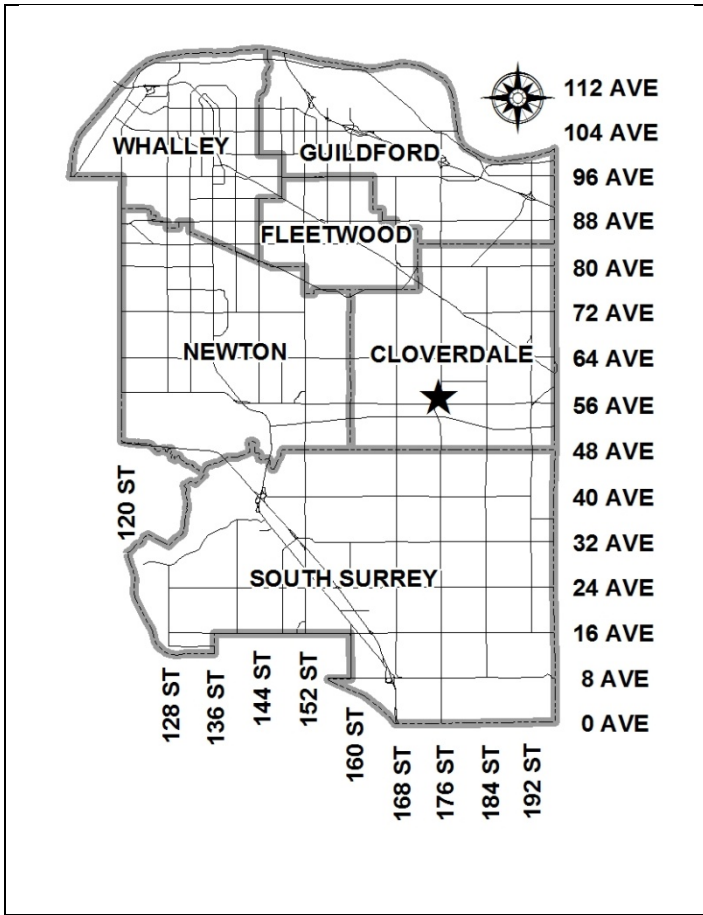


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0033-00

Planning Report Date: November 26, 2012



**PROPOSAL:**

- **Rezoning** a portion from CD (By-law No. 13481) to C-15
- **Development Permit**
- **Development Variance Permit**

in order to permit the construction of a two-storey retail/office building.

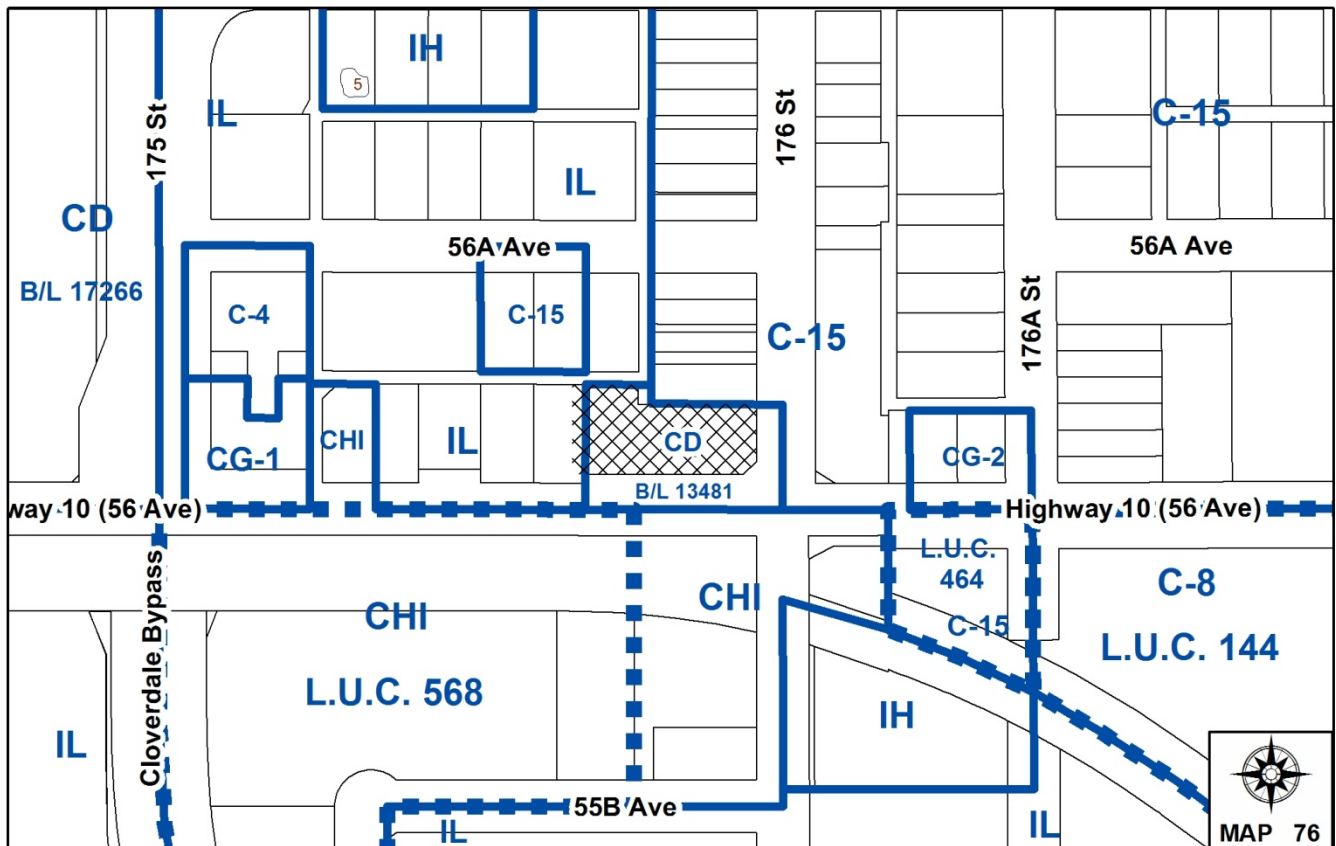
**LOCATION:** 17577 No. 10 Highway (56 Avenue) and a portion of 17565 No. 10 Highway (56 Avenue)

**OWNER:** 0952126 BC Ltd. and L-290 Holdings Ltd., Inc. No. BCo656181

**ZONING:** CD (By-law No. 13481) and IL

**OCP DESIGNATION:** Town Centre

**TCP DESIGNATION:** Town Centre Commercial and Highway Commercial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning lot at 17577 No. 10 Highway (56 Avenue).
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to relax the front yard setback.

### RATIONALE OF RECOMMENDATION

- Complies with Town Centre designation in the Official Community Plan (OCP).
- Complies with the Cloverdale Town Centre Plan (TCP).
- The proposed density and building form are appropriate for the Cloverdale Town Centre
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Cloverdale Town Centre Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the lot at 17577 No. 10 Highway (56 Avenue) from "Comprehensive Development Zone (CD)" (By-law No. 13481) (By-law No. 12000) to "Town Centre Commercial Zone (C-15)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7912-0033-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7912-0033-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the C-15 Zone from 2.0 metres (6.6 ft.) to 1.5 metres (5 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (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) approval from the Ministry of Transportation & Infrastructure;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) registration of a reciprocal access easement on the property at 17565 No. 10 Highway (56 Avenue) in order to permit one common driveway from No. 10 Highway;
  - (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
  - (g) removal of the existing vehicle garage to the satisfaction of the General Manager, Planning & Development.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Ministry of Transportation & Infrastructure (MOTI):	The applicant has requested a relaxation of MOTI's 4.5-metre (15 ft.) setback requirement from an access controlled highway, to 3.0 metres (10 ft.). MOTI has granted preliminary consideration for both the building setback relaxation and the driveway access location, but requires civil engineering drawings from the applicant to finalize their decision.
Heritage Advisory Commission (HAC)	Reviewed at the June 27, 2012 HAC meeting and recommendations were provided concerning the Brown House. The garage associated with the heritage house is located on the lot at 17565 No. 10 Highway (56 Avenue) and is not a heritage structure (Appendix VI).

SITE CHARACTERISTICS

Existing Land Use: Vacant

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North:	Telus switching station and a vacant lot	Commercial and Medium Density Residential	C-15 and IL
East (Across 176 St):	De Dutch Restaurant and government liquor store	Parks/Open Space	C-15
South (Across No. 10 Highway and abandoned rail right-of-way):	Restaurant (Coast Country Diner) and furniture store	Industrial	CHI and LUC 568 (with underlying CHI zoning)
West:	Historical Brown house	Highway Commercial	IL

DEVELOPMENT CONSIDERATIONSCurrent Proposal

- The 1,890-square metre (0.47 acre) lot located at 17577 No. 10 Highway is in the Cloverdale Town Centre. The westerly adjacent site at 17565 No. 10 Highway is included in the Development Permit portion of this application in order to permit the construction of a shared right-in/right-out driveway on No. 10 Highway into the development.

- The lot at 17577 No. 10 Highway was rezoned to Comprehensive Development (CD) (By-law No. 13481) in 1999 to permit a gasoline service station and associated convenience store. This lot is designated Town Centre Commercial and Highway Commercial in the Cloverdale Town Centre Plan. The westerly property at 17565 No. 10 Highway is currently zoned Light Impact Industrial Zone (IL) and is designated Highway Commercial in the Cloverdale Town Centre Plan. Both properties are designated Town Centre in the Official Community Plan (OCP).
- The current proposal is a rezoning of the easterly lot at 17577 No. 10 Highway from CD By-law No. 13481 to Town Centre Commercial Zone (C-15), and a Development Permit on both subject properties to allow for the construction of a two-storey retail /office building and a shared driveway.
- The proposed building will be sited at the east side of the site and have a floor area of 1,184.9 square metres (12,755 sq. ft.). The proposal represents a floor area ratio (FAR) of 0.76 and a lot coverage of 28.3% which is consistent with the maximum FAR of 1.5 and lot coverage of 80% permitted in the C-15 Zone.
- The two properties (17555 and 17565 No. 10 Highway) that lay to the west of the lot at 17577 No. 10 Highway on which the proposed commercial building will be located, together contain the historical Brown House (on the lot at 17555) and a vehicle garage and driveway (on the lot at 17565). The Brown House has been identified on the Heritage Inventory, however, the garage does not have historical significance. The new owner of these properties indicated that retaining the heritage house in the context of the proposed commercial development is not an option, and has offered to market the house for relocation within the Cloverdale area.
- Of these two properties at 17555 and 17565 No. 10 Highway, only the east portion of 17565 will be considered in the current application as the proposed shared access driveway to No. 10 Highway is located on a portion of this lot. The existing vehicle garage will be removed with the current application in order to permit the construction of the common driveway.
- The Heritage Advisory Commission (HAC) reviewed the request by the land owner and the current application, on June 27, 2012, and offered the following comments:
  - The Commission is aware that the Brown House is only listed on the Heritage Inventory and not on the Heritage Register.
  - The Commission appreciates that the proposed development, which does not include the Brown House lot, will have significant benefits for Cloverdale Town Centre.
  - The Commission is supportive of the House being relocated within the Cloverdale area (or as a last resort, outside of the Cloverdale area).
  - The Commission directed staff to refer the owner to the following organizations: Cloverdale Chamber of Commerce, Cloverdale Business Improvement Association (BIA), Surrey Heritage Society, and as a last resort, the Vancouver Heritage Foundation, to see if they are aware of anyone who would be willing to undertake the relocation of the House at their own expense.
  - If demolition is the only option available, the House should be fully documented, and historic materials should be salvaged (by a salvage company) for re-use.

## PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign has been erected on the property and pre-notification letters were sent on March 20, 2012. To date, staff have received no telephone calls or letters concerning the proposal.

## DESIGN PROPOSAL AND REVIEW

- The proposed retail/office building is located at the east side of the site, creating a continuous building frontage along the historic 176 Street in Cloverdale.
- Access to the site is provided by a lane located along the north lot line of the western portion of the site and a proposed shared driveway access from No. 10 Highway. The Ministry of Transportation and Infrastructure (MOTI) has granted preliminary consideration for this shared driveway. Prior to final adoption, a reciprocal access easement for this shared driveway is required.
- The building is proposed to be constructed with red brick and beige-painted concrete panels and incorporates maple-stained wood beams. This façade treatment wraps around the south and west sides of the building. The second floor projects over the parking at the north side of the building. A canopy is proposed above the first floor along the street frontages to provide for weather protection and to promote pedestrian accessibility.
- The proposed building is 11 metres (35 ft.) in height, which is lower than the maximum 14 metres (46 ft.) permitted in the proposed C-15 Zone.
- Part 5 of Surrey Zoning By-law No. 12000 requires three parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for retail uses on the ground floor and 2 parking spaces for every 100 square metres (1,075 sq. ft.) of office space on the second floor. As such, the proposed building requires a total of 21 parking spaces to be provided for both employees and customers. The applicant has proposed 29 parking spaces, which is eight parking spaces more than required under the By-law.
- The applicant has requested a free-standing sign to be located at the No. 10 Highway entrance into the site. The proposed 3-metre (10 ft.) high sign is proposed to have brick accent along the base and one side, with the building identification name at the top. The proposed sign is located more than 2.0 metres (6.6 ft.) from the front property line, which complies with the Sign By-law.
- For fascia signage, the applicant is proposing individual channel letters, either mounted on the building or placed on a raceway for the ground floor units.
- The applicant is proposing landscaping along the No. 10 Highway road frontage, along the lane and within the parking lot. This landscaping consists of a mixture of flowering and non-flowering trees and shrubs. Additional tree planters have been proposed along the No. 10 Highway frontage.

### ADVISORY DESIGN PANEL

This project was presented to the Advisory Design Panel (ADP) on May 31, 2012. Although the proposal was generally well received by the ADP, a number of issues, as noted below, need to be addressed:

- Further development of the corner element to create horizontals.
  - Submission of building sections.
  - Confirmation of the grades along the property lines to ensure that steps are not required along the No. 10 Highway road frontage.
  - Provision of a low screening wall along No. 10 Highway.
  - Submission of details for the roof top mechanical and gas meters.
  - Modifications to the landscaping plan to the satisfaction of the City Landscape Architect.
- 
- The applicant has agreed to resolve these issues prior to the application being considered for Final Approval and Development Permit issuance.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the front yard setback (176 St.) from 2.0 metres (6.6 ft.) to 1.5 metres (5 ft.).

Applicant's Reasons:

- The building to the north of the subject site is currently sited at 1.5 metres (5 ft.) from the front property line. At a setback of 1.5 metres (5 ft.) the proposed structure will have a similar building setback, which will result in a continuous building façade along 176 Street.

Staff Comments:

- Planning staff are supportive of the reduced setback to 1.5 metres (5 ft.) as the proposed building setback is in keeping with the setbacks of other buildings along 176 Street and with the heritage character of the Cloverdale Town Centre Plan.

### 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, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments
Appendix V.	Development Variance Permit No. 7912-0033-00
Appendix VI.	Heritage Advisory Commission Minutes

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by PJ Lovick Architects and PMG Landscape Architects respectively, dated October 22, 2012 and October 10, 2012 respectively.

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LAP/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\16717080013.doc  
. 11/22/12 9:06 AM





## DEVELOPMENT DATA SHEET

Proposed Zoning: C-15

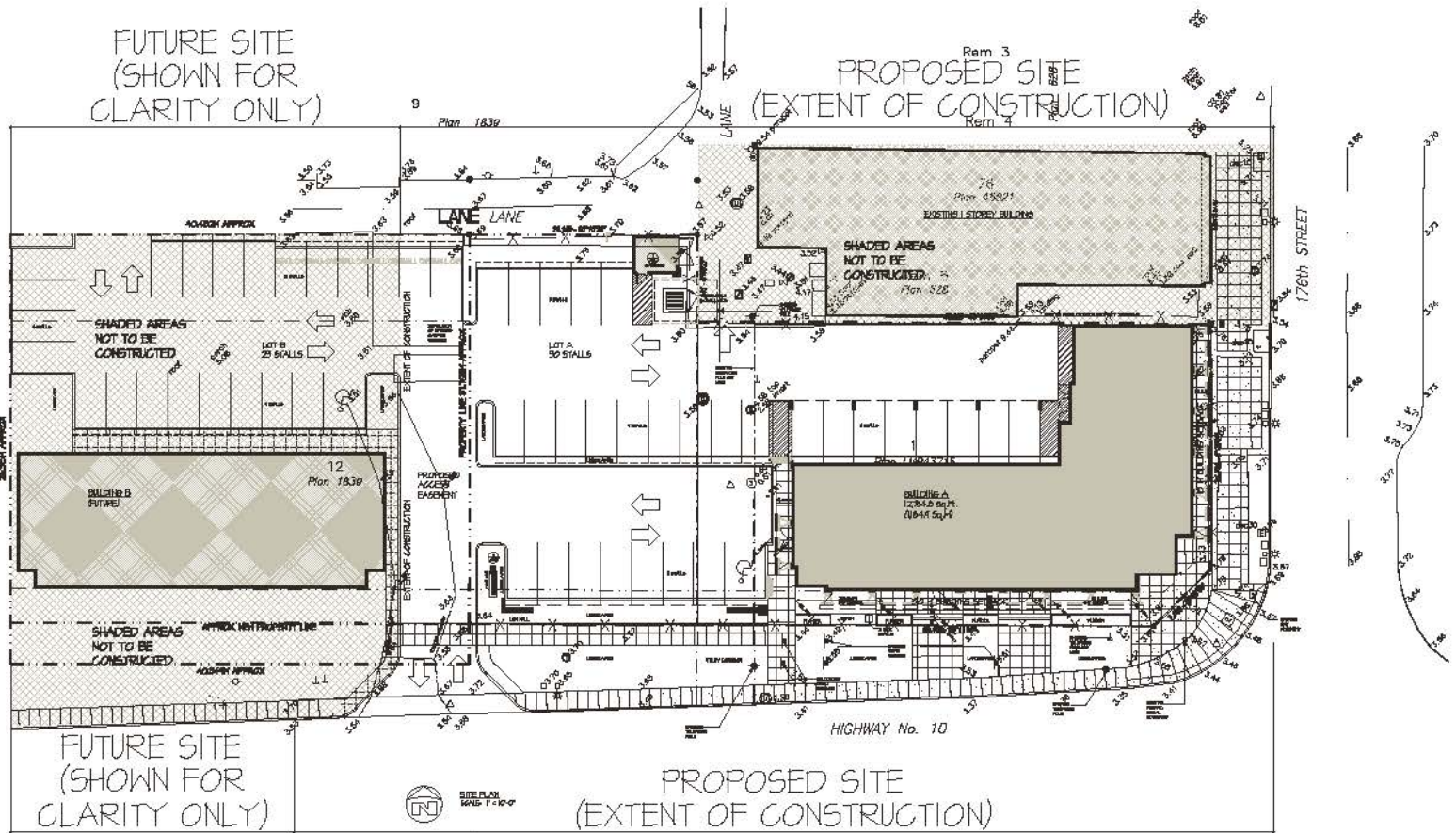
Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total		1,890.3 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total		1,890.3 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	80%	28.3%
Paved & Hard Surfaced Areas		64.3%
Total Site Coverage		92.6%
<b>SETBACKS</b> ( in metres)		
Front	2.0m	1.52m*
Rear	7.5m	32.2m
Side #1 (N)	0	0
Flanking Side (S)	2.0m	3.0m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	14m	11m
Accessory	4.5m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>	67% of FAR	0
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		552.6 m <sup>2</sup>
Office		662.3 m <sup>2</sup>
Total	2,835 m <sup>2</sup>	1,184.9 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	2,835 m <sup>2</sup>	1,184.9 m <sup>2</sup>

\*Variance Requested

## 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)	1.5	0.76
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	21	29
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	21	29
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	NO
---------------	----	---------------------------------	----



REV	DATE	DESCRIPTION
04	NOV 02/12	RESUBMITTED TO CITY
05	OCT 11/12	RESUBMITTED FOR OP
02	MAY 03/12	RESUBMITTED FOR OP
01	FEB 03/12	ISSUED FOR OP
REV	DATE	DESCRIPTION

REGISTRATION NO.

CONTRACTOR SHALL VERIFY ALL INFORMATION'S SUPPLIED BY THE ABOVE PARTY

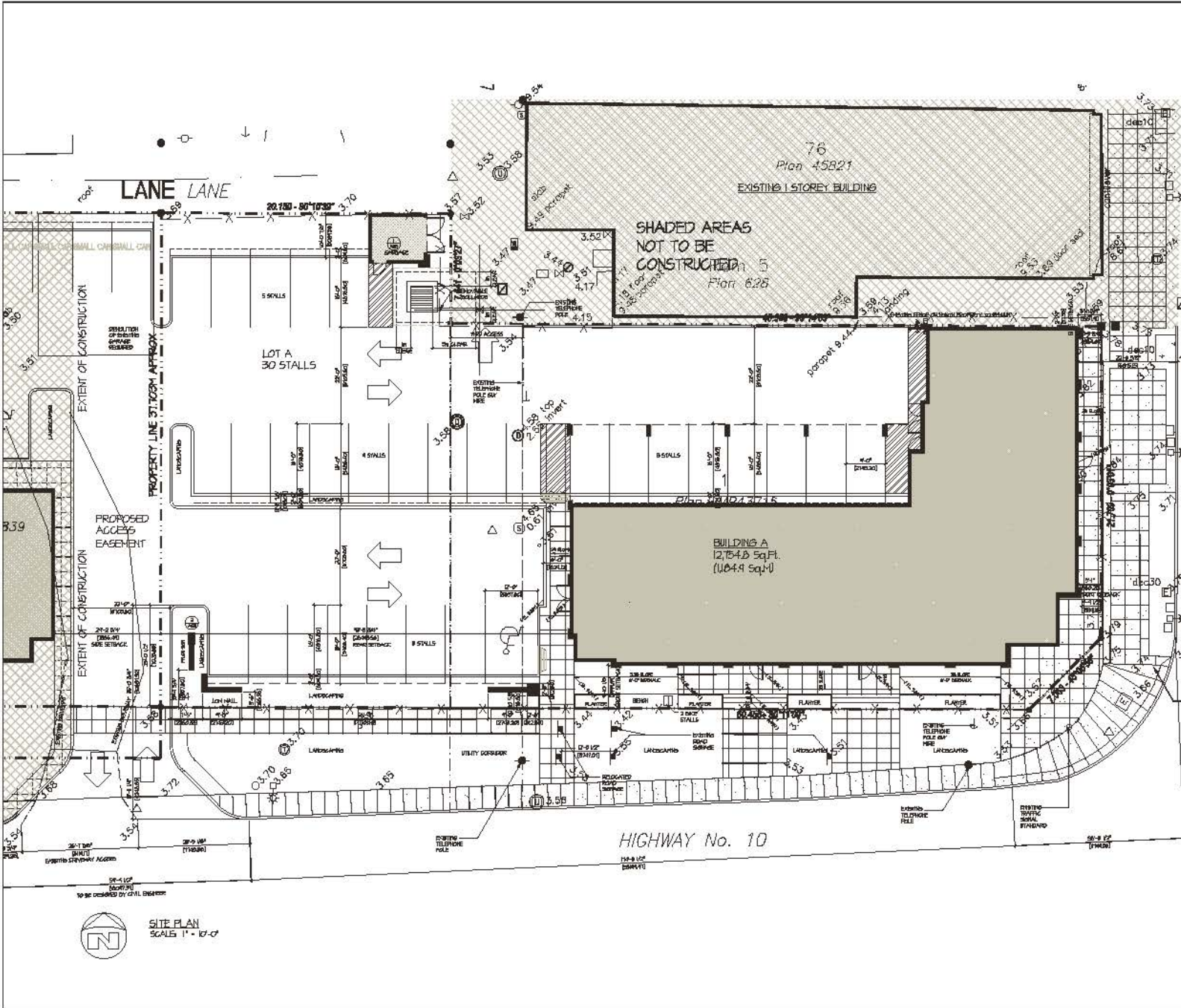


3707 1st AVENUE  
 BURNABY, BRITISH COLUMBIA  
 V5C 5V6 E-MAIL: plovick@plovick.com  
 TEL: 604-298-3700 FAX: 604-298-6981  
 Member of the ABC Member of the SAA  
 Member of the RAC Member of the AAA  
 Certified Professional Member of the IBC/CA

DESIGNED BY: P. LOVICK ARCHITECTS. THE OWNER'S PLAN REPRESENTS A STATE OF DESIGN AND CONSTRUCTION WHICH THE ARCHITECT HAS PREPARED TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF AT THE TIME OF PREPARATION. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR OF THE EXISTING CONDITIONS AT THE TIME OF PREPARATION OF THIS PLAN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.

SCALE: AS SHOWN  
**CLOVERDALE GATEWAY**  
 1751 - HWY NO 66TH AVE)  
 SITE PLAN  
 ADJACENT LOTS  
 11-51 ASI  
 DATE: 1/16" = 1'-0"  
 DEC 2011 OCT 01 2012

CLOVERDALE GATEWAY 11-51



**SITE STATISTICS - LOT A**  
17511 56TH AVE  
CD (R2)

<b>SITE AREA</b>	20561 Sq.Ft. (69121 Sq.Ft)
<b>DEVELOPABLE AREA</b>	-12614 Sq.Ft. (198 Sq.Ft)
<b>HYDRO RCM SETBACK:</b>	-23991 Sq.Ft. (22281 Sq.Ft)
	16605 Sq.Ft. (5148 Sq.Ft)
<b>BUILDING AREA</b>	5625.4 Sq.Ft. (5226 Sq.Ft)
<b>1ST FLOOR</b>	7214 Sq.Ft. (6623 Sq.Ft)
<b>TOTAL</b>	12154.2 Sq.Ft. (10414 Sq.Ft)

<b>BUILDING CLASSIFICATION:</b>	3.2.2.26	(GROUP D, SPRINKLERED)
<b>LOT COVERAGE ALLOWED</b>	20%	
<b>PROVIDED</b>	11.8%	421%
<b>FEE ALLOWED</b>	35	
<b>PROVIDED</b>	0.588	0.1%

<b>SETBACKS</b>	<b>ALLOWED</b>	<b>PROPOSED</b>
<b>FRONT (BAY)</b>	1.0m (B-1)	1.0m (B-1)
<b>FRONT (BAY)</b>	3.0m (B-1)	3.0m (B-1)
<b>REAR (BAY)</b>	1.5m (B-2)	3.0m (B-2)
<b>SIDE (BAY)</b>	0.7m (B-2)	0.7m (B-2)

\*CHANGED FROM 2.0M TO 1.5M BY CITY AUTHORITY  
VARIANCE REQUIRED AT SOUTH + EAST FOR COLUMN

04 NOV 2012	REMOVED TO CITY	
05 OCT 11 12	REMOVED FOR CP	
02 MAY 12	REMOVED FOR CP	
01 FEB 12	ISSUED FOR CP	
REV	DATE	DESCRIPTION

**PARKING REQUIRED**  
CITY OF SURREY  
GPA - DOES NOT INCLUDE STAIRS + HIGH ROOMS  
ST1'S SEPT EXCLUDED ON GROUND FLOOR  
ST2'S SEPT EXCLUDED ON 2ND FLOOR

**14 STALLS PER 100 SQM OF GPA (1275 Sq.Ft.) OFFICE**  
600/1075 X 14 = 800 STALLS REQUIRED  
3 STALLS PER 100 SQM OF GPA (1275 Sq.Ft.) CATEGORY 2 RETAIL IN CITY CENTRE  
500/1075 X 3 = 1400 STALLS REQUIRED  
112 STALLS REQUIRED  
200 STALLS REQUIRED  
80 STALLS PROVIDED

**HOUSING (407)**  
2.6 STALLS PER 100 SQM OF GPA (1275 Sq.Ft.) OFFICE  
200/1275 X 2.6 = 324 STALLS REQUIRED  
4.4 STALLS PER 100 SQM OF GPA (1275 Sq.Ft.) RETAIL  
400/1275 X 4.4 = 1266 STALLS REQUIRED  
TOTAL 80 STALLS REQUIRED  
80 STALLS PROVIDED

PHOT (ALEX GALLANDER) HAS PREVIOUSLY APPROVED THE 80 PARKING STALLS PROVIDED

**SIZE OF STALLS = 4'-0" X 10'-0"**  
ANGLE = 22'-0"  
20% SHALL CARS = 9'-0" X 10'-0"  
**BICYCLE PARKING REQUIRED**  
0.2 STALLS PER 100 SQM X 0.075 Sq.Ft  
12154.2 X 0.2 = 14 STALLS REQUIRED  
2 STALLS PROVIDED

**P. LOVICK ARCHITECT LTD**

**3707 1st AVENUE BURNABY, BRITISH COLUMBIA V5C 5V6 E-MAIL: plovick@plovick.com**  
tel: 604-298-3700 fax: 604-298-6981

Member of the ABC Member of the SAA  
Member of the RAC Member of the AIA  
Certified Professional Architectural

DESIGNED BY: P. LOVICK ARCHITECT LTD. THE ARCHITECT HAS PREPARED THIS PLAN AND SPECIFICATIONS TO BE USED FOR THE PROPOSED CONSTRUCTION. THE ARCHITECT HAS CONDUCTED VISUAL IMPACT ANALYSIS AND HAS CONDUCTED VISUAL IMPACT ANALYSIS. THE ARCHITECT HAS CONDUCTED VISUAL IMPACT ANALYSIS.

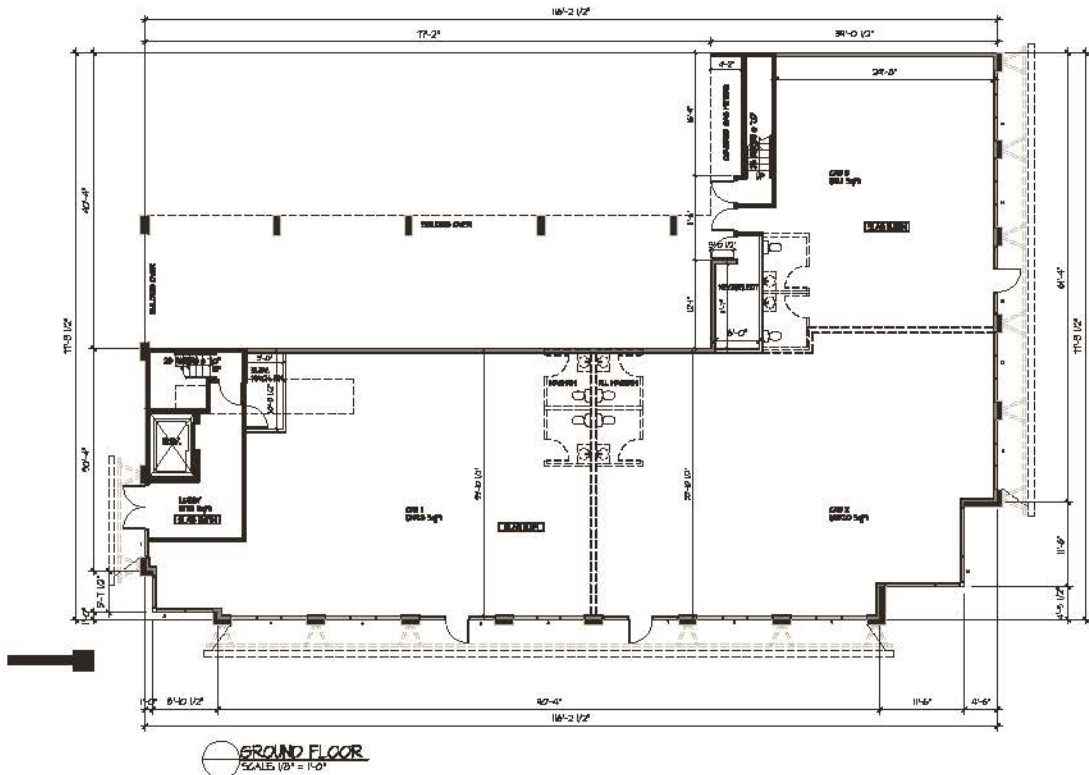
DATE: 11-51  
SCALE: 1" = 10'-0"  
REV: DEC 2011

DATE: 11-51  
SCALE: 1" = 10'-0"  
REV: OCT 31 2012

**CLOVERDALE GATEWAY**  
17511 - HWY NO 56TH AVE

**SITE PLAN**

CLOVERDALE GATEWAY 11-51



GROUND FLOOR  
SCALE (1/8" = 1'-0")

REV	DATE	DESCRIPTION
01	NOV 2006	ISSUED TO CITY
02	OCT 11 12	REVISED FOR DP
03	NOV 3 12	REVISED FOR DP
04	DEC 8 12	REVISED FOR DP
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

3707 1st AVENUE  
BURNABY, BRITISH COLUMBIA  
V5C 3V6 CANADA  
TEL: 604-298-3700 FAX: 604-298-6881  
WWW.PILOVICK.COM



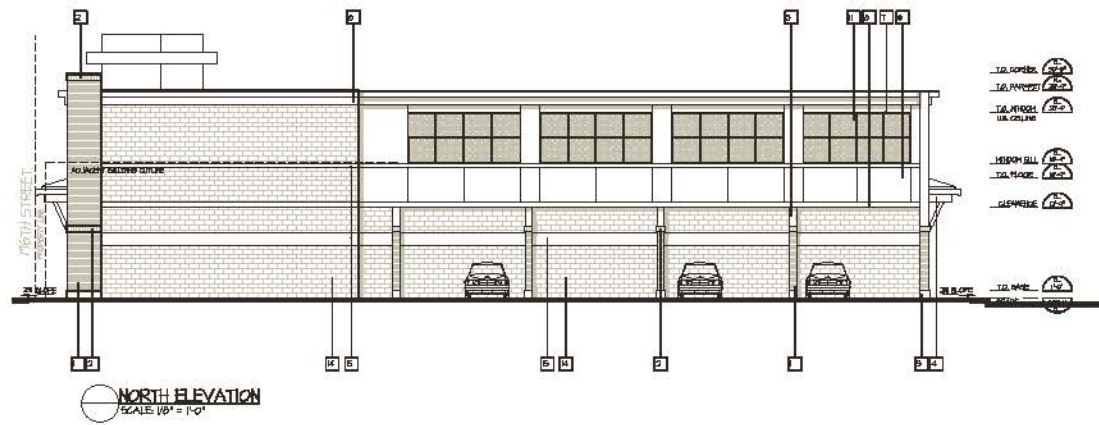
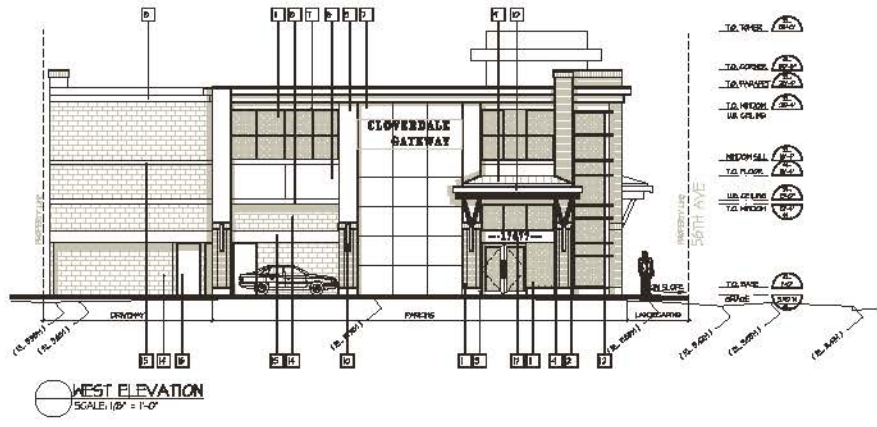
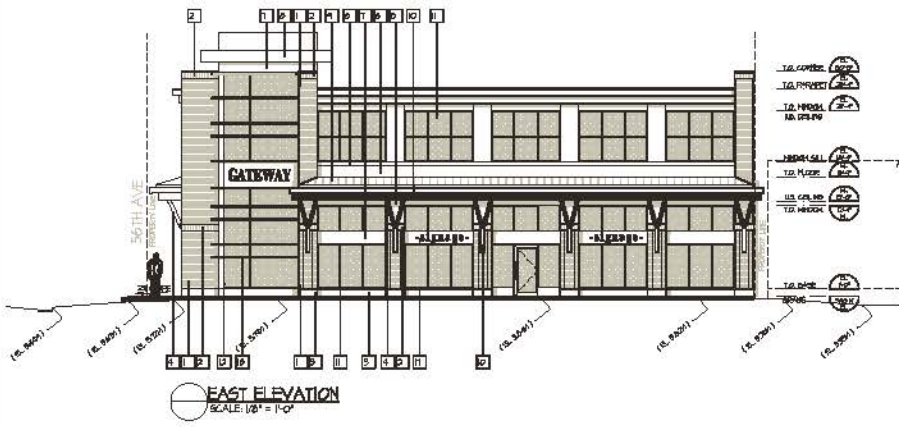
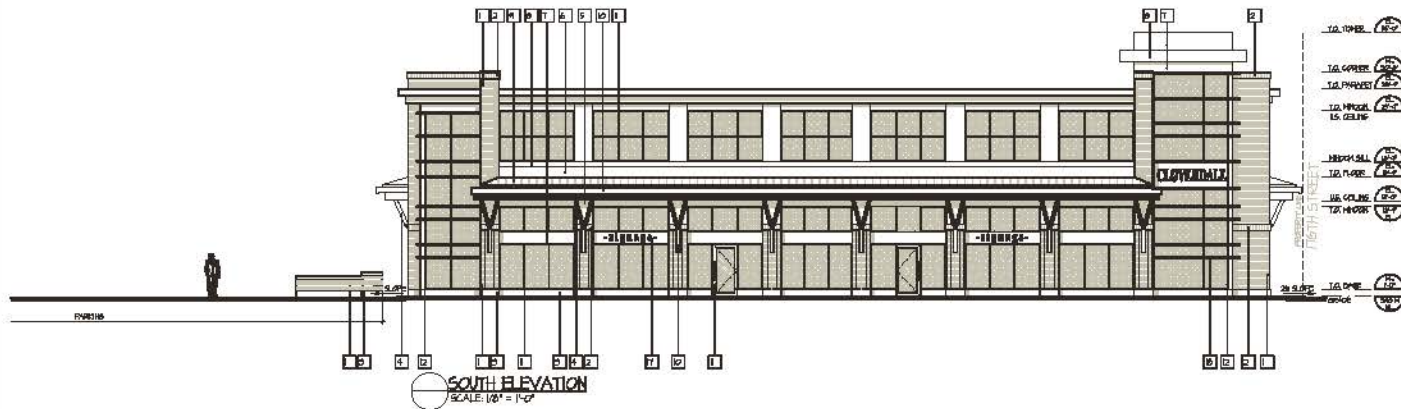
3707 1st AVENUE  
BURNABY, BRITISH COLUMBIA  
V5C 3V6 CANADA  
TEL: 604-298-3700 FAX: 604-298-6881  
WWW.PILOVICK.COM

APPROVED FOR CONSTRUCTION BY THE CITY OF BURNABY  
ON OCT 31 2011

DESIGNED BY: P.S.  
DRAWN BY: P.L.  
PROJECT: CLOVERDALE GATEWAY  
12711 - HWY #10 (SOUTH AVE)

GROUND FLOOR PLAN  
NOV 5 2011  
SCALE: 1/8" = 1'-0"  
DATE: DEC 2011

12 CLOVERDALE GATEWAY 11-51



EXTERIOR FINISHES		
NO.	DESCRIPTION	COLOR & SPECIFICATION
1	BRICK BRIDGE CORNER	NATURAL MATERIALS - BRICK, RED - BRIDGE FINISH
2	BRICK SILLER CORNER	NATURAL MATERIALS - BRICK, RED - BRIDGE FINISH
3	CONCRETE	NATURAL CONCRETE - BRIDGE FINISH
4	WOOD SILLER	NATURAL SILLER
5	BRICK PANEL SILLER	TO MATCH BR - 1/2" DIA. BRICK, 1/2" DIA.
6	BRICK PANEL SILLER	CONCRETE SILLER
7	BRICK PANEL SILLER & CORNER TOWER	CANADIAN METALS - BRICK, RED - BRIDGE FINISH
8	BRICK PANEL SILLER SILLER	CANADIAN METALS - BRICK, RED - BRIDGE FINISH
9	BRICK PANEL SILLER	CANADIAN METALS - BRICK, RED - BRIDGE FINISH
10	BRICK PANEL SILLER & SILLER	CANADIAN METALS - BRICK, RED - BRIDGE FINISH
11	BRICK PANEL SILLER	BRICK
12	BRICK PANEL SILLER	BRICK, RED - BRIDGE FINISH
13	BRICK PANEL SILLER	BRICK, RED - BRIDGE FINISH
14	CONCRETE BRICK SILLER	NATURAL MATERIALS - BRICK, RED - BRIDGE FINISH
15	CONCRETE BRICK SILLER	NATURAL MATERIALS - BRICK, RED - BRIDGE FINISH
16	BRICK SILLER	CANADIAN METALS - BRICK, RED - BRIDGE FINISH
17	BRICK SILLER	BRICK, RED - BRIDGE FINISH
18	BRICK SILLER	BRICK, RED - BRIDGE FINISH
19	BRICK SILLER	BRICK, RED - BRIDGE FINISH

REV	DATE	DESCRIPTION
04	NOV 02 12	ISSUED TO CITY
03	OCT 11 12	ISSUED FOR CP
02	MAY 21 12	ISSUED FOR CP
01	MAY 12 12	ISSUED FOR CP

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES ON SITE

**P. LOVICK**  
ARCHITECT LTD

3707 1st AVENUE  
BURNABY, BRITISH COLUMBIA  
V5C 5V6 E-MAIL: plovick@plovick.com  
tel: 604-298-3700 fax: 604-298-6081

Member of the ABC  
Member of the RAC  
Certified Professional  
Member of the SAA  
Member of the AIA  
Member of the IBCA

DESIGNED BY P. LOVICK ARCHITECT LTD. THE ARCHITECT HAS PREPARED THE DRAWINGS AND SPECIFICATIONS AS SHOWN AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. THE ARCHITECT HAS NOT CONDUCTED A VISUAL CHECK OF THE SITE OR THE EXISTING CONDITIONS THEREIN. THE ARCHITECT HAS NOT CONDUCTED A VISUAL CHECK OF THE SITE OR THE EXISTING CONDITIONS THEREIN.

AD P.L.

**CLOVERDALE GATEWAY**

1751 - HWY 10 (56TH AVE)

BUILDING ELEVATIONS

11-51 A4

1/8" = 1'-0"

DEC 2011 OCT 31 2012

CLOVERDALE GATEWAY 11-51



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION





PERSPECTIVE OF THE SITE FROM THE SOUTH EAST CORNER OF 56TH AVE & 176TH ST

**P J LOVICK**  
ARCHITECT LTD.

17577 HWY 10 (56TH AVE), SURREY, BC

PERSPECTIVE RENDERING



FACUS



ROBINIA



ROSA

BUXUS



SPIREA



LAVENDULA

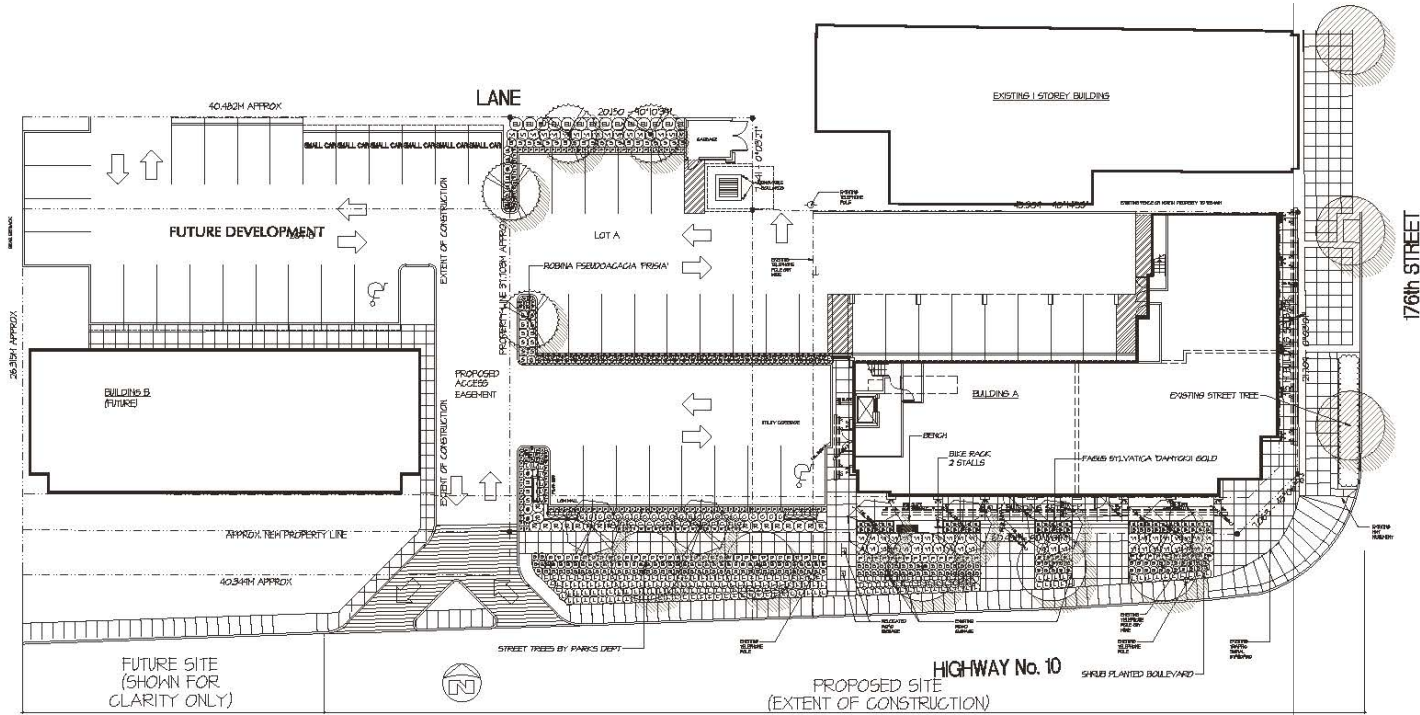


PENNISETUM

PLANT SCHEDULE				DWG JOB NUMBER: 12-008
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
(S)	4	ROBINIA PSEUDOACACIA 'FRISA'	GOLDEN LOCUST	5CM CAL, 84B, 15M STD
(S)	6	FAGUS SYLVATICA 'DAPHNICE GOLD'	GOLDEN HEDGEHOG BEECH	8CM CAL, 18M STD, 84B
(S)	175	BUXUS MICROPHYLLA 'NINTER GREEN'	LITTLE-LEAF BOX	45 POT, 40CM
(S)	14	BUXYMUS ALATA 'COMPECTUS'	COMPACT HINGED BURNING BUSH	45 POT, 30CM
(S)	10	ROSA 'FLOER CARPET APPLE BLOSSOM'	PINK	42 POT, CUSTOM POT
(S)	71	SPIRAEA X. JAPONICA 'HANG CARPET'	HANGING CARPET SPIRAEA, PINK-PURPLE	42 POT, 40CM
(S)	41	YERBENA 'DAVIDI'	DAVID'S YERBENA	42 POT, 30CM
(G)	50	CALAMAGROSTIS ACUTIFLORA 'KARL FOENSTER'	FOENSTER REED GRASS	42 POT
(G)	41	PERNISETUM ALPICORNIDES 'VANSLY'	CHARM FOUNTAIN GRASS	42 POT
(L)	207	LAVENDULA ANGSTROFFIA 'HURSTEAD'	ENGLISH LAVENDER	42 POT
(D)	48	ERICA CARREA 'SPRINGWOOD WHITE'	HEATH	42 POT
(D)	191	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	42 POT, 30CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR CRITICAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

**ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.**



Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.



Suite C100 - 4185 58th Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604-294-0011, f: 604-294-0022

SEAL:

4	12-OCT-24	NEW SITE PLAN / CITY COMMENTS	DO
3	12-OCT-23	NEW SITE PLAN / COMMENTS	DO
2	12-MAY-23	NEW SITE PLAN	DO
1	12-JAN-24	NEW SITE PLAN	DO

NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

**CLOVERDALE COM. DEV.**  
17577 HWY 10 (56TH AVE)  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 12-JAN-13 DRAWING NUMBER:  
SCALE: 1/16"=1'-0"  
DRAWN: MCY  
DESIGN: MCY  
CHKD: MCY

**L1**

OF 1

---

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

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

DATE: **October 29, 2012**

PROJECT FILE: **7812-0033-00**

---

RE: **Engineering Requirements (Commercial)  
Location: 17577 No 10 (56 Ave) Hwy**

**REZONE**

***Works and Services***

- construct 300mm water main fronting Highway 10;
- construct curb let down driveway access to site from Highway 10; and
- install service connections to service the development.

A Servicing Agreement is required prior to Rezone.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Permit/  
Development Variance Permit.

Rémi Dubé, P.Eng.  
Development Services Manager

RWB



## *Advisory Design Panel Minutes*

Parks Boardroom 1  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**THURSDAY, MAY 31, 2012**  
Time: 4:07 pm

**Present:**

Chair - L. Mickelson

**Panel Members:**

G. McGarva  
K. Newbert  
T. Wolf  
S. Vincent  
N. Baldwin

**Regrets:**

M. Searle

**Guests:**

Mary Chan Yip, PMG Landscape Architects  
Andrea Scott, PJ Lovick Architects

Jay Minhas, Elegant Development  
Harve Fuller, Sanford Design Group  
Michael Barley, Michael Barley Architect  
Meredith Johnson, M2 Landscape Architects

**Staff Present:**

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

**A. ADOPTION OF MINUTES**

It was

Moved by Ken

Seconded by Stephen

That the minutes of the Advisory Design

Panel meeting of May 17, 2012 will be received at the next meeting.

Carried**B. SUBMISSION****1. 4:00 PM**

<b>File No.:</b>	<b>7912-0033-00</b>
<b>New or Resubmit:</b>	<b>New</b>
<b>Description:</b>	<b>Rezoning, DVP and DP for retail/office building</b>
<b>Address:</b>	17577 Hwy No. 10, Cloverdale Town Centre
<b>Developer:</b>	Fasial Panjwani, L-290 Holdings Ltd.
<b>Architect:</b>	Andrea Scott, P J. Lovick Architect
<b>Landscape Architect:</b>	Mary Chan Yip, PMG Landscape Architects
<b>Planner:</b>	Lee-Anne Pitcairn
<b>Urban Design Planner:</b>	Mary Beth Rondeau

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

- 176 Street is the “Main Street” of Cloverdale.
- The site has been empty for some time.

- Cloverdale had a rail station historically and the architectural character has been a rail theme. However, given proximity to Hwy. 10 with the Museum this follows the newer architecture.
- Staff has no issues with the use, form and density for this proposed development.

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

- 12,700 sq. ft. ground floor commercial/office building situated on corner of Hwy. 10 and 176 Street
- There are 30 parking stalls, 20 stalls are required by CoS, and 33 by MOT (reduction to 30 is supported).
- The pylon sign is for the second floor office. Signage along the front for retail tenants and building name.
- This is a corner site and the east, south and west facades are quite important. Brick face, canopy all around. Low brick wall to define Hwy 10 meets pylon sign. Plantings to reduce water runoff.
- Commercial spaces accessed from Main Street; offices are accessed from right side of building.
- Soffit lighting under building overhang for CPTED issues.
- Glazing is Low E.

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

- Cloverdale has heritage flavour with plants seen more often in the earlier Cloverdale community days with robinia, a golden locus tree with large canopy.
- Plant material will be layered for a variety of colour, texture and scale along Hwy 10. Lavender, boxwood, and ornamental grasses along sidewalk. Parking zone plantings will be taller to screen cars from Hwy 10. Carpinus tree and additional islands with flowering spirea, and beach flower.
- Sustainability – Drought resistant plants, no lawn. Soil depth to be 500 mm for storm water drainage into flower beds.
- 176 Street improvements completed by City with boulevard trees and frontage.

*Nigel Baldwin joined the meeting at 4:40 pm.*

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**  
**Fasial Panjwani, L-290 Holdings Ltd.**  
File No. 7912-0033-00

It was

Moved by T. Wolf  
Seconded by G. McGarva

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

### Context

- Building siting/orientation is good.

### Pedestrian Circulation

- Make sure pedestrian path is continuous around the southeast corner by removing the planting bed at the corner.

*(The pedestrian path is now continuous around the building. The building slab is to be further refined to avoid the requirement of steps between the south building face and the Highway 10 sidewalk.)*

- Sidewalks adjacent to the building should be a minimum of 6' width.

*(The sidewalks are all a minimum 1.8 metres ( 6 ft.) in width.)*

### Form and Character

- Recommend canopy treatment be lowered for a better scale with the building, provide better weather protection and provide more effective solar shading. Slight proportional mismatch seems to be compressing top floor.

*(The canopies have been lowered to address this comment.)*

- Reconsider the two corner treatments too "corporate" office. Corner could be friendlier by breaking up the long vertical and expressing the second floor slab.

*(The second floor slab has been further developed with a horizontal floor slab as a building sign.)*

- Signage should be considered off 176 Street.

*(Building signage has been proposed for the street fronting retail units.)*

### Landscaping

- Appreciate the storm water drainage into beds.
- Planting is historical. Some of the planting (i.e., fragaria) is a low perennial and will 'disappear' in the winter. Suggest something that will fit the 'historical' theme but has a stronger winter presence.

*(Minor plant adjustments to the landscaping drawings will be made prior to issuance of the Development Permit.)*

- The same with the spirea. Recommend a taller evergreen plant along the west side to screen headlights to the neighbour property and stronger winter presence.

*(Minor plant adjustments to the landscaping drawings will be made prior to issuance of the Development Permit.)*

- Ensure planting used as bioswale. Drain parking to planting everywhere possible.
- At corner, grass is in area where there would be the flow of pedestrian movement. Corner should be expressed more with different kinds of ground treatment.

*(The grass has been replaced with hard surfaces to create a continuous pedestrian flow around the building.)*

#### **Accessibility**

- Ensure sidewalks around building are a minimum of 6' in width.
- Provide power doors.

*(Wheelchair letdowns have been noted and the walkway has been extended into the north parking lot.)*

- Washroom amenities should be accessible for wheelchair users.

#### **Sustainability**

- Minimal sustainability measures have been proposed.
- Review Surrey *Sustainable Development Checklist* to try to establish some sustainability goals.
- Refer to Surrey's *Sustainable Development Checklist* for ideas to be incorporated.
- Ensure tenant requirements include mandatory requirements for low VOC materials, maximize recycled materials, limit waste during construction, require low flow plumbing fixtures, and energy efficient lighting.
- Lower canopy on south side to just over retail windows to maximize shading effect.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0033-00

Issued To: L-290 HOLDINGS LTD  
("the Owner")

Address of Owner: 16181 30 Ave  
Surrey BC V3S 0Z8

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: 024-637-157  
Lot 1 Section 7 Township 8 New Westminster District Plan LMP43715  
17577 No 10 (56 Ave) Hwy

(the "Land")

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

In Part 37 Town Centre Commercial Zone (C-15) Section F Yards and Setbacks, the minimum front yard setback is relaxed from 2.0 metres (7 ft.) to 1.5 metres (5 ft.).

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

9. 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 the date this development variance permit is issued.

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





## Surrey Heritage Advisory Commission - Minutes

Park's Meeting Room #1  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
WEDNESDAY, JUNE 27, 2012  
Time: 5:16 p.m.

### Present:

Chair - Councillor Steele  
R. Hart  
L. Tannen  
S. Thomas

### Absent:

W. Farrand  
B. Hol

### Guests:

D. Johnson, Surrey Heritage Society

### Staff Present:

D. Luymes, Planning & Development  
E. Schultz, Planning & Development  
J. O'Donnell, Parks, Recreation and Culture  
P. Bellefontaine, Transportation Planning  
T. Mueller, Legislative Services

## D. NEW BUSINESS

### 1. PLANNING & DEVELOPMENT

#### Memo re: Brown House (17555 and 17565 Highway 10)

File: 6800-10; 7912-0033-00

The following comments were made:

- The Brown House (at 17555 and 17565 Highway 10) is listed on the Surrey Heritage Inventory. It is not listed on the Heritage Register nor is it a protected property. The Heritage Inventory is a list of building sites with potential heritage value.
- The Brown House was previously assessed and did qualify for addition to the Heritage Register; however, because the property owner was opposed to adding it to the Register, the Commission of the day did not recommend that Council add the House to the Heritage Register. Instead, they recommended that the House be retained on the Heritage Inventory. Staff reported that there is an active development application for a commercial development on the property immediately to the east of the Brown House (17555 and 17565 Highway 10). The applicant has recently purchased 17555 and 17565 Highway 10 in order to expand his current application. In purchasing the subject property, the applicant did his due diligence; however, when he inquired about extending his application to the west was informed that the House is listed on the Heritage Inventory. This information is not published.
- The new owner has indicated that retaining the heritage house in the context of the proposed commercial development is not an option due to the high land values. Instead, the applicant is proposing to market the house for relocation within the Cloverdale Area. If no interested party comes forward to relocate the House, the current owner will apply for a demolition permit.

- ii. 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

- The applicant requested this matter to be brought before the Commission for ideas and suggestions.
- Staff indicated that if the owner was to apply for a demolition permit for the House, because the House is not listed on the Register, the City could not legally withhold the demolition permit.
- The Commission directed staff to refer the owner to the following organizations: Cloverdale Chamber of Commerce, Cloverdale Business Improvement Association (BIA), Surrey Heritage Society, or Vancouver Heritage Foundation, to see if anyone is willing to undertake relocating the building at their own expense.
- If demolition is the only option available, the House should be fully documented and a salvage company should be brought in to salvage any reusable materials.

Staff noted they will put the developer in touch with the suggested agencies.

It was  
Commission (SHAC) receive the Memo regarding the Brown House (17555 and 17565 Highway 10) as information.  
Carried

Moved by Commissioner Hart  
Seconded by Commissioner Tannen  
That the Surrey Heritage Advisory

•