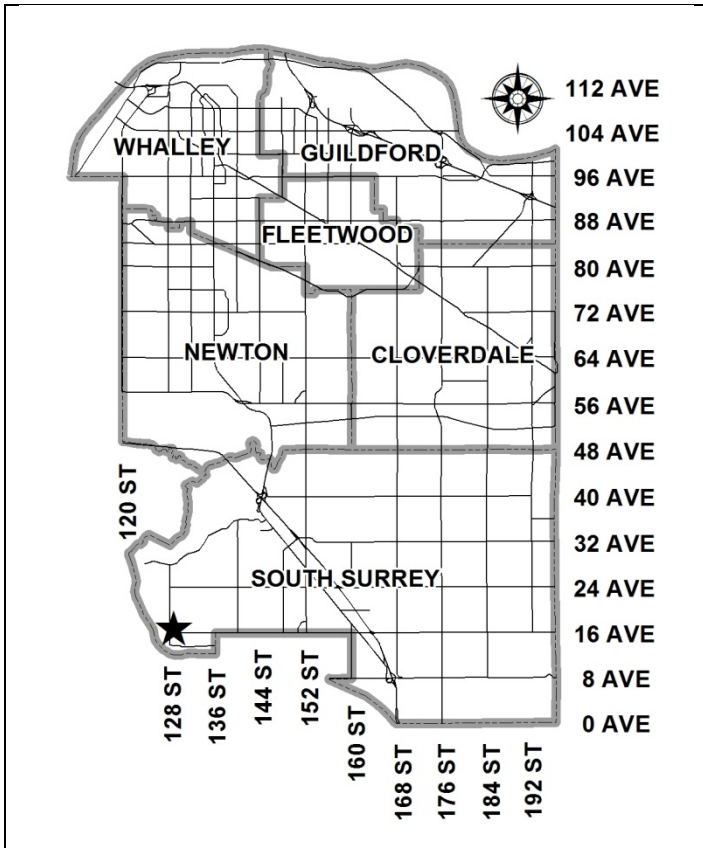


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0309-00

Planning Report Date: December 10, 2012

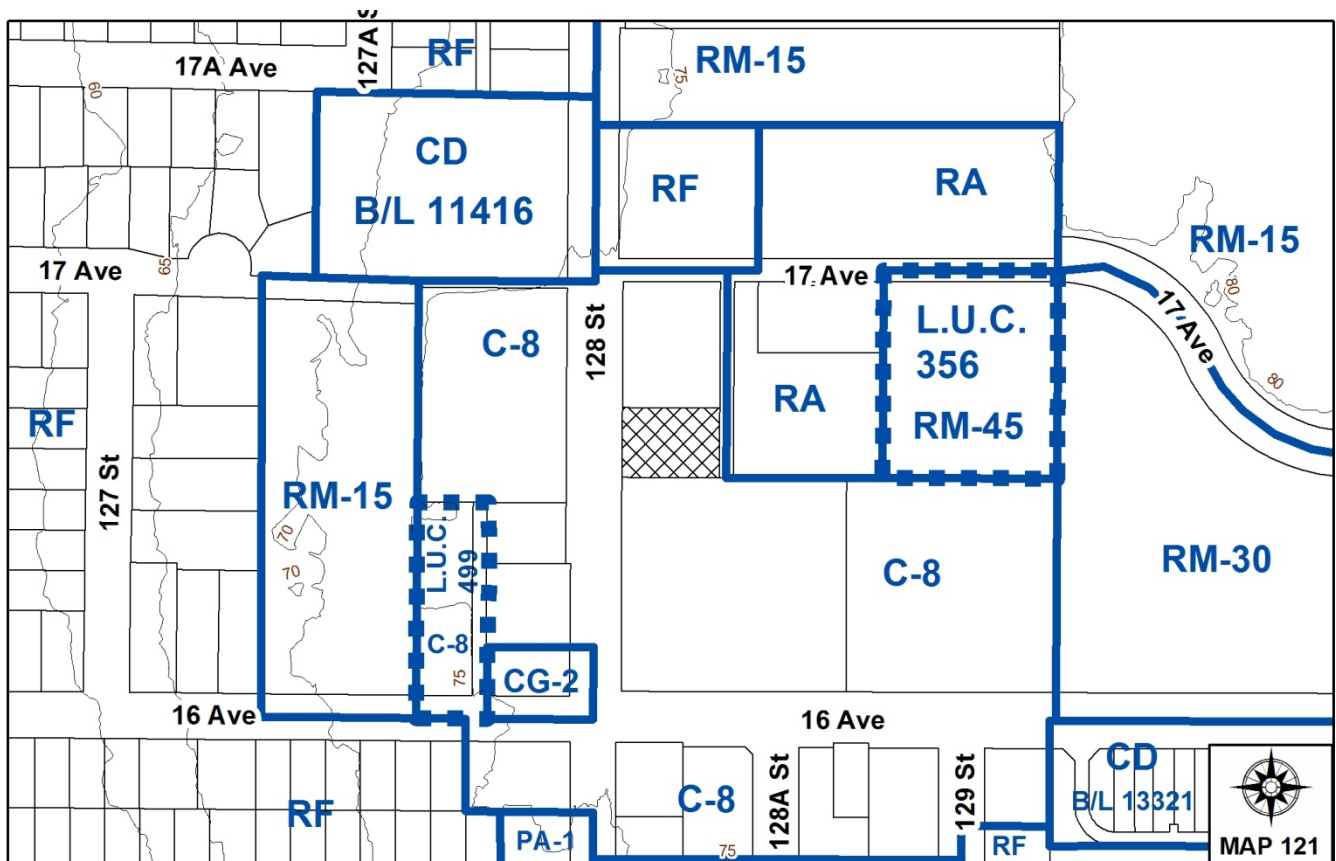


**PROPOSAL:**

- Development Permit
- Development Variance Permit

in order to permit the construction of an open trellis over the existing patio area.

**LOCATION:** 1658 - 128 Street  
**OWNER:** Dan H Gin  
 King L Gin  
**ZONING:** C-8  
**OCP DESIGNATION:** Commercial  
**LAP DESIGNATION:** Retail Commercial



### RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the rear yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).

### RATIONALE OF RECOMMENDATION

- The proposed trellis creates a more pleasant outdoor experience for customers by providing shade from the sun.
- The trellis creates a sense of enclosure that clearly defines the outdoor area and provides a sense of separation from the lane.
- The patio is a complimentary use to the Ocean Park Library to the east.
- The proposed variance does not affect the Ocean Park Library site, as it is separated by a lane.
- The trellis structure is not visible from 128<sup>th</sup> Street.
- The proposed height of the trellis complies with the C-8 Zone for accessory structures.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0309-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0309-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use:      Starbucks Coffee shop.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Coast Capital Credit Union.	Commercial	C-8
East:	Ocean Park Library.	Multiple Residential	RA
South:	Safeway grocery store.	Commercial	C-8
West:	Multi-tenant commercial building.	Commercial	C-8

DEVELOPMENT CONSIDERATIONS

- The subject site is designated Commercial in the OCP and is zoned Community Commercial (C-8). There is an existing Royal Bank and Starbucks Coffee shop on the site. The subject property fronts 128<sup>th</sup> street and is separated from the lot to the east by a lane.
- The Starbucks coffee shop has an existing patio area on the east side of the building. This patio area is separated from the lane by a hedgerow and landscaping. The patio is ideally situated, as it is located away from the parking lot and across from the Ocean Park Library.
- The applicant is proposing to construct an open trellis above the existing outdoor patio. A variance is required to permit a reduced rear yard setback of 1.5 metres (5 ft.).

- Although the setback to the edge of the trellis is proposed to be 1.5 metres (5 ft.), the structural posts that support the trellis will be located 3 metres (10 ft.) from the rear property line and the remainder of the trellis is cantilevered.
- The proposed trellis will not interfere with the existing landscaping.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).

Applicant's Reasons:

- The open trellis will create a more positive patio experience by providing a sense of enclosure and separation from the lane, and shade from the sun.

Staff Comments:

- The proposed height of the trellis complies with the C-8 Zone for accessory structures.
- The proposed trellis creates a more pleasant outdoor experience for customers by providing shade from the sun.
- The trellis creates a sense of enclosure that clearly defines the outdoor area and provides a sense of separation from the lane.
- The patio is a complimentary use to the Ocean Park Library to the east.
- The proposed variance does not affect the Ocean Park Library site, as it is separated by a lane. The lane functions as an internal driveway within the site.
- The proposed height of the trellis complies with the C-8 Zone for accessory structures.
- The trellis structure is not visible from 128<sup>th</sup> Street.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Development Variance Permit No. 7912-0309-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

TH/kms

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. 12/6/12 10:03 AM

Information for City Clerk

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

1. (a) Agent:     Name:            Alexis Tanner  
  Gustavson Wylie Architects Inc.  
                          Address:        Floor 4 576 Seymour St  
  Vancouver BC V6B 3K1  
  
                          Tel:             604-687-2511 - Work
  
2.     Properties involved in the Application
  - (a)     Civic Address:       1658 - 128 Street
  
  - (b)     Civic Address:       1658 - 128 Street  
          Owners:             King L Gin  
  Dan H Gin  
          PID:                008-827-788  
          Lot 2 Section 17 Township 1 New Westminster District Plan 20471
  
3.     Summary of Actions for City Clerk's Office
  - (a)     Proceed with Public Notification for Development Variance Permit No. 7912-0245-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0309-00

Issued To: DAN H GIN  
KING L GIN  
  
("the Owner")

Address of Owner: 6033 Alberta Street  
Vancouver, BC V5Y 3X5

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: 008-827-788  
Lot 2 Section 17 Township 1 New Westminster District Plan 20471

1658 - 128 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 36 Community Commercial Zone (C-8), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7912-0309-00 (A) through to and including 7912-0309 (C) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. This development variance permit applies to only 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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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 the date this development variance permit 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



**Index of Sheets**

Sheet	Sheet Title
Architectural	
A 102	Patio Plan
A 200	Exterior Elevations
A 202	Trellis Details
A 203	Trellis Perspective

**Site and Occupancy**

**Project Description:** Addition of Trellis to Existing Patio Space  
**Zoning Class:** C8  
**Patio Square Footage:** 490 s.f.  
**Legal Description:** LT 2 SEC 17 TWP 1 PL 20471 NW/D

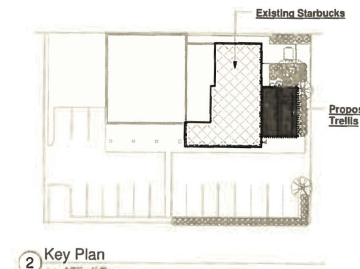
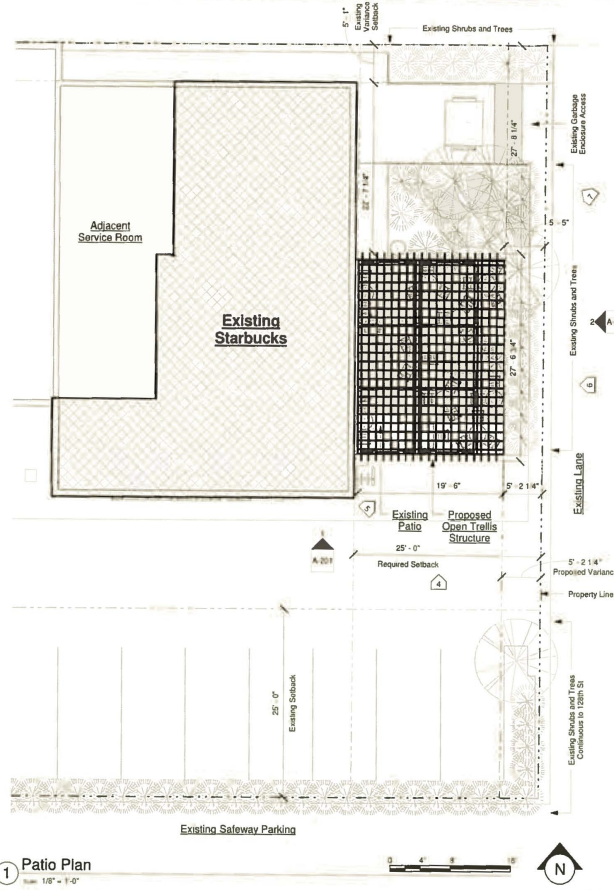
**Project Contacts**

**Architect of Record and Surveying Architect:** Gustavson Wylie Architects Inc.  
 4th Floor, 275 Seymour Street  
 Vancouver, BC V6B 3K1  
 (604) 687-2511 phone  
 (604) 687-4203 fax

**Structural Consultant:** Bell Consulting Ltd.  
 1150 West King Edward Avenue  
 Vancouver, BC V6H 1Z7  
 (604) 732-6777 phone  
 (604) 738-1778 fax

**General Notes**

- General Contractor shall visit the site, review the building shell drawings as submitted by the Landlord or Starbucks Site Surveyor, and become thoroughly familiar with the site conditions prior to bidding or construction. General Contractor to investigate the Piece of the Work to fully ascertain existing conditions, circumstances and limitations affecting the Work. No allowances will be made for additional risks and no claims will be entertained in connection with conditions which could reasonably have been ascertained by such investigation or other due diligence prior to submitting a bid.
- General Contractor shall consult with Starbucks Construction Manager to resolve any changes, omissions, or plan discrepancies prior to bidding or construction.
- All work shall be performed in strict compliance with local, county, provincial, and federal codes and ordinances.
- General Contractor to verify all dimensions and notify Starbucks Construction Manager of any discrepancies prior to proceeding with the work. Do not scale drawings.
- General Contractor shall patch and repair all existing walls, floors or other surfaces identified to remain that may become damaged during the course of the work.
- General Contractor shall retain one set of the plans to note and document all changes during construction. This set shall be a part of the General Contractor's "Store Close-out Package" as described in the Construction Management Agreement.
- All item substitutions must be approved by the Starbucks Design Manager.



**4** Existing Patio Image  
Scale: NTS



**5** Existing Patio Existing Patio Image  
Scale: NTS



**6** Existing Patio Existing Patio Image  
Scale: NTS



**7** Existing Patio Existing Patio Image  
Scale: NTS



**Starbucks Coffee Company**  
 2401 Utah Avenue South  
 Seattle, Washington 98134  
 (206) 318-1575

ALL RIGHTS RESERVED. PROPERTY OF GUSTAVSON WYLIE ARCHITECTS INC. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BYLAWS AND SHALL ADVISE THE ARCHITECT OF ANY DISCREPANCIES. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE DRAWINGS.

**Architect of Record**  
  
 GUSTAVSON WYLIE ARCHITECTS INC.  
 4th FLOOR - 576 SEVAKOUR ST.  
 VANCOUVER, BC CANADA V6B 3K1  
 P 604-687-2511 F 604-687-4203  
 www.gwa.ca  
 GWA Project #: 12106

Revision Schedule			
Rev	Date	By	Description

Issued for Development Variance Permit

**Project Name:** Ocean Park Reno  
**Project Address:** 1660 - 128th Street  
 Surrey, BC V4A 3V3

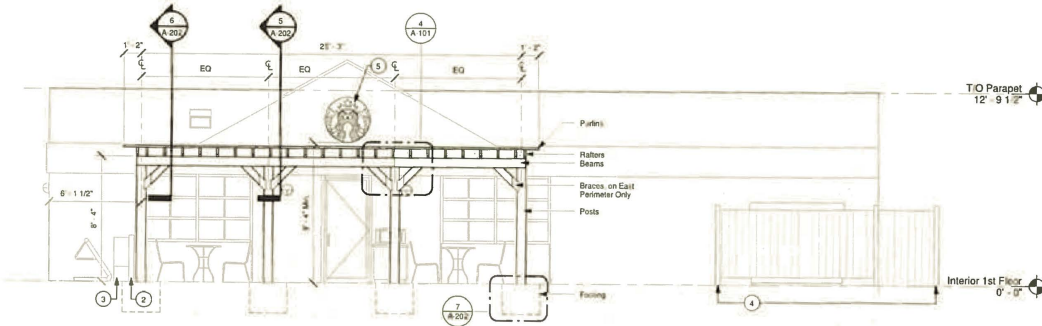
**Store #:** 00142  
**Project #:** 01026-028  
**Concept:** NCS  
**Palette:** Artisan  
**Issue Date:** November 1, 2012  
**Design Manager:** Jota Cholewczynski  
**LEED AP:** N/A  
**Production Designer:** Brianne Toner  
**Checked by:** Alexis Tanner

**Sheet Title:** Patio Plan  
**Scale:** As Indicated

**Sheet Number:** A-102



1 South (Parking Lot) Elevation



2 East (Existing Lane) Elevation

**Exterior Elevation Notes**

A. General Contractor to clean, patch and repair existing exterior as required.

**Sheet Notes**

1. Patio furniture, lighting fixtures, trash bin(s), bike rack, landscaping and other site elements shown are existing and to remain, unless noted otherwise.
2. Existing bollard relocated to new position or removed as shown.
3. Existing locked box.
4. Existing wood fence and garbage enclosure.
5. Relocate existing disk signage. Patch and make good exterior finish as necessary.
6. Remove and relocate existing patio pavers to initial/new trails and associated elements. Reinstall patio area as needed.



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P 604-687-2511 F 604-687-4203  
www.gwa.ca

GWA Project #: 12106

Issued for Development Variance Permit

Revision Schedule			
Rev	Date	By	Description

Project Name:  
**Ocean Park Reno**  
Project Address:  
**1660 - 128th Street  
Surrey, BC V4A 3V3**

Store #: 00142  
Project #: 01026-028  
Concept: NCS  
Palette: Arisan  
Issue Date: November 1, 2012  
Design Manager: Jola Cholewczynski  
LEED AP: N/A  
Production Designer: Brianna Tonir  
Checked by: Alexis Tanner

Sheet Title:  
**Exterior Elevations**

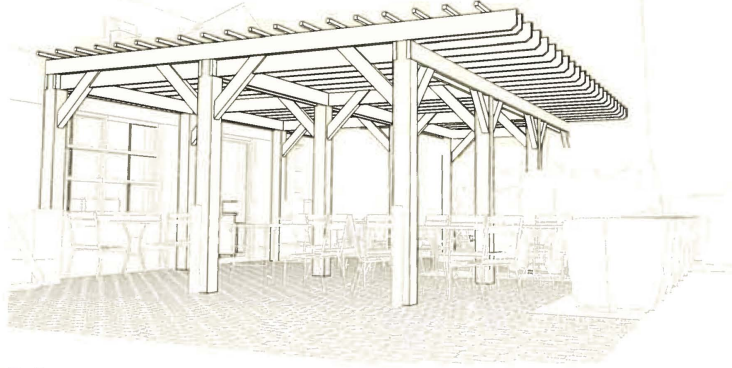
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Sheet Number:  
**A-201**

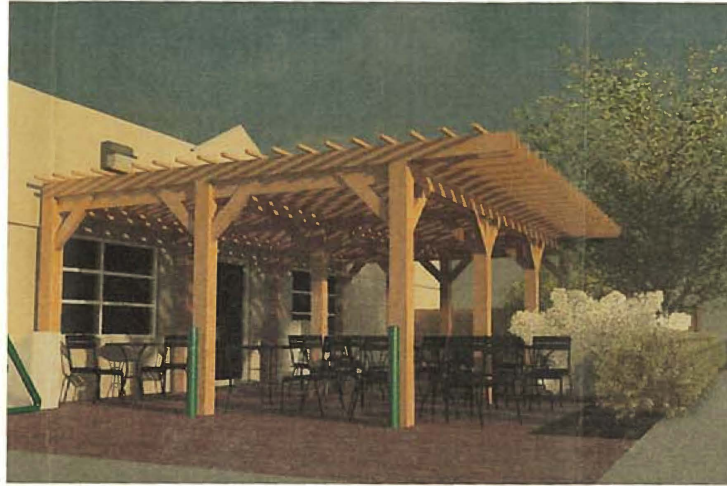




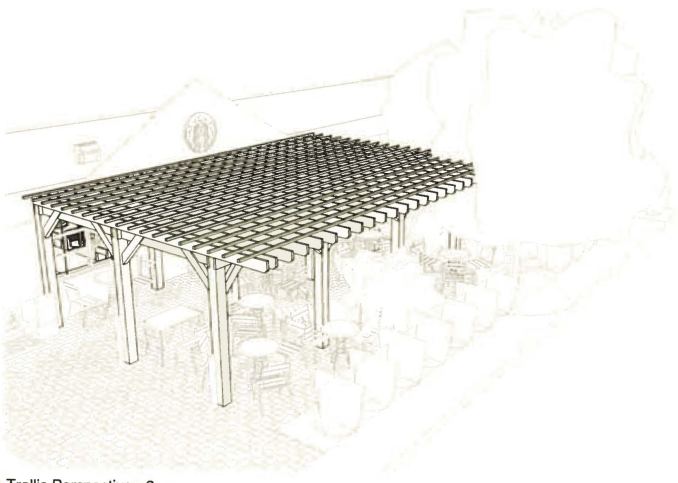
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1 Trellis Perspective - 1



2 Trellis Perspective - 1 Rendering



3 Trellis Perspective - 2



4 Trellis Perspective - 2 Rendering



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 VANCOUVER, BC CANADA V6B 3K1  
 P. 604 687 3511 F. 604 687 4203  
 www.gwa.ca

GWA Project #: 12106

Issued for Development Variance Permit

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Rev	Date	By	Description	

Project Name:  
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 1660 - 128th Street  
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Store #: 00142  
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 Issue Date: November 1, 2012  
 Design Manager: Jola Cholewczynski  
 LEED® AP: N/A  
 Production Designer: Branne Toner  
 Checked by: Alexis Tanner

Sheet Title:  
**Trellis Perspectives**

Scale: NTS

Sheet Number:  
**A-203**