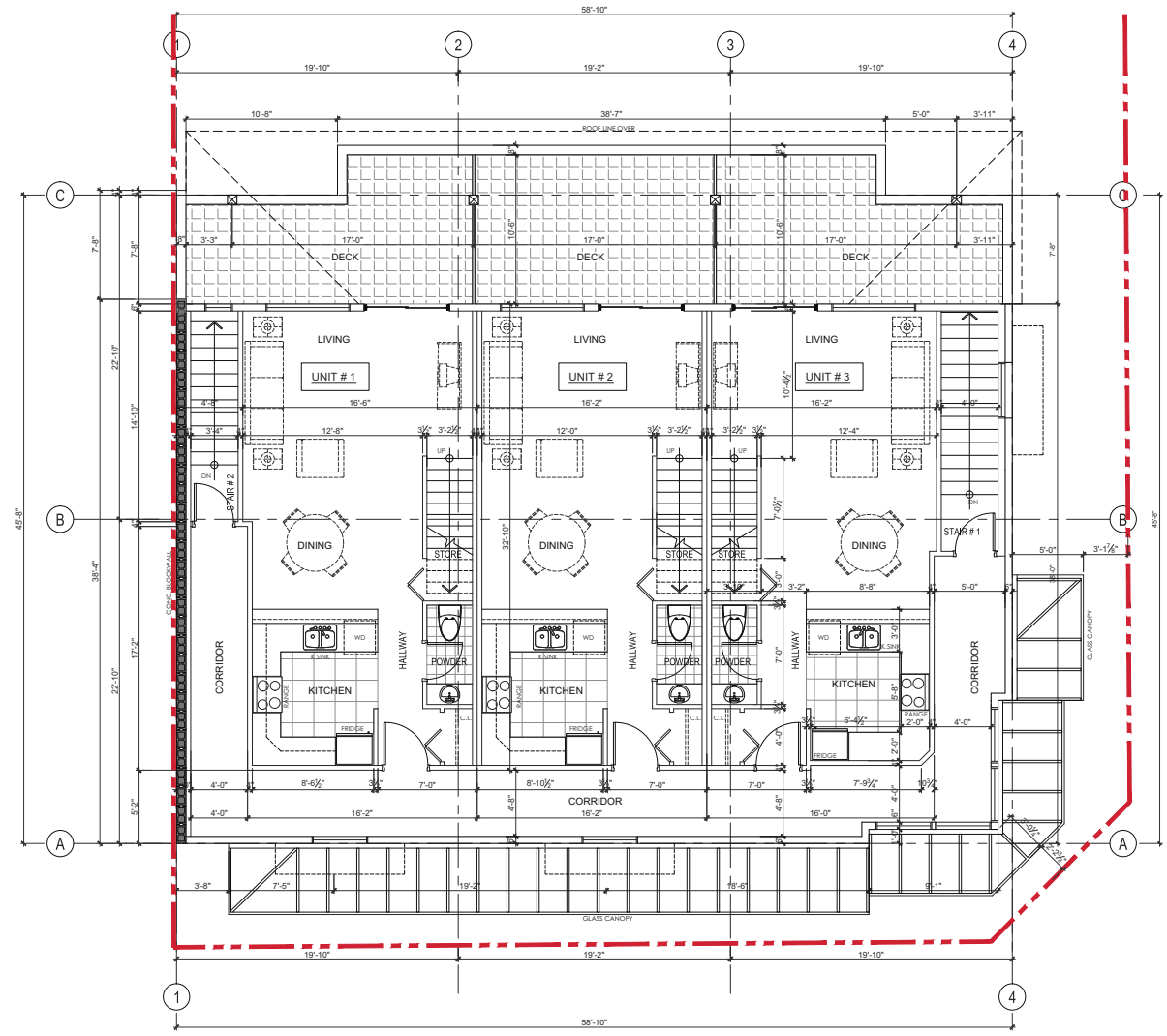


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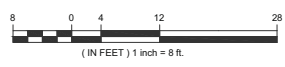
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TAKHAR PLACE
5641 - 177B STREET
SURREY, B.C.

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1 SECOND FLOOR
SCALE: 1/4"=1'-0"



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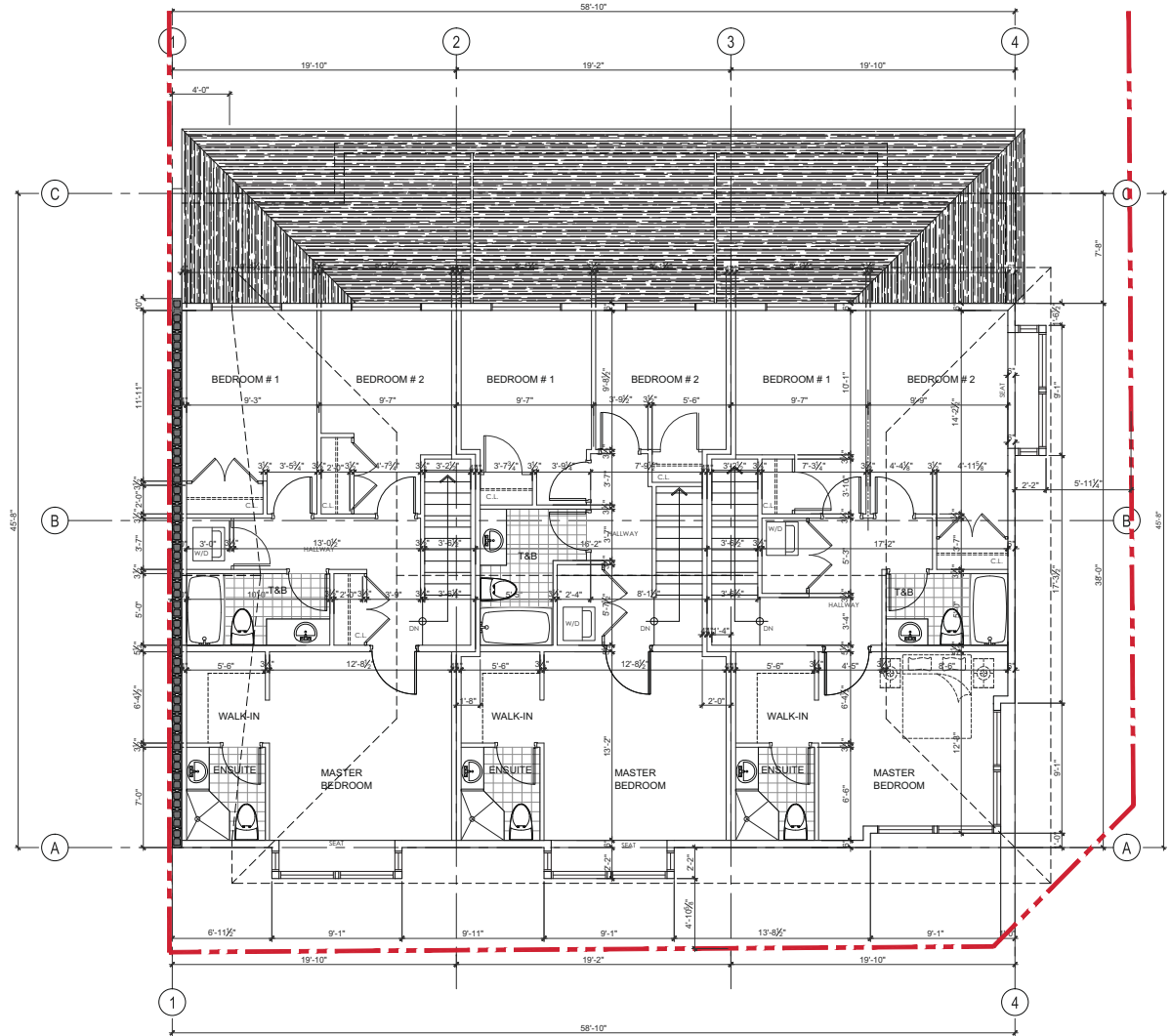
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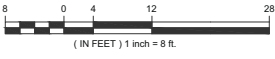
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TAKHAR PLACE
5641 - 177B STREET
SURREY, B.C.

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1 THIRD FLOOR
SCALE: 1/4"=1'-0"



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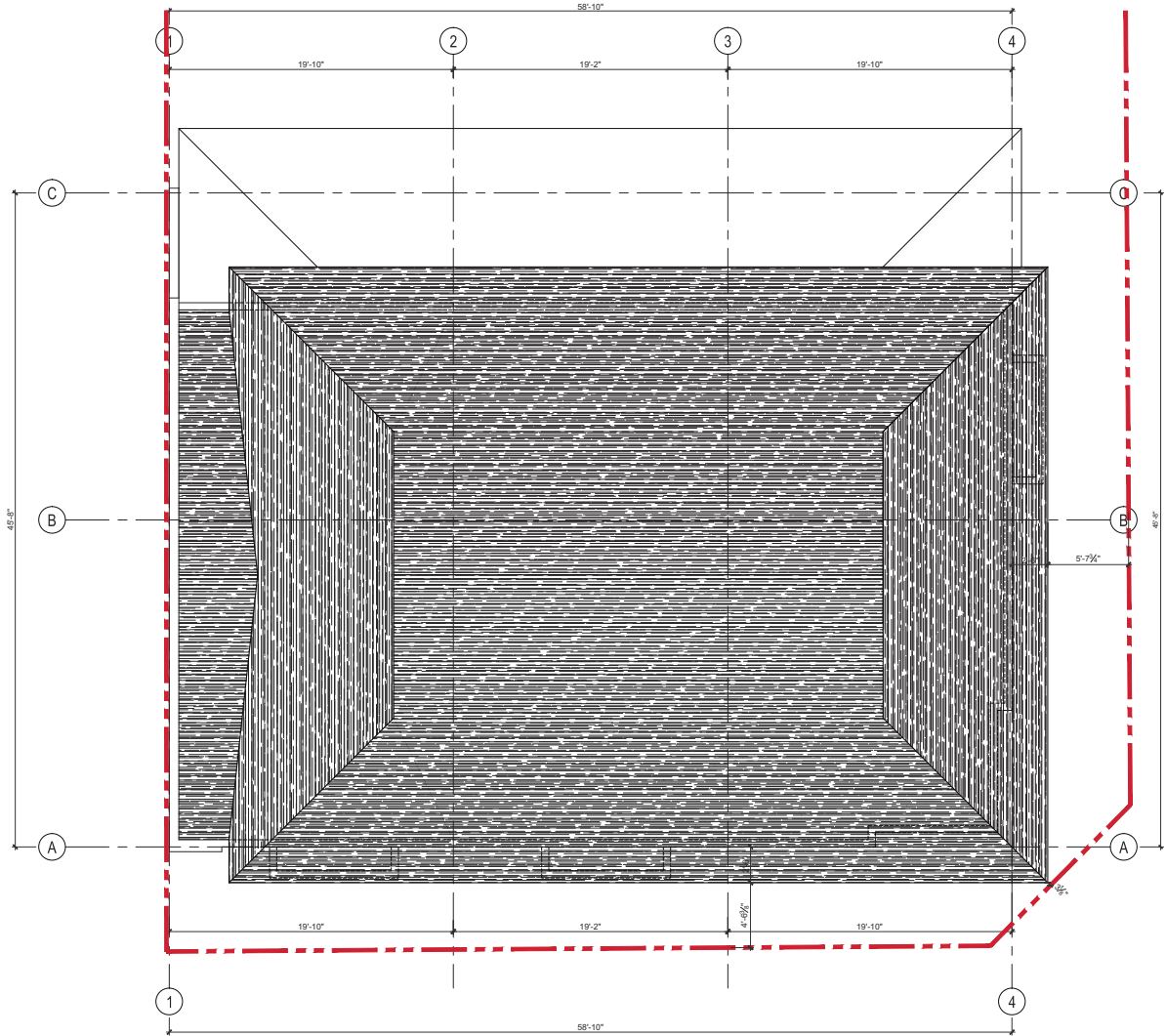
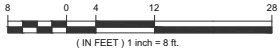
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THIRD FLOOR

PROJECT
TAKHAR PLACE
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5641 - 1778 STREET
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1 ROOF PLAN
SCALE: 1/4"=1'-0"



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ROOF PLAN

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PROJECT
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1 EAST ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR COLOR SCHEDULE

NO.	LOCATION	DESCRIPTION	COLOUR
1	ROOF	ASPHALT SHINGLES	BLACK
2	HORIZONTAL SIDING	HARDI SIDING 4-1/2" EXPOSURE SMOOTH	HARDI-PREFINISHED TUSCAN GOLD JH80-20
3	VERTICAL SIDING	HARDI PANELS 3/4" x 2-1/2" SMOOTH BATTEN @ 8" CC	HARDI-PREFINISHED SANDSTONE BEIGE JH30-20
4	BAY WINDOW/TOWER PANELS	HARDI PANELS	HARDI-PREFINISHED TRADITIONAL RED JH60-10
5	BRICK	-	I.X.L FIRE ROCK
6	LOWER CONCRETE BLOCK	1 COAT FILLER 2 COATS ELASTOMERIC	BMI 2174-30 SEDONA CLAY
7	UPPER CONCRETE BLOCK	1 COAT FILLER 2 COATS ELASTOMERIC	BMI CC-696 BEACH GLASS
8	ROOF CORNICE	HARDI-PLANK 3/4" x 11-1/4"	HARDI-PREFINISHED TRADITIONAL RED JH60-10
9	FASCIAS/CASINGS	HARDI-PLANK SIZED AS DETAILED RUSTIC	HARDI-PREFINISHED NAVAJO BEIGE JH30-10
10	DENTILS	HARDI-PLANK 7/8" x 5-1/2" x 8" LONG	HARDI-PREFINISHED NAVAJO BEIGE JH30-10
11	SKYLITE/GLAZING BARS FRAMING	ALUMINUM	PREFINISHED BLACK
12	SKYLITE GUTTER FASCIA	ALUMINUM	PREFINISHED BMI 2174-30 SEDONA CLAY
13	SKYLITE BRACKETS	ALUMINUM	BLACK
14	SKYLITE GLAZING	TEMPERED GLASS	FROSTED
15	SIGN PANEL	HARDI PANEL	PAINT BLACK FOR FUTURE SIGN
16	STOREFRONT WINDOW FRAMES AND DOORS	ALUMINUM	PREFINISHED WHITE
17	RESIDENTIAL WINDOWS	VINYL	WHITE
18	METAL DOORS	PAINTED	-

SUBMISSION TO ADVISORY DESIGN PANEL (APRIL 19, 2012)
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PROJECT

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PROJECT

COMMERCIAL / RESIDENTIAL DEVELOPMENT
TAKHAR PLACE
5641 - 177B STREET
SURREY, B.C.

CONTRACT

BUILDING ELEVATIONS
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DATE: APRIL 12, 2012



1 NORTH ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR COLOR SCHEDULE

NO.	LOCATION	DESCRIPTION	COLOUR
1	ROOF	ASPHALT SHINGLES	BLACK
2	HORIZONTAL SIDING	HARDI SIDING 4-1/2" EXPOSURE SMOOTH	HARDI-PREFINISHED TUSCAN GOLD JH80-20
3	VERTICAL SIDING	HARDI PANELS 3/4" x 2-1/2" SMOOTH BATTEN @ 8" CC	HARDI-PREFINISHED SANDSTONE BEIGE JH30-20
4	BAY WINDOW/TOWER PANELS	HARDI PANELS	HARDI-PREFINISHED TRADITIONAL RED JH90-10
5	BRICK	-	I.X.L FIRE ROCK
6	LOWER CONCRETE BLOCK	1 COAT FILLER 2 COATS ELASTOMERIC	BMW 2174-30 SEDONA CLAY
7	UPPER CONCRETE BLOCK	1 COAT FILLER 2 COATS ELASTOMERIC	BMW CC-608 BEACH GLASS
8	ROOF CORNICE	HARDI-PLANK 3/2" x 11-1/4" RUSTIC	HARDI-PREFINISHED TRADITIONAL RED JH90-10
9	FASCIAS/CASINGS	HARDI-PLANK SIZED AS DETAILED RUSTIC	HARDI-PREFINISHED NAVAJO BEIGE JH30-10
10	DENTILS	HARDI-PLANK 7/8" x 5-1/2" x 2 1/2" LONG	HARDI-PREFINISHED NAVAJO BEIGE JH30-10
11	SKYLITE/GLAZING BARS /FRAMING	ALUMINUM	PREFINISHED BLACK
12	SKYLITE GUTTER FASCIA	ALUMINUM	PREFINISHED BMW 2174-30 SEDONA CLAY
13	SKYLITE BRACKETS	ALUMINUM	BLACK
14	SKYLITE GLAZING	TEMPERED GLASS	FROSTED
15	SIGN PANEL	HARDI PANEL	PAINT BLACK FOR FUTURE SIGN
16	STOREFRONT WINDOW FRAMES AND DOORS	ALUMINUM	PREFINISHED WHITE
17	RESIDENTIAL WINDOWS	VINYL	WHITE
18	METAL DOORS	PAINTED	-

SUBMISSION TO ADVISORY DESIGN PANEL (APRIL 19, 2012)
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PROJECT
BUILDING ELEVATIONS

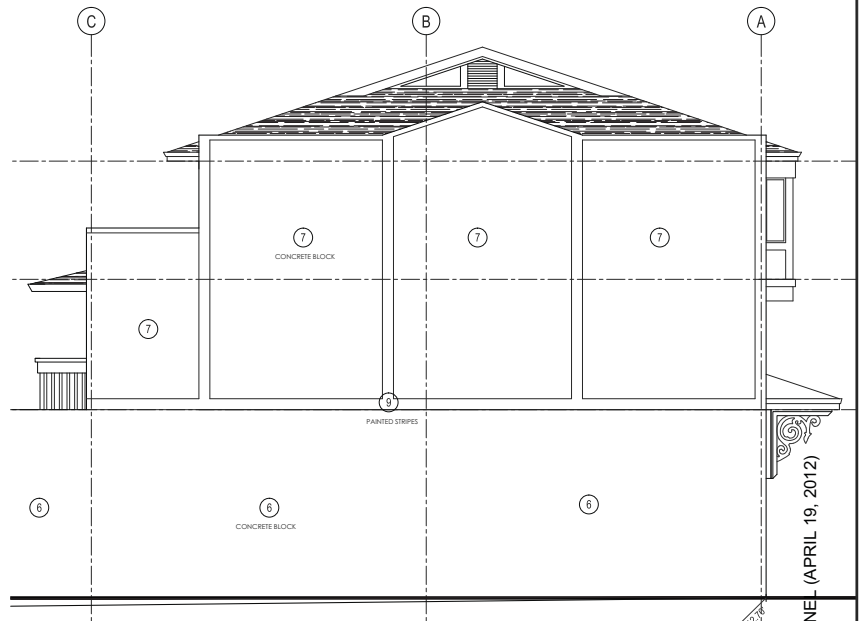
PROJECT
COMMERCIAL / RESIDENTIAL DEVELOPMENT
TAKHAR PLACE
5641 - 177B STREET
SURREY, B.C.

PROJECT
Cherry Blondel
architect m.a.l.b.c.
Suite 1A, 12408 - 82nd Ave. Surrey, B.C. V3V 3B3
Ph: (604) 272-5008
Fax: (604) 272-3700

DATE: 11 - 01
DRAWN BY: G.B.
DATE: APRIL 12, 2012
DRAWING
A7



1 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

SUBMISSION TO ADVISORY DESIGN PANEL (APRIL 19, 2012)
79111 - 02311 - 00

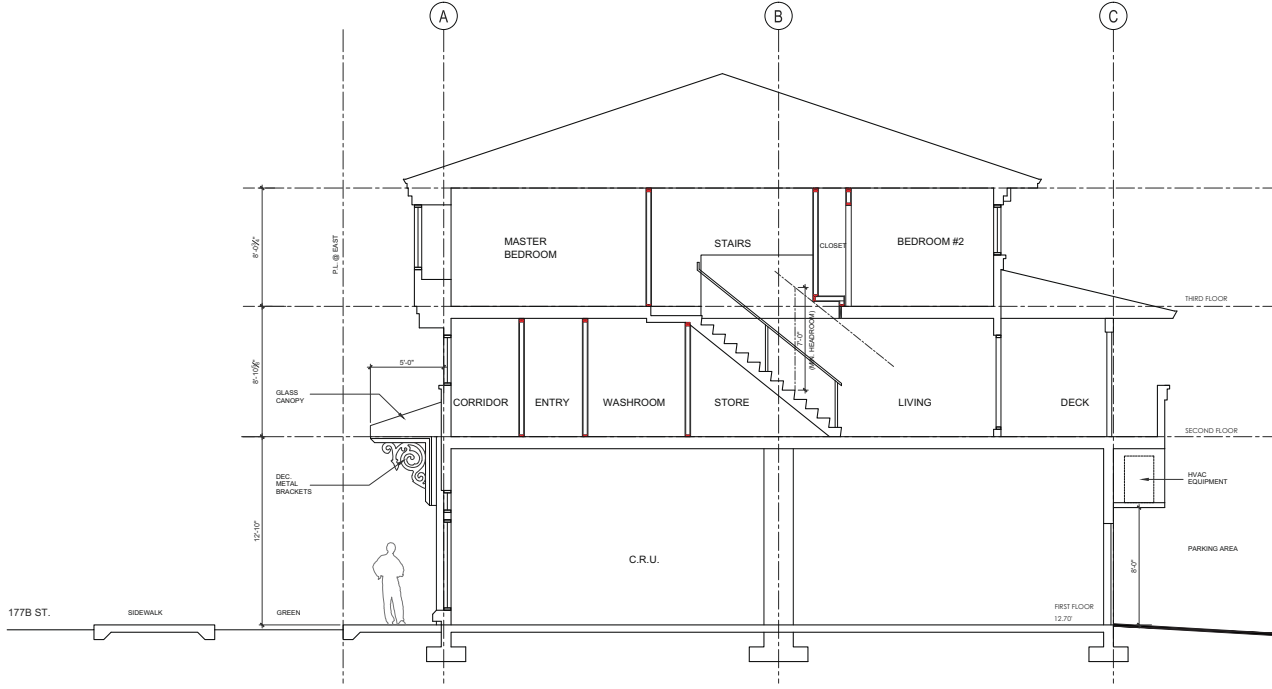
A8
DRAWING

BUILDING ELEVATIONS

DATE: APRIL 12, 2012
BY: GIBSON

PROJECT
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Suite 1A - 12408 - 82nd Ave. Surrey, B.C. V3V 3B3
Ph: 604-272-5008
Fax: 604-272-7000



1
-
CROSS-SECTION
SCALE: 1/4"=1'-0"

SUBMISSION TO ADVISORY DESIGN PANEL (APRIL 19, 2012)
7911 - 0231 - 00

A9
DRAWING

CROSS - SECTION

DATE: 11 - 01
DRAWN BY: EDWARD BUN
CHECKED BY: JULY APRIL 12, 2012

PROJECT
TAKHAR PLACE
COMMERCIAL / RESIDENTIAL DEVELOPMENT
5641 - 177B STREET
SURREY, B.C.

PROJECT
Cherry Blondel
architect m.a.l.b.c.
Suite 1A, 12408 - 82nd Ave. Surrey, B.C. V3V 9S3
Ph: 604-272-5008
Fax: 604-272-3700



COMMERCIAL/RESIDENTIAL DEV. (TAKHAR PLACE)
5641 - 177B ST., SURREY B.C.

EAST ELEVATION

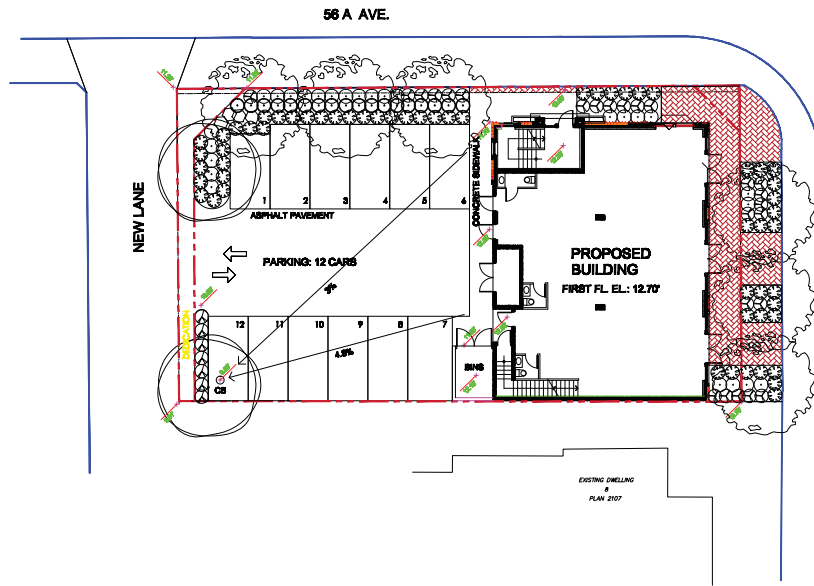
Gerry Blonski architect m.a.i.b.c.
Suite 1A - 12498 - 82nd Ave., Surrey, B.C. V3W 3E9
Ph: 604-572-3608
Fax: 604-572-3760
www.gblonski.com



COMMERCIAL/RESIDENTIAL DEV. (TAKHAR PLACE)
5641 - 177B ST., SURREY B.C.

NORTH ELEVATION

Gerry Blonski architect m.a.i.b.c.
Suite 1A - 12468 - 62nd Ave., Surrey, B.C. V3W 3E9
Ph : 604-572-3808
Fax: 604-572-3160
www.gerryblonski.com



NOTES / GENERAL

PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER IBCNA STANDARDS. ALL PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT. AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS MUST OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF THE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD".

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "TREESE FRET" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE IBCNA/BCSLA "LANDSCAPE STANDARDS".

Min. growing medium depths over prepared subgrade shall be :

- Low areas 450 mm
- Grd. cover areas 450 mm
- Shrub areas 450 mm
- Tree pits 300 mm around root ball.

Growing medium shall have physical and chemical properties as described in the Standards for Level 2 and Level 3 areas, except for areas over structures where the medium shall conform to the requirements for Level 1 applications.

Processing and mixing of growing medium components shall be done off-site using a mechanized screening process.

Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a representative sample taken from the soil that will be used at the site.

On-site or imported soils shall satisfy the requirements of the Standards for growing medium. Soils shall be virtually free from subsoil, wood incl, woody plant parts, weed or reproductive parts of weeds, plant pathogenic organisms, toxic materials, stones over 30 mm and foreign objects.

All planting beds shall receive min. 50 mm bark mulch.

Plant species and varieties may not be substituted without the approval of the Landscape Architect.

The contractor shall guarantee all materials and workmanship for a period of one (1) full year from the date of Final Acceptance, unless otherwise specified.

All plant material not surviving, or in poor condition during the guarantee period shall be replaced by the contractor at no extra cost to the Owner.

The contractor shall clear away from the site all rubbish as it accumulates, and shall, at the completion of the work, leave the work and the site thereof in a clean and presentable condition, free from all obstructions.



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

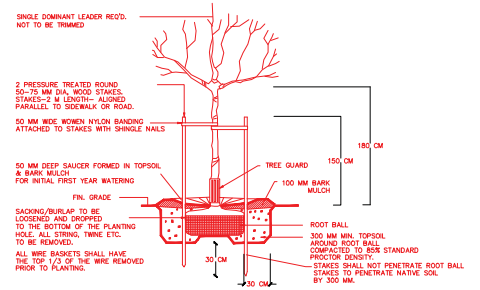
DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

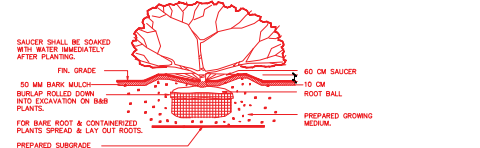
CLIENT
 GERRY BLONSKI
 GERRY BLONSKI ARCHITECT
 SUITE #1A
 12468 - 82 AVENUE,
 SURREY, B.C.
 V3R 3C3
 PHONE (604) 850-0577

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 COMMERCIAL/RESIDENTIAL
 DEVELOPMENT
 5641 - 177B STREET
 SURREY, B.C.

PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	MAGNOLIA GALAXY	GALAXY MAGNOLIA	6	5 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	2	3.00 METERS	AS SHOWN	B. & B.
	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	19	#3 POT	90 CM. O.C.	
	RHODODENDRON YAKUSHIMANUM 'CRETE'	YAK. RHODODENDRON	24	#3 POT	90 CM. O.C.	
	RHODODENDRON FINNISH 'ELVIRA'	FINNISH RHODODENDRON	4	#3 POT	90 CM. O.C.	
	ROSA MEIDLAND 'PINK'	PINK MEIDLAND ROSE	26	#3 POT	90 CM. O.C.	
	VIBURNUM DAVIDI	VIBURNUM	6	#3 POT	90 CM. O.C.	
	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	68	#3 POT	90 CM. O.C.	
					65 CM. O.C.	



TREE PLANTING DETAIL
SECTION N.T.S.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS
SECTION N.T.S.

SCALE 1:150	DATE OCT/11
DRAWN	CHK'D
ENG.	CHK'D
APPROV.	AS BUILT

PRINTED	JOB NO.
	DRAWING NO.
	L-1

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **May 18, 2012** PROJECT FILE: **7811-0231-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 5641 177B St**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

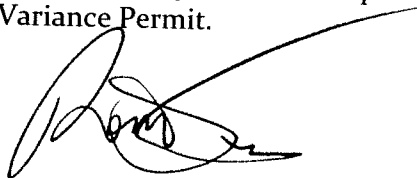
Property and Right-of-Way Requirements

- Dedicate 0.942 metres for north-south lane.
- Dedicate 3.0m x 3.0m corner cuts.

Works and Services

- Construct north-south lane to commercial standard.
- Provide service connections.
- Provide restrictive covenants.

A Servicing Agreement is required prior to issuance of Development Permit and Development Variance Permit.



Rémi Dubé, P.Eng.
Development Services Manager

HB



Tuesday, October 11, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0231 00

SUMMARY

The proposed 3 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

September 2010 Enrolment/School Capacity

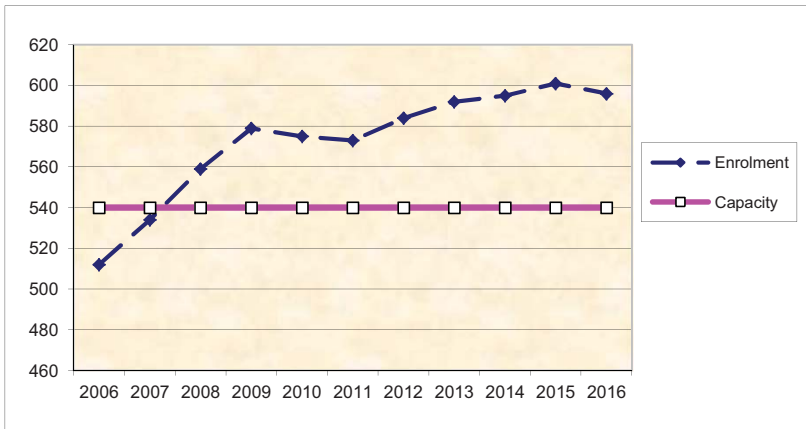
Martha Currie Elementary	
Enrolment (K/1-7):	67 K + 508
Capacity (K/1-7):	40 K + 500
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1711
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

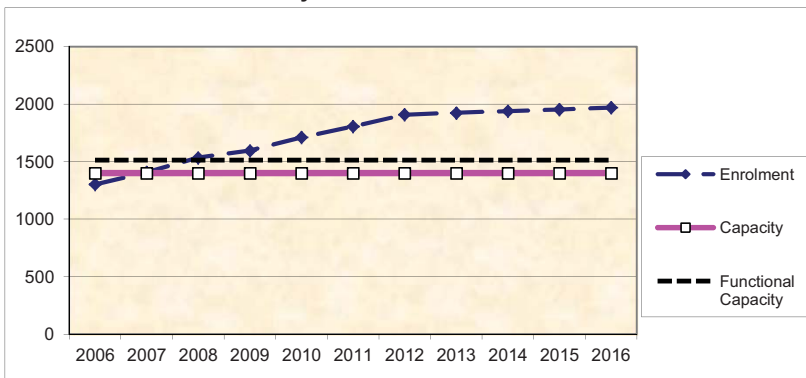
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The capacity for Martha Currie Elementary shown below has been adjusted for full day Kindergarten implementation in 2011 and inclusion of a "Strongstart" program for preschool age children and their parents. Both Martha Currie Elementary and Lord Tweedsmuir Elementary have multi track program (regular and district French Immersion). The school district is adding a modular classroom to Martha Currie in September 2011 and also is converting unused shop space into two classrooms (formerly this school was a Jr. Secondary and was converted as an elementary school and shop space was being used for storage) the added classrooms are not included in the capacity shown in the graph below. Lord Tweedsmuir Secondary is also over its capacity and has two portable classrooms. A new secondary school in the North Clayton Area is proposed in year four of the 2010-2011 Five Year Capital Plan (Site has partially been acquired) to reduce long term secondary school overcrowding in the east region of Surrey. The proposed development will not have an impact on these projections.

Martha Currie Elementary



Lord Tweedsmuir Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



Advisory Design Panel Minutes

PRC₁
 City Hall
 14245 - 56 Avenue
 Surrey, B.C.
THURSDAY, APRIL 19, 2012
 Time: 4:15 pm

Present:

Chair - L. Mickelson

Panel Members:

R. Ciccozzi
 T. Wolf
 B. Shigetomi
 D. Lee
 S. Vincent
 M. Searle
 J. Makepeace

Guests:

Lance Barnett, Barnett Dembek Architects
 Clark Kavolinas, C. Kavolinas & Associates Ltd.
 Paul Takhar, Takhar Enterprises Ltd.
 Fariba Gharaei, Urban Design Group
 Gerry Blonski, Gerry Blonski Architect
 Xuedong Zhao, Zhao XD Architect
 Rebecca Colter, PMG Landscape Architects

Staff Present:

T. Ainscough, City Architect - Planning & Development
 H. Bello, Senior Planner - Planning & Development
 M. Rondeau, Senior Planner - Planning & Development
 H. Dmytriw, Legislative Services

B. SUBMISSION

File No.:	7911-0231-00 New
Description:	DP for 3 storey mixed-use building
Address:	5641 - 177B St., Cloverdale
Developer:	Takhar Enterprises ltd.
Architect:	Gerry Blonski Architect
Landscape Architect:	Clark Kavolinas, C. Kavolinas & Associates Ltd.
Planner:	Jeff Denney
Urban Design Planner:	Mary Beth Rondeau

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- One block long commercial area secondary to the main street along 176th St.
- Some commercial there now, this will be a positive addition.
- Working with specialty public realm and sidewalk treatment.

The **Project Architect** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- A 3 storey building with commercial on main floor, upper floor with 2 level suites. Suites have big veranda at back.
- Main access to suites off 56A Avenue.
- Character of building in keeping with Cloverdale heritage guidelines.
- Hardie siding; hip roof; asphalt shingles.

- Storefront windows are reminiscent of the period it is portraying. Signage under canopy atop every store.
- Added bay windows to provide a better space for master bedrooms and interest to streetscape.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- Main feature is along 177B Street.
- Tree on portion of parking.

In response to questions the following information was provided by the project architect:

- Cloverdale design guidelines include a railway theme.
- One extra parking spot beyond that required.
- Heating of residential areas looking into an electric furnace.
- Commercial space – Lower floor plan - handicapped washrooms – has no room for door for CRU #3 if you make washroom a standard size.
- Parking lot not secure at all. Residential parking is close to entrance. Can add lighting.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

5641 - 177B St., Cloverdale

File No. 7911-0231-00

It was

Moved by B. Shigetomi

Seconded by R. Ciccozzi

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Form and Character

- Good response to Cloverdale area. Interesting form, appropriate for the area.
- Like the building generally but could be an opportunity to open the top bedroom windows. Perhaps more window/glass glazing to open up exposure to the street. More "animation" to the street.
- Feels like a converted fire hall somehow. Simple building at base, but gets lost on upper floors after horizontal break at canopy.
- Would prefer windows at second floor corridor (east elevation) to match corner windows. Bay windows could extend down to corridor level.
- Consider simplifying façade treatment. Maybe two tier approach will work better.

- Like skirting element that runs under roof. Could delete banding and vertical siding on top. Form is too small for additional material.
- Roof form awkward because of south firewall. Don't need to hip the roof.
- Consider reducing the roof element over residential deck to allow daylight and sunshade into deck and living area.
- Relocate garbage enclosure away from residential.
- Create more interest to front door material and define with a bollard and plantings.

Landscaping

- Paving patterns differ between architectural/landscape drawings. Prefer what's shown on architectural. More information on northeast corner paving treatment required.
- Surface parking should be considered as "backyard" for residents. Consider unit paving with trees and bollards separating stalls without the need to introduce planting islands. This would transform the surface parking into a parking Bosque that would help to reduce the heat island effect and provide a desirable view from the upper residential balconies.
- Permeable unit paving to allow more infiltration into the ground.

CPTED

- A unique interface between parking and residential units, a bit awkward.
- Secure the parking area to give residents a sense of security.

Accessibility

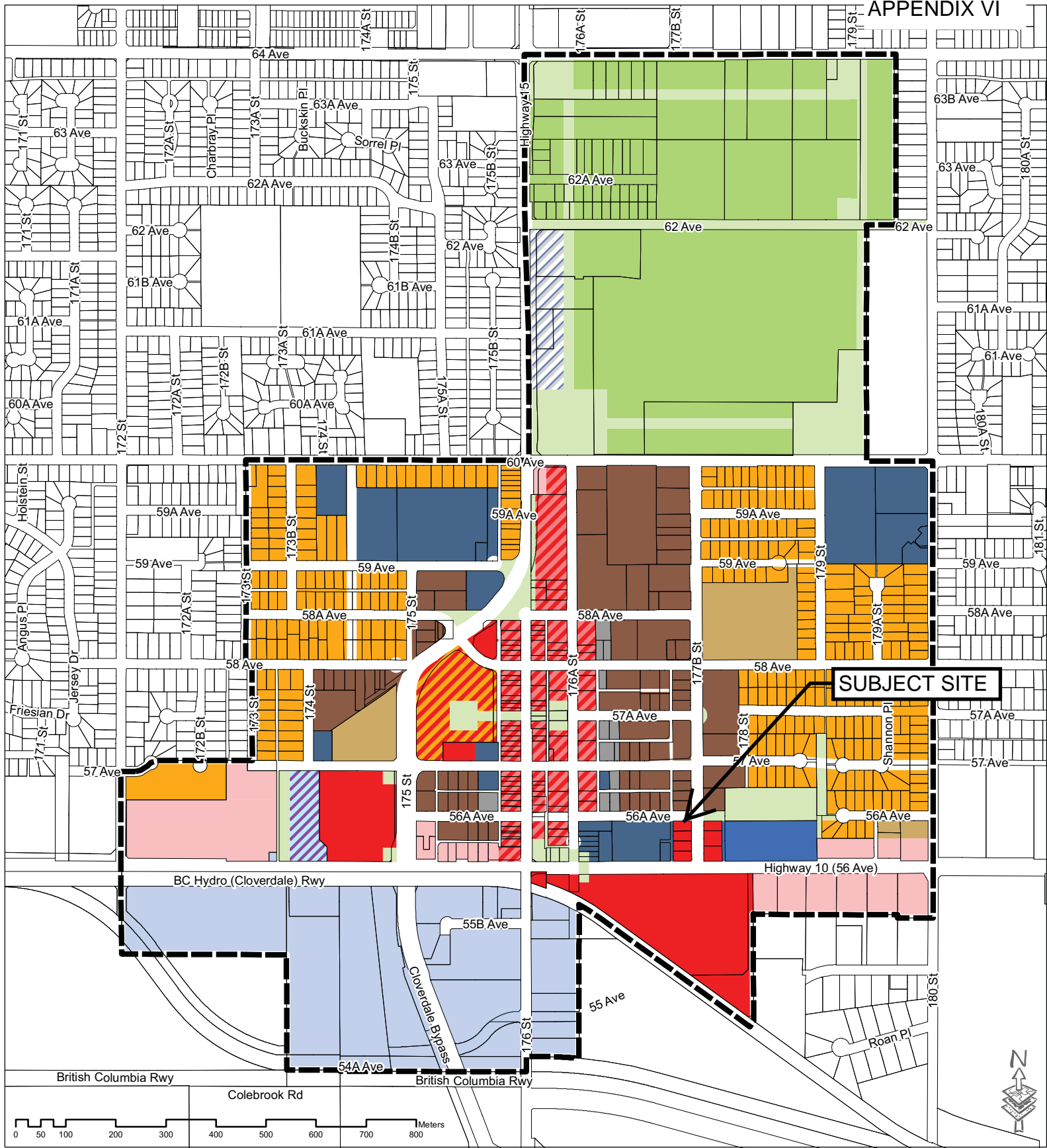
- Ensure wheelchair washrooms are to code.
- Power doors for commercial units.

Sustainability

- Avoid electric baseboard heat for residential. Recommend hi-efficiency heat pump or high efficiency boiler to heat suites (and domestic hot water).
- Recommend using heat recovery ventilation to provide efficient ventilation to each unit.
- Commend the applicant on storm water management initiatives.
- Double up shading at parking and transform this to an outdoor room.
- Good approach to rain water management (bio swales and permeable pavers).

The Developer made the following comments on the Statement of Review:

He loves the appearance of the building as is. It was more elaborate before with a tower at the corner. If the windows are not bayed then the building is not nearly as attractive.



- | | | | |
|---------------------------|----------------------------|-----------------------|--------------------------|
| TOWN CENTRE COMMERCIAL | MEDIUM DENSITY RESIDENTIAL | COMMUNITY SERVICES | SCHOOL |
| RETAIL/SERVICE COMMERCIAL | TOWNHOUSES | PARKING | INDUSTRIAL |
| RESIDENTIAL/COMMERCIAL | URBAN SINGLE FAMILY | PARK/OPEN SPACE | INDUSTRIAL BUSINESS PARK |
| HIGHWAY COMMERCIAL | INSTITUTIONAL | CLOVERDALE FAIRGROUND | STUDY BOUNDARY |

CLOVERDALE TOWN CENTRE

City of Surrey Planning & Development Department

Approved By Council on October 26, 2000 Amended July 2011

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0231-00

Issued To: TAKHAR ENTERPRISES LTD., INC. NO. 891817
("the Owner")

Address of Owner: 9120 - 139 Street
Surrey, BC V3V 6Z9

1. This development variance 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 variance permit.
2. This development variance 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: 012-520-756
Lot 7 Block 15 Section 8 Township 8 New Westminster District Plan 2107

5641 - 177B Street

(the "Land")

3. (a) As the legal description of the Land will change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier: _____

- (d) If the civic address(es) of the Land change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) To vary the definition of "setback" in Part 1 Definitions, to allow eaves, a canopy and bay or boxed windows to encroach into the required setbacks, to a maximum of 2.0 metres (6.5 ft.), including bay or boxed windows that exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall; and

- (b) To reduce the minimum front yard setback and side yard setback on a flanking street of the C-15 Zone from 2.0 metres (7 ft.) to 1.6 metres (5.2 ft.) to the northeast corner of the building for the second and third floors.

- 5. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.

- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

- 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after Development Permit No. 7911-0231-00 is issued.

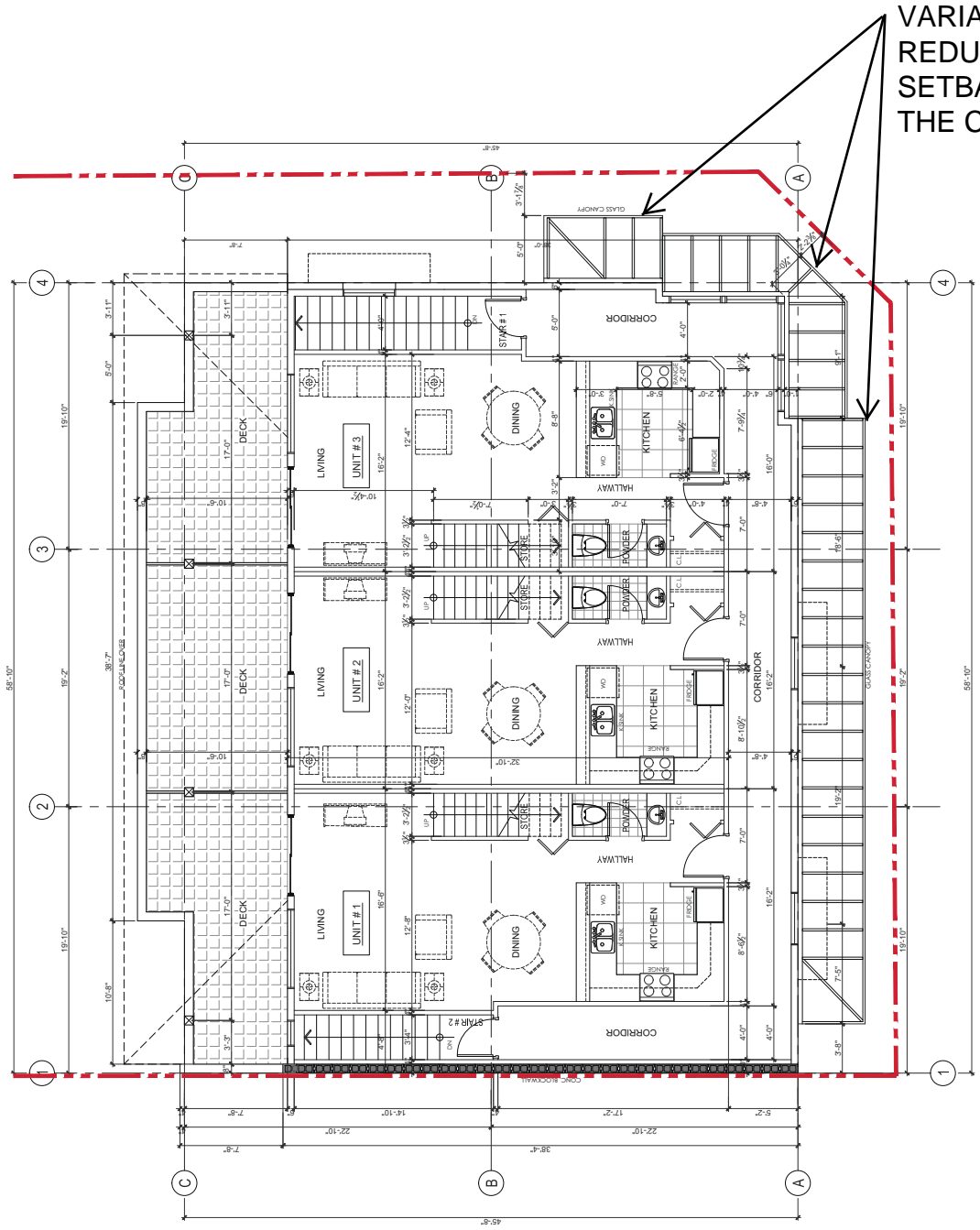
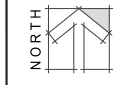
- 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

- 9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

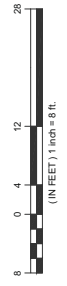
Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



VARIANCE TO
REDUCE THE
SETBACK TO
THE CANOPY

1 SECOND FLOOR
SCALE: 1/4"=1'-0"

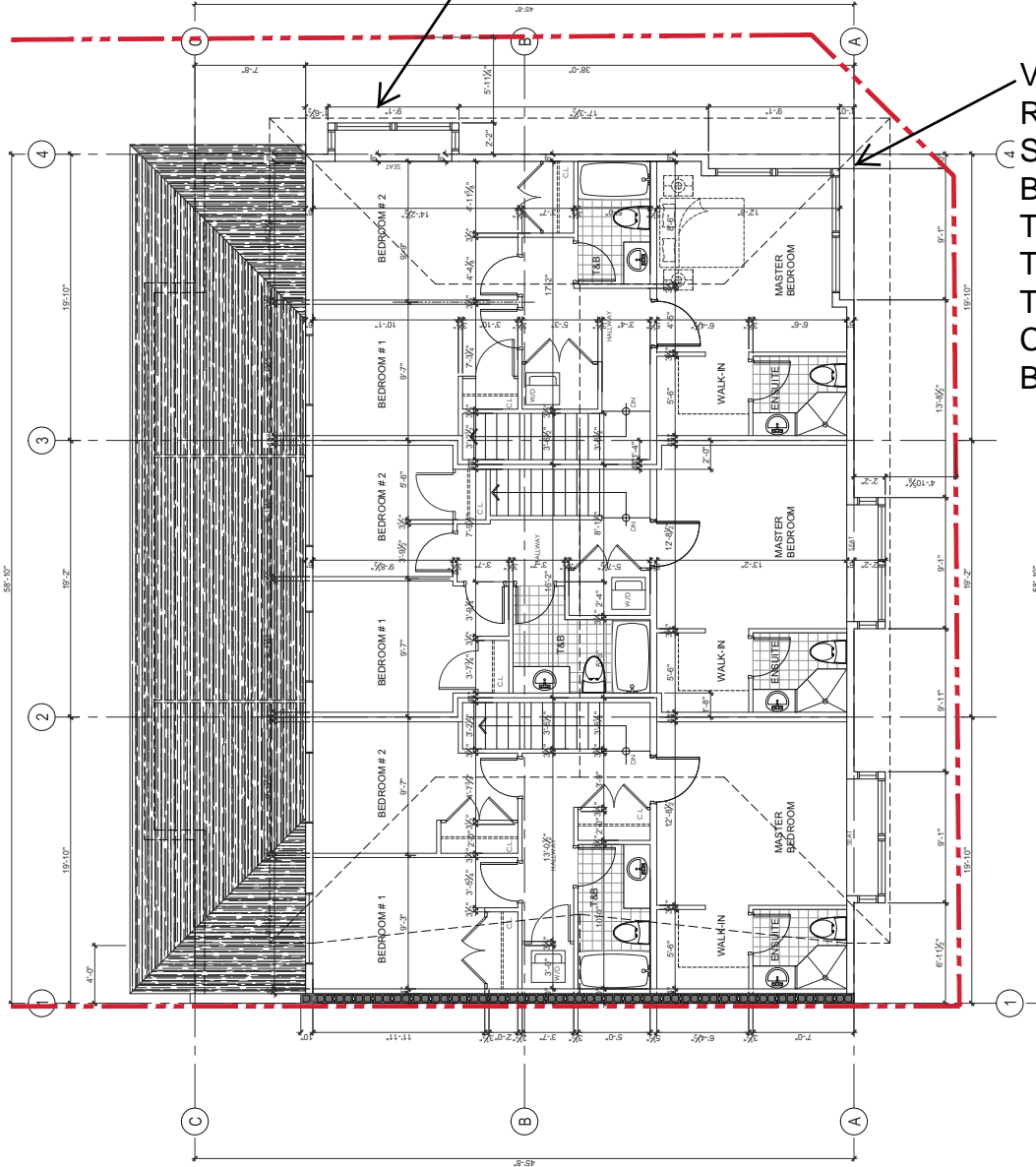


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SUBMISSION TO ADVISORY DESIGN PANEL (APRIL 19, 2012)

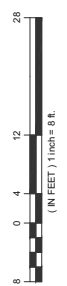


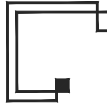
VARIANCE TO REDUCE THE SETBACK TO THE BAY WINDOWS ON THE NORTH AND EAST FACADES

VARIANCE TO REDUCE THE SETBACK TO THE BUILDING FACE OF THE SECOND AND THIRD STOREYS OF THE NORTHEAST CORNER OF THE BUILDING

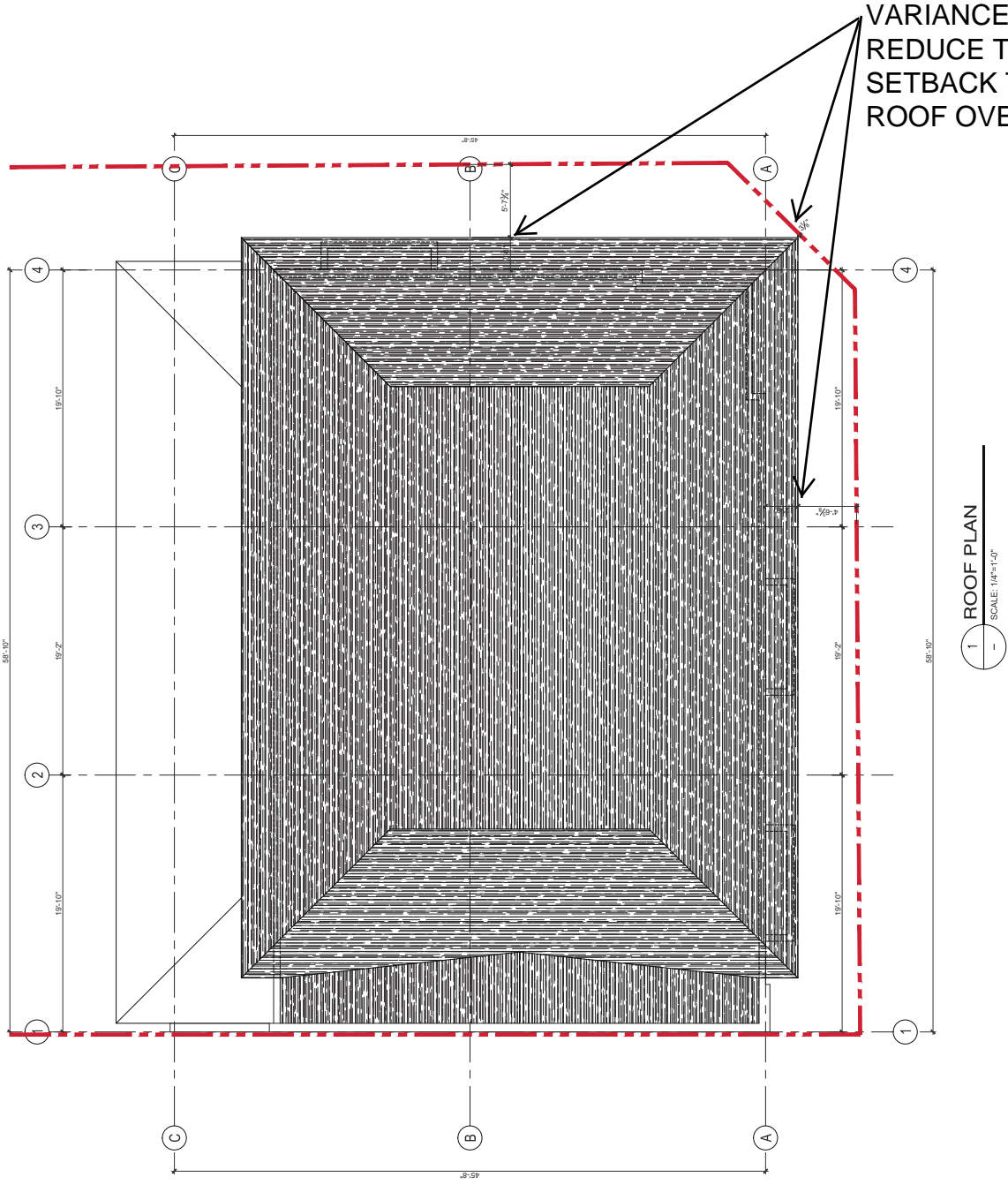


1 THIRD FLOOR
SCALE: 1/4"=1'-0"





7911 - 0231 - 00
 SUBMISSION TO ADVISORY DESIGN PANEL (APRIL 19, 2012)



1 ROOF PLAN
 SCALE: 1/4"=1'-0"

