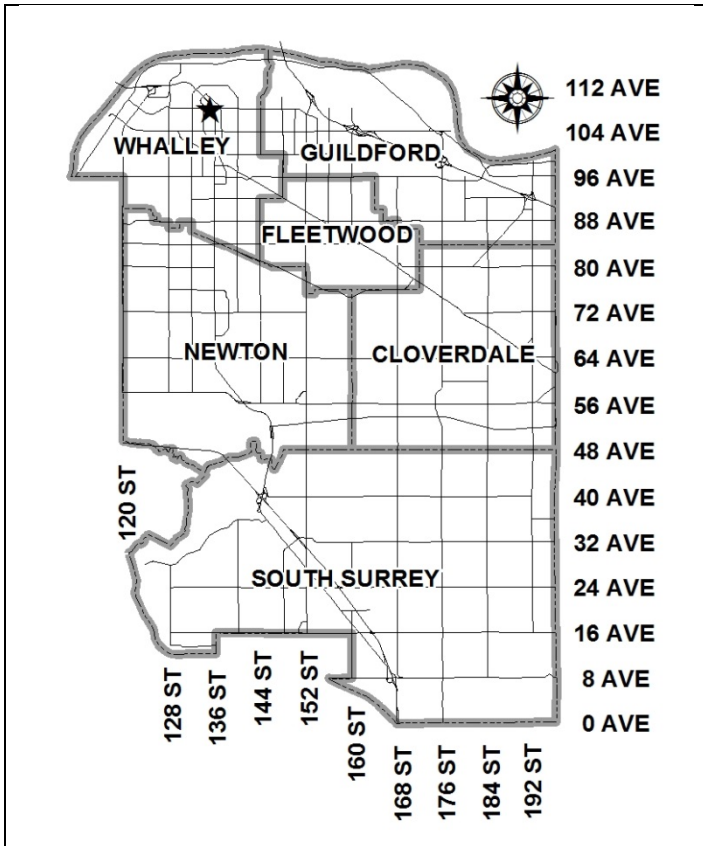


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0022-00

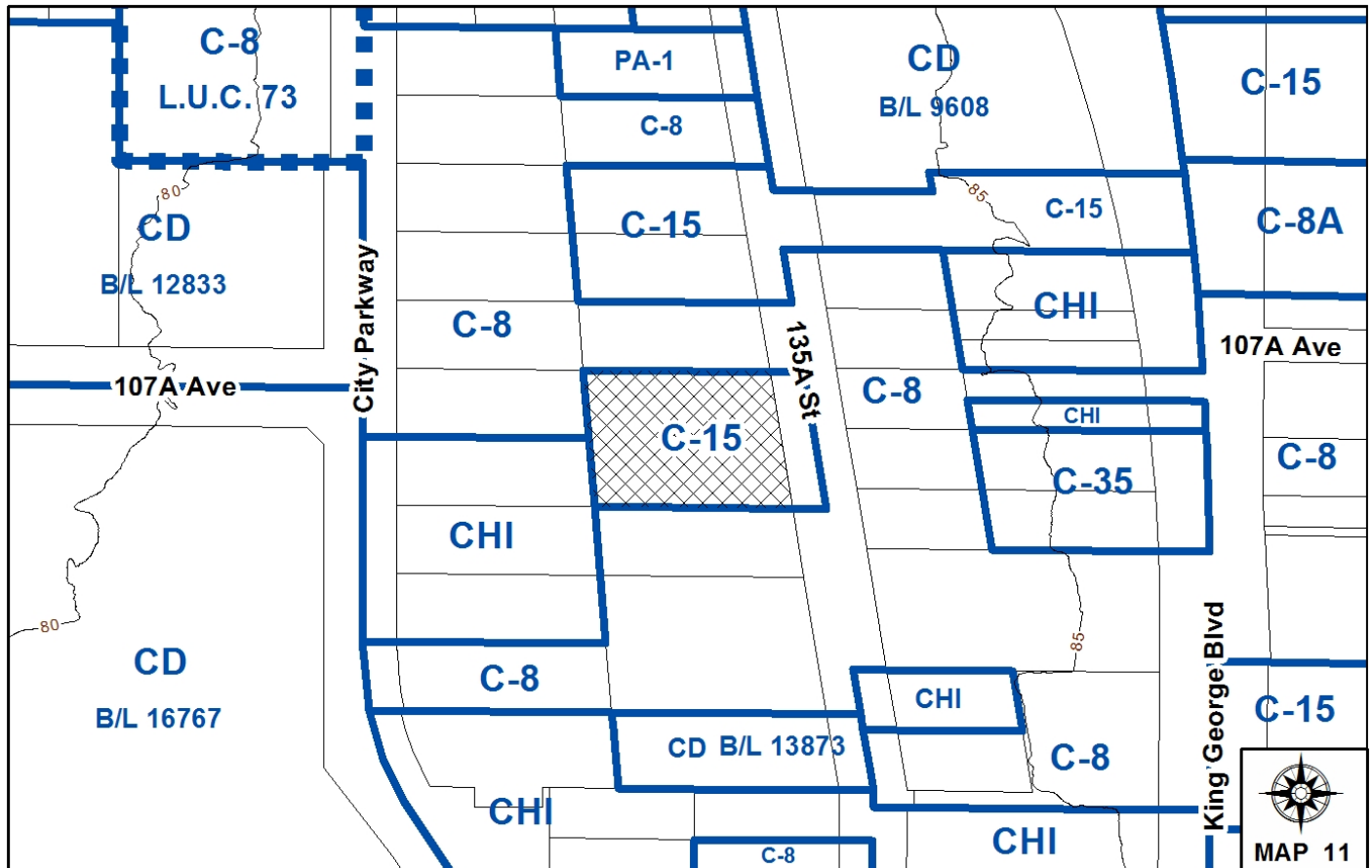
Planning Report Date: May 12, 2014



PROPOSAL:

- **Development Permit**
 in order to permit exterior renovations to an existing 2-storey mixed-use building.

LOCATION: 10711 - 135A Street
OWNER: Eurocan Industries Inc.
 0713524 BC Ltd.
ZONING: C-15
OCP DESIGNATION: City Centre



RECOMMENDATION SUMMARY

- Approval to draft Development Permit

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the City Centre designation in the OCP.
- The proposed exterior renovations to the existing building represent a significant improvement to the overall aesthetics of the building and a much more contemporary character appropriate for City Centre.
- Landscaping and surface parking area improvements are also included in the subject proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0022-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Two-storey, mixed-use building with ground floor office space and twelve (12) residential units on the second storey.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	One-storey commercial building.	City Centre	C-8
East (Across 135A Street):	Surrey Bottle Depot and vacant lot.	City Centre	C-8
South:	Two-storey commercial building with Surrey North Community Health Centre on City-owned land.	City Centre	C-8
West:	Single family dwelling and one-storey commercial building for Mr. Cool ice cream.	City Centre	C-8 and CHI

DEVELOPMENT CONSIDERATIONS

Background

- The existing two-storey, mixed-use building was constructed in 1972 based on the "General Business Zone (C-2)" of Surrey Zoning By-law, 1964, No. 2265.
- On December 21, 2012 a landlord improvement permit was issued for interior and exterior renovations to the existing building that included the decommissioning of an existing interior exit stair between the second storey and the ground floor. A new unenclosed exterior exit stair from the second storey was constructed to replace the previous internal exit stair.
- The landlord improvement also included a new public corridor and alteration of one residential suite on the second storey, infilling and replacing some windows on the north elevation and removal of an existing demising wall between two office units on the ground floor.

Proposal

- The 0.60-acre (2,411-square metre) subject site is located on the west side of 135A Street at 10711 and 10715 – 135A Street in Surrey City Centre. The subject site is designated City Centre in the Official Community Plan (OCP) and is zoned "Town Centre Commercial Zone (C-15)".
- The existing 2-storey mixed-use building on the site consists of 702 square metres (7,560 sq. ft.) of office space located on the ground floor with eight (8) one-bedroom and four (4) bachelor dwelling units located on the second storey.
- The applicant is requesting a Development Permit in order to allow exterior renovations and a 15-square metre (161-sq. ft.) vestibule addition to the existing building.

DESIGN PROPOSAL AND REVIEW

- In addition to a 15-square metre (161-sq. ft.) vestibule addition on the west elevation, the applicant is proposing a number of exterior alterations and improvements to the existing building. These renovations include replacing the existing siding and stucco wall cladding with all new stucco in a medium taupe colour with a lighter taupe accent along the roof line and entrance element above the new vestibule addition.
- The proposal also includes the addition of two new windows on the ground floor level on both the east and west elevations.
- All of the existing second storey windows and patio doors will be replaced and existing balconies widened and finished with frosted glass and aluminum frame guardrails and new glazed patio dividers.
- The new window frames, metal flashing, guardrail frames and privacy screen frames are proposed in prefinished dark bronze.
- Reconstruction of the decaying roof overhang and soffits is also proposed.

- The proposed renovations will provide a more contemporary look to the building.

Vehicle Circulation and Parking

- Access to the site will continue to be provided from the existing driveway at the south-east corner of the site off 135A Street. The driveway at the north-east corner will not be used for access and will accommodate two (2) parking stalls.
- The surface parking area currently has no delineated stalls. This will be rectified through the subject proposal. A total of twenty-eight (28) surface parking spaces will be delineated, consisting of sixteen (16) resident parking spaces, two (2) parking spaces for residential visitors and ten (10) parking spaces for the office component, which complies with the Surrey Zoning By-law.

Landscaping and Tree Retention

- All existing landscaping and trees on the subject site will remain. A new hedge along the north, west and south property lines is proposed.
- The applicant has agreed to remove the existing chain link fence and gate along the 135A Street frontage.
- A new concrete block garbage enclosure is proposed to be located in the northwest corner of the surface parking lot. The enclosure will be painted to match the new proposed building colour.

PRE-NOTIFICATION

- According to Council policy, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed development. Staff did not receive any comments on this proposal as a result of the Development Proposal Sign.

ADVISORY DESIGN PANEL

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

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Site Plan, Building Elevations and Landscape Plan

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/da

\\file-server1\net-data\csdc\generate\areaproduct\save\12059419009.doc
DRV 5/8/14 8:46 AM

Information for City Clerk

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

1. (a) Agent: Name: Ted Murray

Address: Suite 209, 2211 - West 4th Avenue
Vancouver, BC V6K 4S2

Tel: 604-734-4050

2. Properties involved in the Application

(a) Civic Address: 10711 - 135A Street

(b) Civic Address: 10711 - 135A Street
Owner: Eurocan Industries Inc
0713524 BC Ltd.
Director Information:
David H. Pel

Officer Information as at January 12, 2014
David Pel (President, Secretary)

PID: 011-385-006
Lot "H" Section 22 Block 5 North Range 2 West New Westminster District Plan 9117

PROPOSED EXTERIOR ALTERATIONS & VESTIBULE ADDITION 10711 & 10715 135A ST, SURREY, BC

AERIAL PHOTO:

PROJECT DATA:



AERIAL PHOTO
N/A

PROJECT SCOPE OF WORK:
EXTERIOR ALTERATIONS
 1) ADD 4 NEW WINDOWS TO EAST AND WEST FACADE ON 1ST STOREY
 2) REPLACE ALL 2ND STOREY WINDOWS AND PATIO DOORS
 3) REPLACE EXISTING SIDING AND STUCCO WALL CLADDING TO ALL STUCCO
CLADDING
 4) RECONSTRUCT DECAYING ROOF OVERHANG AND SOFFIT
VESTIBULE ADDITION
 5) ADD 161 SQFT OF VESTIBULE AT WEST FACADE ENTRANCE

PROPOSAL:		
Proposed Exterior Alterations and Vestibule Addition		
10711 & 10715 135A Street, Surrey, BC		
CIVIC ADDRESS:		LOT ID: 41608
LEGAL ADDRESS:		BLK 6N SEC 22 RGE 2W PL5117 NWD
ZONE:		C-15 TOWN CENTRE COMMERCIAL ZONE
LOT SIZE: 2,411 SM/25,950 SF		
BLDG:	REQUIRED	PROVIDED
SITE AREA: 2,411 SM/25,950 SF		
DENSITY: FAR 1.5		
1st storey: 7580 SF + 161 SF (additions)		721 SM/7,721 SF
2nd storey: 6106 SF	1,615 SM/17,386 SF 67%	753 SM/8,106 SF
	3,616 SM/38,925 SF 1.5 FAR	1,474 SM/15,827 SF
LOT COVERAGE: 1,924 SM/20,760 SF 80%		
YARDS AND SETBACKS:		
Front Yard	2.0 M/7 FT	7.89 M/25.23 FT
Rear Yard	7.5 M/25 FT	18.27M/63.22 FT
Side Yard (North)	3.0 M/10 FT	3.15 M/10.33 FT
Side Yard (South)	3.0 M/10 FT	7.06 M/23.17 FT
HEIGHT OF BUILDING: 14 M/45 FT 7.47 M/24.5 FT		
OFF STREET PARKING:		
1st storey (offices)		
1.4 parking spaces/100 SM OR 1078 SF		
721 SM / 100 SM x 1.4 =	10 spaces	
2nd storey (residential)		
1.3 parking spaces/1 or less bedroom		
12 units x 1.3 =	16 spaces	
0.2 parking space/dwelling (visitor)		
12 units x 0.2 =	2 spaces	
	28 spaces (total)	26 spaces (existing)
Accessible space	0 space	0 space
Small car space (25%)	7 spaces permitted	7 spaces
Loading	N/A	

DRAWING LIST:

20.0	AERIAL PHOTO PROJECT DATA & DRAWING LIST
21.0	SITE PLAN
22.0	PROPOSED 1ST STOREY FLOOR PLAN
23.1	PROPOSED 2ND STOREY FLOOR PLAN
23.2	EXISTING EAST & NORTH ELEVATIONS
23.1	EXISTING WEST & SOUTH ELEVATIONS
23.2	PROPOSED EAST & NORTH ELEVATIONS
23.3	PROPOSED WEST & SOUTH ELEVATIONS
23.4	PROPOSED GARBAGE ENCLOSURE
24.0	WALL SECTION & DETAILS

PLANS REVIEWED

BY

DATE:

M. B. Rongelmu
May 9, 2014
for DPM

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DATE	REVISION	NO.
JAN 24 14	ISSUED FOR DP	1
JAN 28 14	ISSUED FOR DP	2
FEB 10 14	REVISION	NO.



300 - 1211 WEST 4TH AVE
 VANCOUVER, B.C.
 CANADA V6E 4E2
 TEL: (604) 774-4800
 FAX: (604) 779-2414

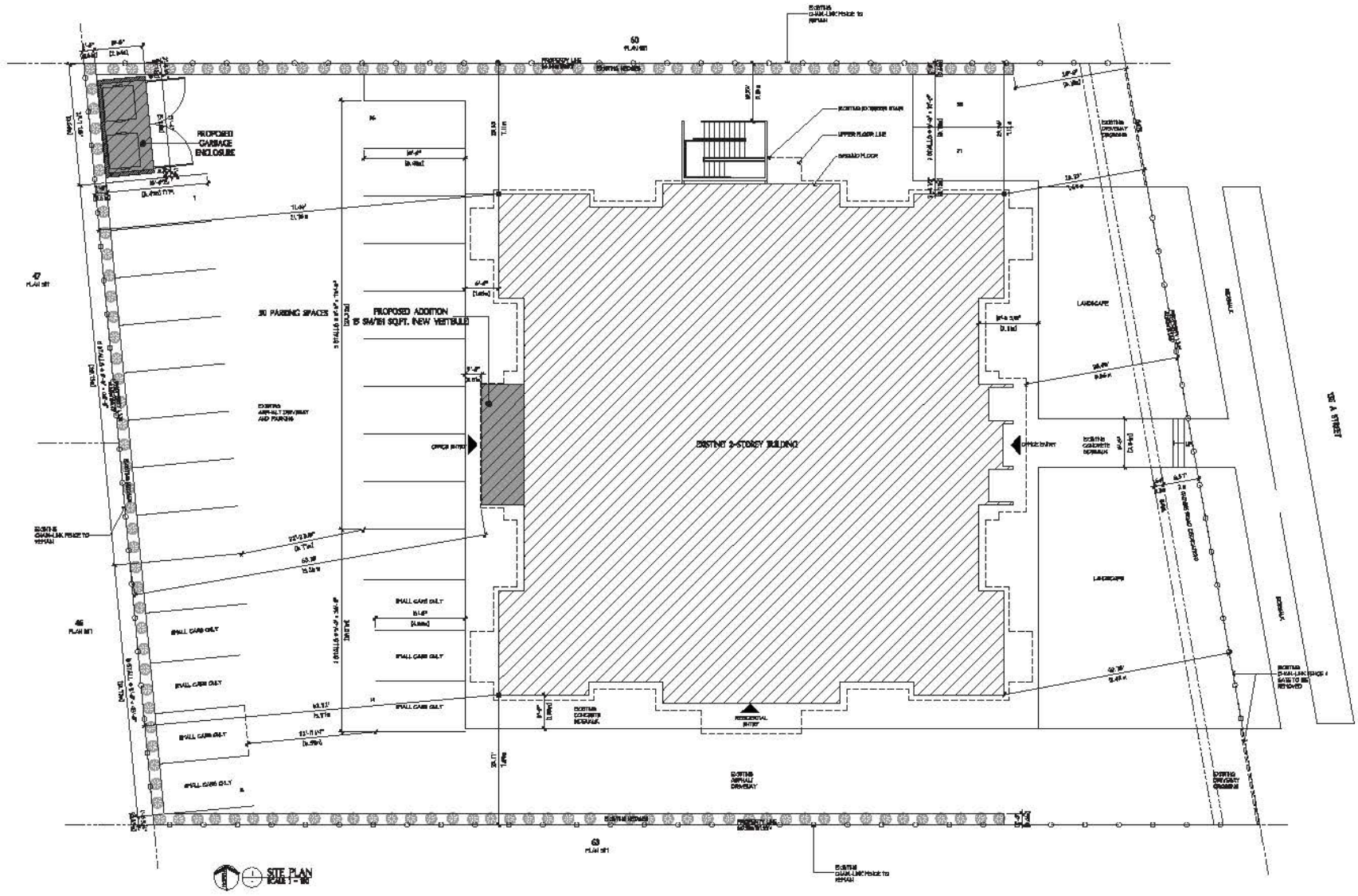
PROJECT:
PROPOSED EXTERIOR ALTERATIONS & VESTIBULE ADDITIONS
 10711 & 10715, 135A ST
 SURREY, BC

DRAWING TITLE:
 AERIAL PHOTO PROJECT DATA & DRAWING LIST

DESIGNER	DATE	SCALE
DESIGNER	DATE	SCALE
DESIGNER	DATE	SCALE
DESIGNER	DATE	SCALE

A1.0

This drawing is an indication of location and shall not be used for construction purposes. It is intended to show the location of the proposed work and shall not be used for construction purposes. It is intended to show the location of the proposed work and shall not be used for construction purposes. It is intended to show the location of the proposed work and shall not be used for construction purposes.



APR 2014	REVISED FOR DP	△
MAY 2014	REVISED FOR DP	△
DATE	REVISION	NO.
DRAWING NUMBER / SHEET		



260 - 211 WEST ARLINE
 WAREHOUSING, INC.
 CHICAGO, ILL. 60608
 TEL: (847) 238-6600
 FAX: (847) 239-2514

PROPOSED EXTERIOR ALTERATIONS & VESTIBULE ADDITIONS

10711 & 10715, 125A ST
 SURREY, BC

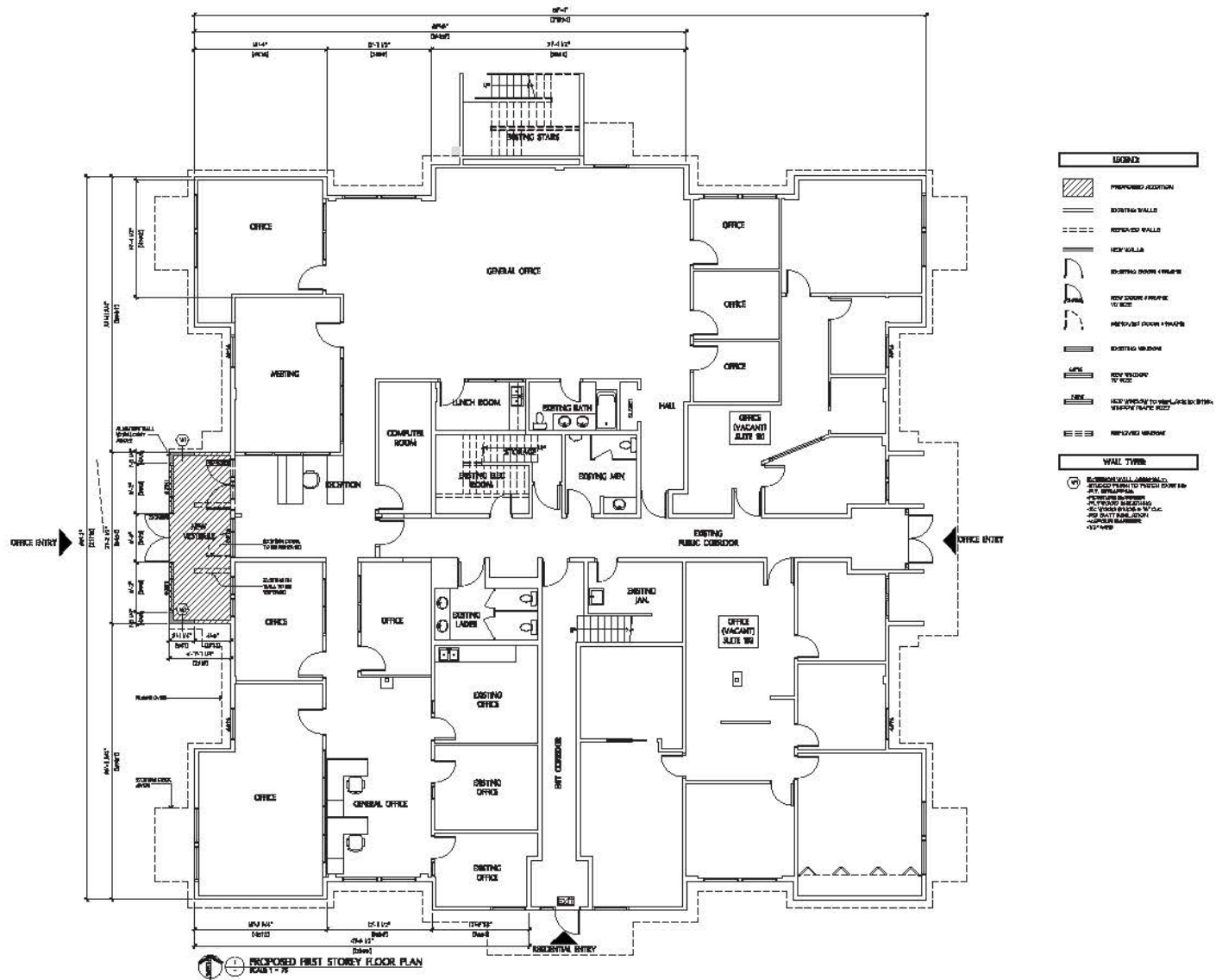
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DATE	BY	NO.	
DRAWN		DATE	
DATE			
SCALE	AS SHOWN		

A10

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Do not construct with the information shown on this drawing and a related permit for construction.



DATE	REVISION	BY
APR 2014	REVISED FOR DP	AM
MAY 2014	REVISED FOR DP	AM
DONE	REVISION	NO.



280 - 211 WEST ADELA
 WAREHOUSING, LLC
 CHARLTON, N.S.
 TEL: (902) 754-6600
 FAX: (902) 759-2514

PROPOSED EXTERIOR ALTERATIONS & VESTIBULE ADDITIONS

10711 & 10715, 135A ST
 SURREY, BC

PROJECT TITLE
 PROPOSED
 1ST STOREY FLOOR PLAN

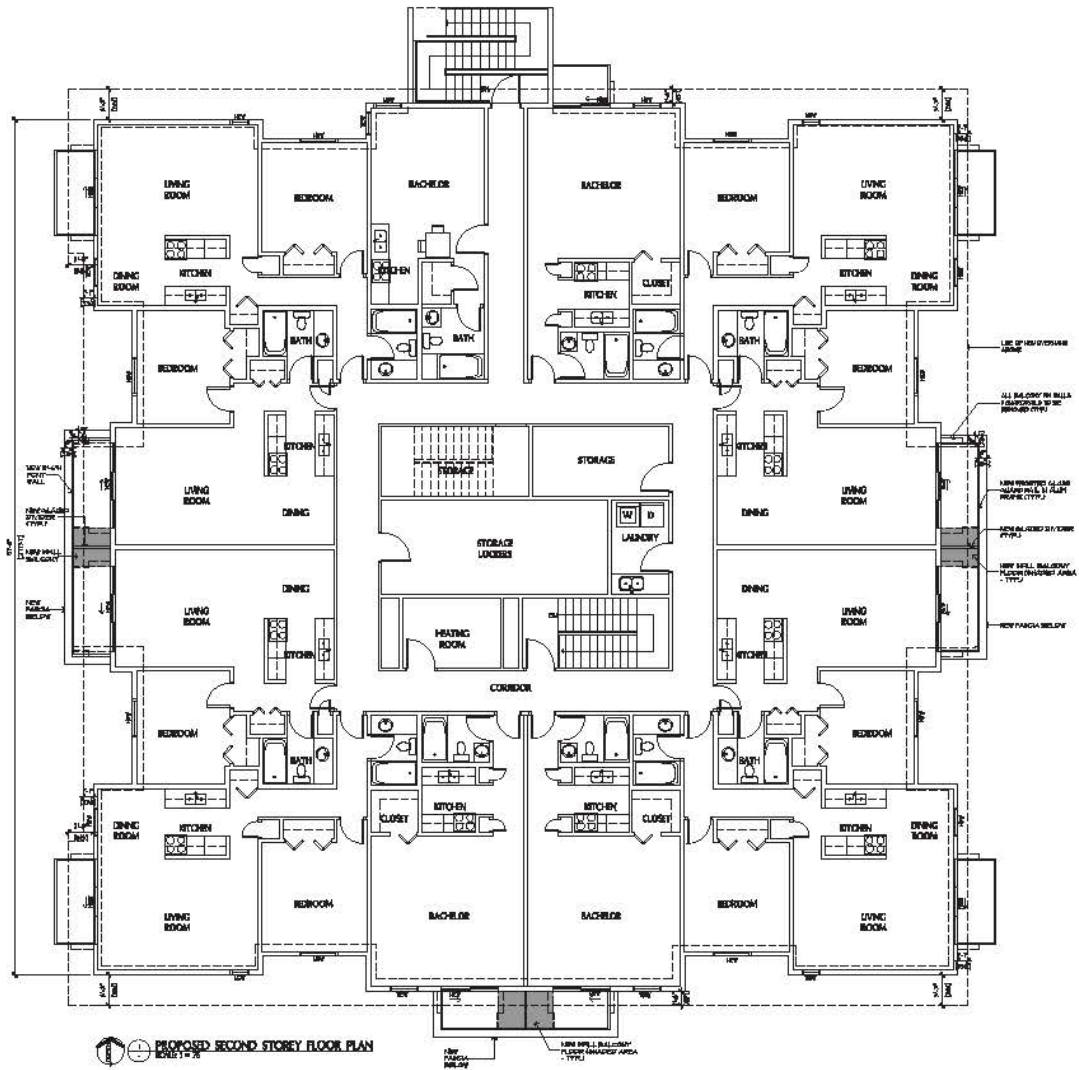
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DRAWN	PL	DATE	AMM
CHECKED	TH	DATE	AMM
DATE		DATE	
SCALE	AS SHOWN		

A2.0

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PROPOSED SECOND STOREY FLOOR PLAN
SCALE: 1/8" = 1'-0"

DATE	REVISION	NO.
JULY 2014	ISSUED FOR PERMITS	1
AUGUST 2014	REVISED FOR PERMITS	2
DATE	REVISION	NO.
DATE	REVISION	NO.



280 - 211 WEST 41ST AVE
VANCOUVER, B.C.
CANADA V6E 2E2
TEL (604) 254-6608
FAX (604) 259-2514

PROPOSED EXTERIOR ALTERATIONS & VESTIBULE ADDITIONS
10711 & 10715, 135A ST SURREY, BC

PROJECT TITLE
PROPOSED 2ND STOREY FLOOR PLAN

DRAWN BY	DATE	ISSUED
DATE	JOB NO.	
DRAWN BY	DRAWING NO.	
DATE		
SCALE	AS SHOWN	

A2.1

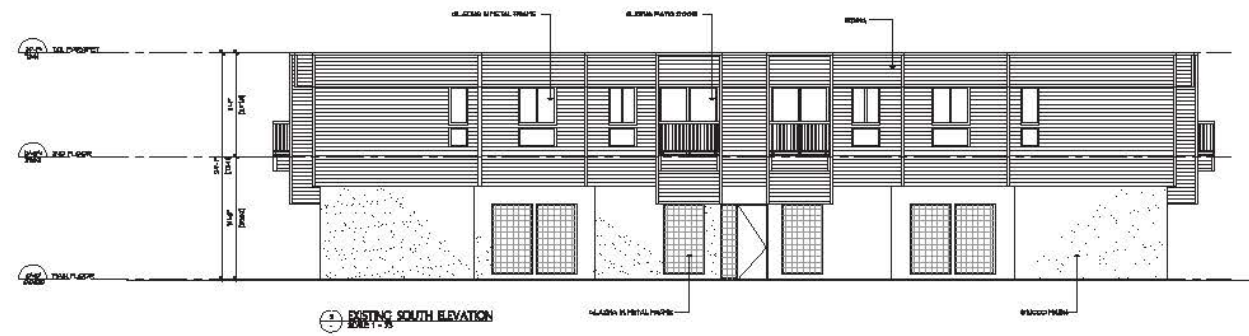
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Do not construct with this information shown on this drawing and to avoid potential for construction.



EXISTING WEST ELEVATION
SECTION 1-3



EXISTING SOUTH ELEVATION
SECTION 1-3

DATE	REVISION	BY
APR 2014	REVISED FOR DP	TM
MAY 2014	REVISED FOR DP	TM
DRAWN	REVISIONS	NO.
DATE	REVISION	NO.



200 - 211 WEST ADELAIDE
VANCOUVER, B.C.
CANADA V6C 4E2
TEL (604) 254-6600
FAX (604) 259-2514

PROJECT
**PROPOSED EXTERIOR
ALTERATIONS & VESTIBULE
ADDITIONS**
**1071 & 1071S, 135A ST
SURREY, BC**

DRAWING TITLE
1071 F&S
WEST & SOUTH
ELEVATIONS

DRAWN	PK	DATE	ISSUED
DWTD	TM	APR 14th	-
CHECKED		DATE	ISSUED
DWTD			
SCALE	AS SHOWN		

A3.1



PROPOSED WEST COLOUR ELEVATION
SCALE 1 = 100



CLOVERDALE B414:
- FIELD STUCCO



PREFINISHED DARK BRONZE
SIMILAR TO CLOVERDALE B414:
- WINDOW FRAMES
- METAL FLASHING
- GUARDRAIL FRAMES
- PRIVACY SCREEN FRAMES



CLOVERDALE B463:
- ACCENT BAND
STUCCO

APR 04/14	REISSUED FOR DP	△
--------------	-----------------	---

TITLE:

TED MURRAY
ARCHITECT
INC.
209 - 2211 WEST 4TH AVE.
VANCOUVER, B.C.
CANADA V6K 4S2
TEL (604) 734-4030
FAX (604) 739-2314

PROJECT: **PROPOSED EXTERIOR
ALTERATIONS & VESTIBULE
ADDITIONS**

10711 & 10718, 186A ST, SURREY, BC

DRWN: CHKD:

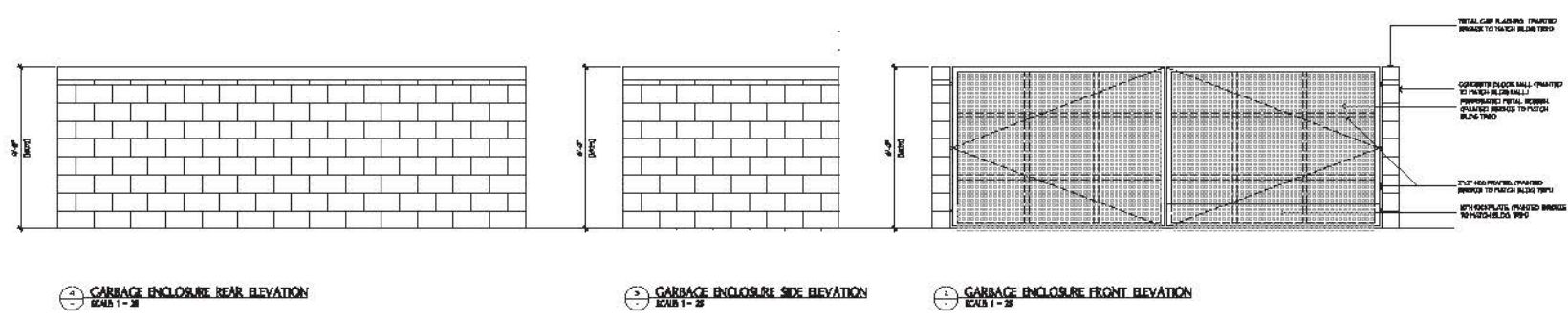
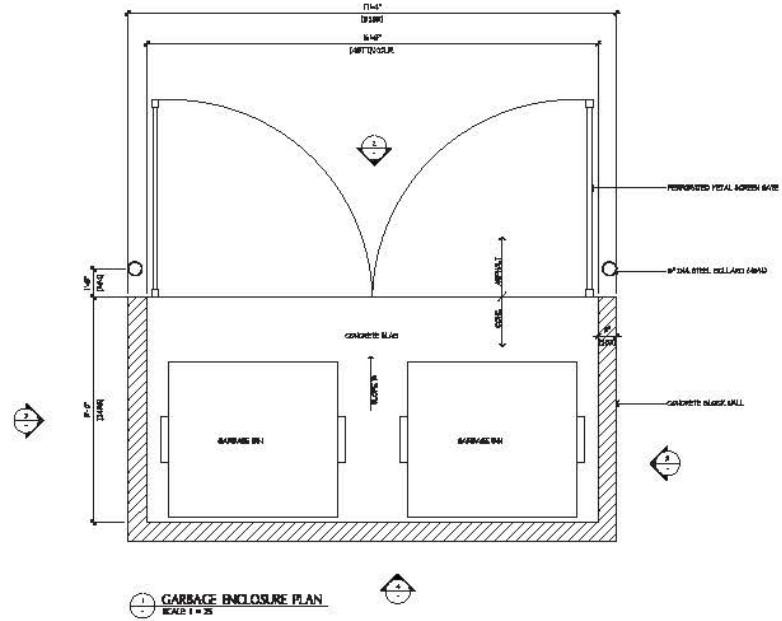
DWG NO:

SK01

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DATE	DESCRIPTION / USER	NO.
06/14/24	PREPARED FOR DP	1

TED MURRAY ARCHITECT INC.

289 - 2111 WEST OLYMPIA
VANCOUVER, B.C.
CANADA V6J 2K2
TEL (604) 254-8800
FAX (604) 259-2514

PROJECT
PROPOSED EXTERIOR ALTERATIONS & VESTIBULE ADDITION

10711 & 10715, 135A ST SURREY, BC

DRAWING TITLE
PROPOSED GARbage ENCLOSURE

DRAWN	PK	DATE	APP'D BY

A3.4

SCALE: AS SHOWN

LANDSCAPE SCHEDULE

Code	Symbol	Qty	Botanical Name	Common Name	Size
Tree	T1	1	Asplenium nidus 'Green'	Green Fern (Large)	12"
Tree	T2	2	Sparganium Anglica	Water Plantain	12"
Shrub	S1	12	Juniperus horizontalis 'Blue Star'	Blue Star Juniper	4"
Shrub	S2	12	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	4"
Shrub	S3	12	Juniperus horizontalis 'Blue Carpet'	Blue Carpet Juniper	4"
Shrub	S4	12	Juniperus horizontalis 'Blue Glow'	Blue Glow Juniper	4"
Shrub	S5	12	Juniperus horizontalis 'Blue Moon'	Blue Moon Juniper	4"
Shrub	S6	12	Juniperus horizontalis 'Blue Pearl'	Blue Pearl Juniper	4"
Shrub	S7	12	Juniperus horizontalis 'Blue Star'	Blue Star Juniper	4"
Shrub	S8	12	Juniperus horizontalis 'Blue Star'	Blue Star Juniper	4"
Shrub	S9	12	Juniperus horizontalis 'Blue Star'	Blue Star Juniper	4"
Shrub	S10	12	Juniperus horizontalis 'Blue Star'	Blue Star Juniper	4"
Shrub	S11	12	Juniperus horizontalis 'Blue Star'	Blue Star Juniper	4"
Shrub	S12	12	Juniperus horizontalis 'Blue Star'	Blue Star Juniper	4"
Shrub	S13	12	Juniperus horizontalis 'Blue Star'	Blue Star Juniper	4"
Shrub	S14	12	Juniperus horizontalis 'Blue Star'	Blue Star Juniper	4"
Shrub	S15	12	Juniperus horizontalis 'Blue Star'	Blue Star Juniper	4"
Shrub	S16	12	Juniperus horizontalis 'Blue Star'	Blue Star Juniper	4"
Shrub	S17	12	Juniperus horizontalis 'Blue Star'	Blue Star Juniper	4"
Shrub	S18	12	Juniperus horizontalis 'Blue Star'	Blue Star Juniper	4"
Shrub	S19	12	Juniperus horizontalis 'Blue Star'	Blue Star Juniper	4"
Shrub	S20	12	Juniperus horizontalis 'Blue Star'	Blue Star Juniper	4"

PLANTING NOTES

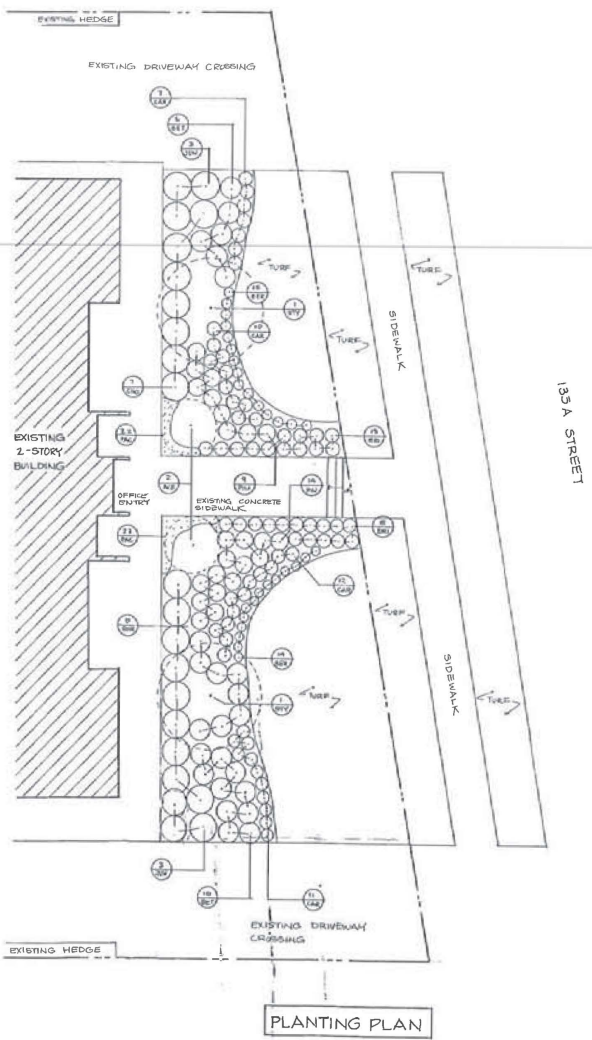
- ALL MATERIALS AND EXECUTION OF LANDSCAPE WORKS SHALL CONFORM TO THE B.C. LABOUR ACT STANDARD, REFER TO WRITTEN SPECIFICATIONS FOR COMPLETE LANDSCAPE DOCUMENTATION.
- ALL LANDSCAPE CONTRACTORS SHALL ENSURE THE FINISH OF ANY AND ALL MATERIALS MEETS THE SPECIFICATIONS AND REQUIREMENTS IN THE SOIL ANALYSIS TAKEN AT THE TIME OF THE SHIRAZI ANALYSIS FORM.
- PLANTING SPECIFICATIONS:
 - LAWS: 8" x 18" min.
 - SHRUBS: 12" x 18" min.
 - DISBURS: 12" x 18" min.
 - TREES: 12" x 18" min. (LANDING AND BENEATH BARKHOLE)
- ALL PLANT MATERIAL TO BE MINIMUM SIZE REFERENCED AND INDICATED IN THE PLANT LIST. QUALITY OF PLANT MATERIAL AND GRADING OF SITE TO BE IN ACCORDANCE WITH A STANDARD FOR COMPLETE DOCUMENTATION.
- ALL PLANT MATERIAL TO BE SUPPLIED TO THE SITE MUST BE OBTAINED FROM A NURSERY PARTICIPATING IN THE B.C. LABOUR ACT STANDARD, REFER TO WRITTEN SPECIFICATIONS FOR COMPLETE LANDSCAPE DOCUMENTATION.
- PROTECTION MEASURES: WHERE CONSTRUCTION, DEMOLITION OR EXISTING UTILITIES ARE TO BE CUT OR REMOVED, TAKE NOTES TO BE IN ACCORDANCE WITH THE B.C. LABOUR ACT.
- TREE STAKING: ALL STAKING OF NEW TREES TO CONFORM TO STANDARDS SET BY THE B.C. LABOUR ACT.

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DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ON SITE AND COORDINATE ON SITE WITH ALL TRAFFIC, SUPPLIES, EQUIPMENT AND SITE CONDITIONS.

IF THE ORIGINAL CONTRACTOR OR SUBSEQUENT CONTRACTOR FAILS TO MAINTAIN A DISCREPANCY TO THE DESIGN & DRAWING, OR FAILS TO ACT ON ANY DISCREPANCY NOTIFIED BY THE DESIGNER & OWNER, ALL RESPONSIBILITIES OF THE DESIGNER SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

ALL MATERIALS AND EXECUTION OF LANDSCAPE WORKS SHALL CONFORM TO THE B.C. LABOUR ACT STANDARD, REFER TO WRITTEN SPECIFICATIONS FOR COMPLETE LANDSCAPE DOCUMENTATION.



PLANTING PLAN

PROJECT:

PROPOSED EXTERIOR ALTERATIONS VESTIBULE ADDITIONS

10711 F-10715, 135A STREET SURREY, B.C.

REVISIONS

#	DATE	DESCRIPTION

LANDSCAPE PLAN

DRAWING NO. 1 OF 1



LEANNE MASON
 2669 McBRIDE AVENUE
 SURREY, B.C.
 604-313-4466
 leannemason@telus.net



SCALE: 1/8" = 1' - 0"
 DATE: APRIL 24/14