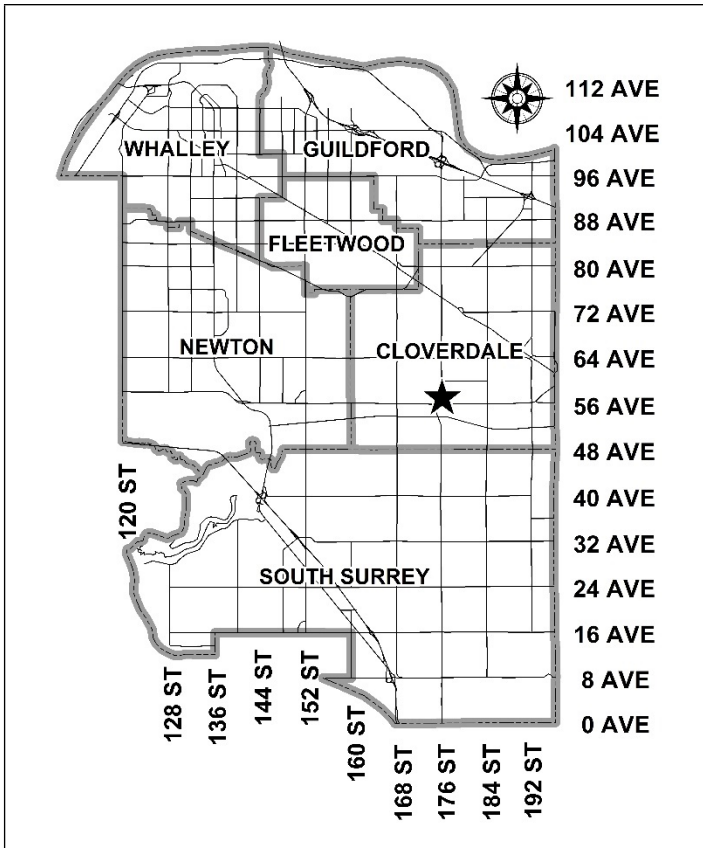


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0101-00

Planning Report Date: November 9, 2020



**PROPOSAL:**

- **Development Permit**

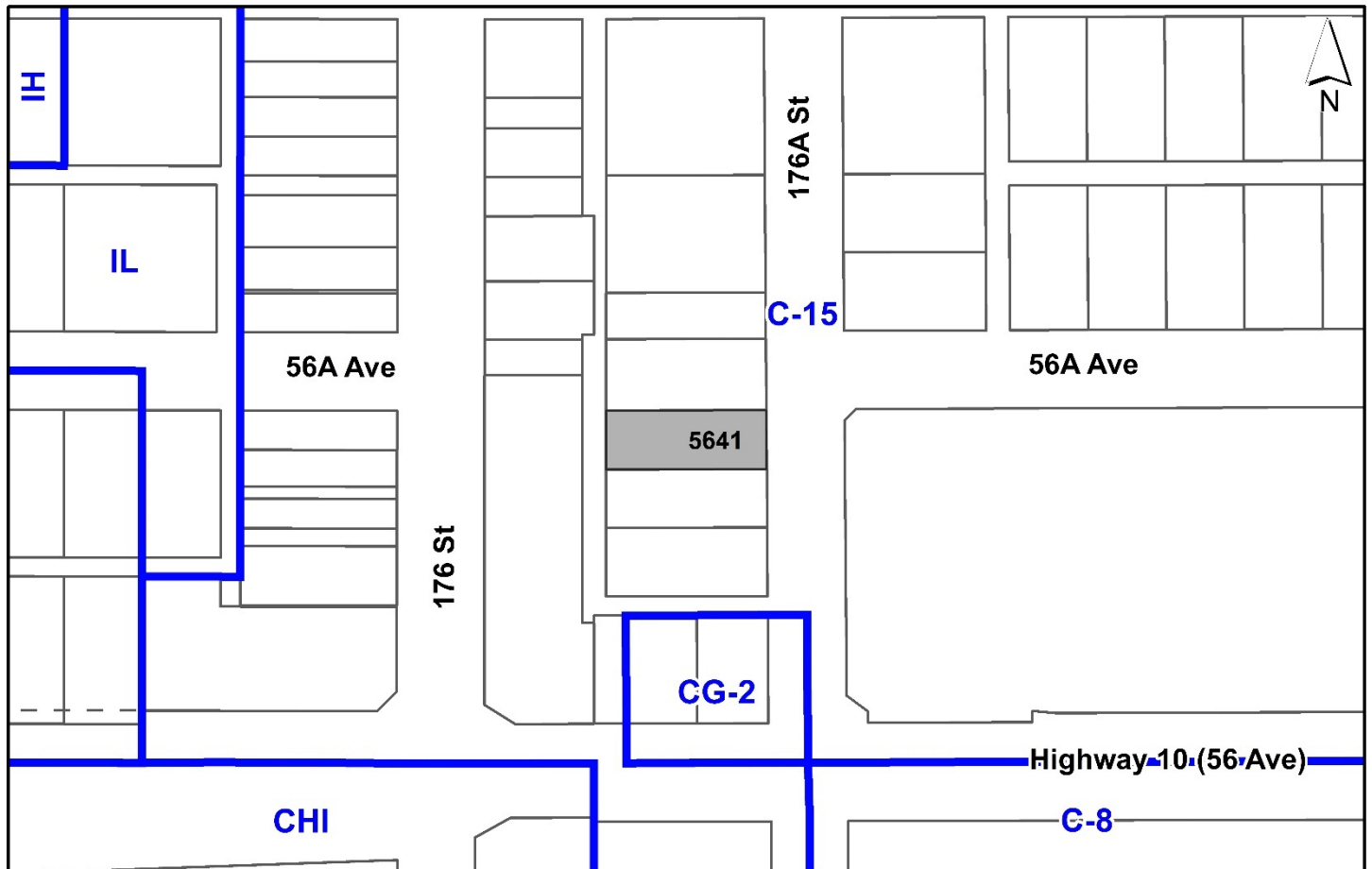
to permit minor exterior building renovations, an outdoor play area and parking stall improvements for a proposed child care centre in downtown Cloverdale.

**LOCATION:** 5641 - 176A Street

**ZONING:** C-15

**OCP DESIGNATION:** Town Centre

**TCP DESIGNATION:** Heritage Downtown Cloverdale  
Town Centre Plan



**RECOMMENDATION SUMMARY**

- Approval to draft Development Permit for Form and Character.

**RATIONALE OF RECOMMENDATION**

- The proposed outdoor play area and minor exterior building renovations are appropriate for this part of the "Heritage Downtown" in the Cloverdale Town Centre Plan.
- The proposed minor exterior renovations preserve the heritage value and character of the building in compliance with the Cloverdale Town Centre Plan design guidelines.
- The proposal revitalizes the existing vacant building and this part of 176A Street, designated as heritage main street in the "Historic Downtown of Cloverdale Town Centre".
- The City's location and siting guidelines for child care centres are met. The provision of this type of service helps to address the child care needs of the local area, fills existing gaps in service delivery, and fosters new employment.
- The proposed building fascia signs are high quality, of appropriate size and scale, and cognizant of the heritage character of the building.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposal complies with the Heritage Downtown designation in the Cloverdale Town Centre Plan (TCP).

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7920-0101-00 generally in accordance with the attached drawings (Appendix II).
2. 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) registration of a Section 219 Restrictive Covenant to allow for vehicular access through the City-owned property at 5651 176A Street to the proposed child care centre's parking stalls. Access may be removed by the City at any time with one year's notice, after which access to the proposed child care centre's parking stalls would be from the rear lane.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Vacant commercial building	Heritage Downtown	C-15
North:	City-owned parking lot	Parking	C-15
East (Across 176A Street):	Cloverdale Library	Institutional	C-15
South:	Commercial	Heritage Downtown	C-15
West (Across from laneway):	Commercial	Heritage Downtown	C-15

### Context & Background

- The subject site at 5641 176A Street was formerly the Surrey Credit Union and most recently was a thrift store. The site is currently vacant, and the applicant proposes to operate a child care centre for 26 children (16 toddlers and 10 preschoolers) and five staff members.
- The proposed child care centre is in the heart of "Historic Cloverdale Town Centre" on a designated heritage main street (176A Street) in the Cloverdale Town Centre Plan. The latter was endorsed by Council on November 18, 2019 and the OCP text amendments adopted by resolution R19-2338 on December 16, 2019.

- The subject property is designated "Town Centre" in the Official Community Plan and "Heritage Downtown" in the Cloverdale Town Centre Plan. It is zoned Town Centre Commercial Zone (C-15), which permits child care centres.
- The building on the subject property is deemed to have potential heritage value and will be added to the heritage inventory. The heritage inventory is an internal database of buildings that may have heritage value but would require an evaluation. The owner has declined to do a heritage evaluation at this time.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing a Development Permit to allow minor exterior renovations, an outdoor play area and parking stall improvements to accommodate a proposed child care centre on the subject lot in downtown Cloverdale.
- Given the location of the subject site in the heart of downtown Cloverdale, design review of the exterior modifications and play area were carefully considered. Design guidelines in the Cloverdale Town Centre Plan were closely adhered to in order to respect the heritage character and value of the building. Preservation of the existing form, materials and colour was highly encouraged.
- The outdoor play area will be 97.7 square metres in size and will be located at the rear of the building, beside the parking stalls. Wheel stops will be installed on all the parking stalls and a 1.3 metre high colourful cedar fence with concrete protection bollards will be installed around the outdoor play area.
- A portion of the outdoor play area will be covered with an aluminum prefabricated canopy. Landscaping is proposed along the eastern, western, and northern edges of the site to soften the interface with the road, parking lot and the lane. A landscaping plan prepared by a Landscape Architect has been provided. (Appendix III)
- Appropriate fascia signage on the east and north elevations of the building is proposed, as well as improvements and repainting of the exterior with the same color of the stucco store fascia. One window sign will be on the transom at the principal entrance on the east elevation and another larger sign will be on the north elevation facing the lane. Backlit box signs are not supported nor proposed. (Appendix IV)
- The proposed child care centre respects the integrated network of pedestrian linkages and streetscapes in compliance with the Cloverdale Town Centre Plan.
- Location and siting guidelines for child care centres are met and the provision of this type of service helps to address the need for child care in the local area, fills existing gaps in service delivery, and fosters new employment.
- The proposal revitalizes the existing vacant building and this part of 176A Street, designated a heritage main street in "Historic Downtown Cloverdale Town Centre".

- After the development permit process, the applicant will apply for a tenant improvement permit for interior renovations to meet the requirements of the Fraser Health Authority. The tenant improvement permit will be issued to the specifications and satisfaction of the BC Building Code, Fire Department, and the Planning and Development Department.

### Referrals

- Engineering: The Engineering Department has no objection to the project.
- Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted for one year.
- Surrey Fire Department: The Fire Department has no concerns about the project. Further review of the proposal will be conducted at detailed design review at Tenant Improvement Permit stage.

### Transportation Considerations

- Eight parking stalls are required for the proposed child care centre which will provide space for 26 children and 5 staff members. The applicant is proposing to install the 8 parking stalls at the rear of the building, adjacent to the rear lane. Five parking stalls will be on the north side of the property and three will be on the west side of the property.
- Access to the 5 parking stalls on the north side of the property is through a City-owned property north of the site (5651-176A Street) currently being used as a public parking lot. (Appendix V) Access to the other 3 parking stalls on the west side of the property is through a laneway behind the property.
- The City-owned public parking lot (5651 176A Street) is identified as downtown off-street parking in the Cloverdale Town Centre Plan. The parking lot is available for businesses in the area unable to provide the required off-street parking on their properties.
- On October 30, 1972, Council passed Bylaw No. 3842, (Appendix VI) also known as the "Robson Mall and Public Square Bylaw", reserving Lot 184 (5646 176 Street) and Lot 185 (5651 176A Street) for use of the public as a "Pedestrian Mall and Public Square" in accordance with the Cloverdale Urban Renewal Scheme.
- The City will allow vehicular access to the child care centre's parking stalls from the City-owned property at 5651-176A Street through the registration of a Section 219 Restrictive Covenant. Access may be removed by the City at any time with one year's notice, after which access to the proposed child care centre's parking stalls would be from the rear lane. This would require the site to be reconfigured.

### Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## **POLICY & BYLAW CONSIDERATIONS**

### **Official Community Plan**

#### Land Use Designation

- The property is designated "Town Centre" under the OCP. Thoughtful urban design considerations were applied to this project in order to reinforce Cloverdale Town Centre's unique heritage and historic character.
- The proposal supports the following OCP themes/policies:

#### Themes/Policies

- Theme B4.14 ensures that neighbourhoods are well served by civic and community facilities such as indoor and outdoor recreation centres, child-care centres, neighbourhood parks, and amenities specifically geared to youth.
- Theme F6.15 ensures that the City's child care policies and regulations do not create unnecessary operational barriers.
- DP1.1 Form and Character Development Permit guidelines were taken into consideration in accordance with the Official Community Plan.

### **Secondary Plans**

#### Land Use Designation

- The property is designated Heritage Downtown in the Cloverdale Town Centre Plan. Design elements recommended in the Cloverdale Town Centre Plan design guidelines were taken into consideration in the urban design comments and signage.
- The proposal supports the following TCP themes/policies:

#### Themes/Objectives

- Section 3.2.1 Land Use ensures that the Heritage Downtown designation is reflective of Cloverdale's historical main street characterized by small shops and heritage buildings. Its streetscape is inviting and highly walkable with a range of commercial uses that offer a wide selection of goods and services.
- Section 2.2 Growth Concept and Objectives enhances the character of the Town Centre core by creating a coordinated public realm that encourages contemporary design, compatible with historical architecture and extends the "Heritage Main Street" design features from 176 to 176A Street.
- Section 2.2 Growth Concept and Objectives supports businesses where commercial buildings adjacent to the heritage character area will provide additional space for new locally serving businesses, encourage commercial at ground level and support active streetscapes with pedestrian amenities.

## Zoning Bylaw

The subject site is zoned C-15, which permits child care centres. The proposed child care facility complies with the following bylaw requirements that are particularly relevant for the proposed use:

- The Zoning Bylaw requires direct access to an open space and play area within the lot for a child care centre. The applicant has engaged a local architect to design the outdoor play area as well as improve the exterior appearance of the building.
- A total of eight parking stalls are required for the proposed number of children and staff. The applicant is proposing to install the eight parking stalls behind the building. Five parking stalls will be on the north side of the property and three will be on the west side of the property.

## Sign Bylaw

- Section 27 (2) (a) of the Surrey Sign Bylaw No. 13656 permits a maximum of two fascia signs for each premise as long as they are not located on the same façade. The applicant proposes to install two signs on the north and east elevations of the site, respectively.
- Section 7 (12)(a) limits the sign area of each window to a maximum of 0.3 square metres or 25% of the area of the window. The east elevation window sign will have a maximum area of 0.3 square metres.
- Section 7 (12)(b) states that the combined sign area of all windows on commercial zoned lots should comply with Section 27 (2)(b), which allows the combined sign area of all signs on the lot, excluding freestanding signs, to not exceed 1 square metre per linear metre of the premises' frontage.
- The frontage of the premises is 15.5 metres which would permit a total combined sign area of 15.5 square metres.
- The combined area of the signs is 2.28 square metres (east elevation window sign equals 0.3 square metres and north elevation fascia sign equals 1.98 square metres). The combined area of the east and north elevation fascia signs meets the maximum signage area requirement.

## PUBLIC ENGAGEMENT

- A Development Proposal Sign was installed on June 15, 2020. Staff did not receive any comments or responses.

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Cloverdale TCP.

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Cloverdale TCP.
- City staff worked with the applicant to retain the original form, materials and colours of the building. Extra effort was taken to preserve the heritage value and character of the building.
- A window sign in the form of a sticker is proposed on the transom above the entrance door on the east elevation. The sign will be installed on the inside of the window and will have a maximum area of 0.3 square metres.
- Further signage is proposed at the north elevation. This sign will be wood engraved in keeping with the heritage character of Cloverdale and will be hanging on steel brackets. The sign will project 23 centimetres from the wall.
- Crime Prevention Through Environmental Design (CPTED) principles were incorporated in the design of the child care centre with two controlled access points at the front and rear. A 1.2 m high fence encloses the play area at the rear with a gate that can be locked at all times for secure and controlled access.

### Landscaping

- A landscaping plan was prepared by Donald V. S. Duncan, a Landscape Architect.
- Landscaping has been provided along the eastern frontage, western edge of the outdoor play area and the northern façade of the building to soften the interface with the road, parking lot and the lane.
- The proposed landscaping includes dwarf mugo pine in the front, huckleberry, swordfern and redbud dogwood on the north edge and some ferns, broadleaf evergreen and deciduous shrubs and a tree on the western edge.

### **TREES**

- There are no existing trees on site. However, one vine maple tree is proposed to be planted as part of the development.



**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I.       Development Data Sheet
- Appendix II.      Architectural Drawings
- Appendix III.     Landscaping Plan
- Appendix IV.     Signage Details
- Appendix V.      Cosmos Aerial Photo

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

DQ/cm

# DEVELOPMENT DATA SHEET

Appendix I

Proposed/Existing Zoning - C-15

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		628 sq m (existing)
LOT COVERAGE (in % of net lot area)		
	Max. 80%	44% (existing)
SETBACKS ( in metres)		
Front	2.0 m	5.80 m(existing)
Rear	7.5 m	16.73 m (existing)
Side #1 (N) (Flanking Street)	2.0 m	0.0 m (existing)
Side #2 (S)	3.0 m to 0.0m	0.0 m(ex.Aj.pro.)
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	3.7 m(existing)
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
Office		
Retail		
Total		
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	N/A

\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

**Development Data Sheet cont'd**

Required Development Data	Minimum Required /	Proposed
	Maximum Allowed	
DENSITY		0.4 (existing)
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	N/A	N/A
Outdoor (children play area in daycare)		107.24 sq m
PARKING (number of stalls) Daycare		
5 Employees and 26 Kids	0.7 Parking spaces per Employee (0.7 * 5 =4.00) + 0.15 parking spaces per licensed child for drop-off or 2 parking spaces whichever is greater (0.15 * 26 =4.00)	4 + 4
Total Parking Spaces	8 Spaces	8 Spaces

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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I hereby certify that all the above information is ~~true~~ and correct. I acknowledge that any error or omissions are the sole responsibility of the applicant and not the Planning & Development Department.



Owner/Agent \_\_\_\_\_  
Signature

Joe M. Minten - architect aibc,aaa,mraic \_\_\_\_\_  
Name: (Please Print)







1 PERSPECTIVE  
SCALE: NTS



2 PERSPECTIVE  
SCALE: NTS



3 PERSPECTIVE  
SCALE: NTS



4 PERSPECTIVE  
SCALE: NTS

REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
14	2019-08	1-COLOR 3D RENDERING VIEW					
13	2019-08	1-COLOR 3D RENDERING VIEW					
12	2019-08	1-COLOR 3D RENDERING VIEW					

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**JMArchitecture Inc.**

Professional Seal & Signature

Project: Joe M. Merino  
 Architect: Joe M. Merino  
 15259 4 21st St NW  
 20119-0100 OK  
 854-583-2063 - F  
 854-583-2063 - C

Architect's Seal & Signature

Project Name: **Daycare**  
 5811 E 11th Street  
 SURVEY, BC

KULVINDER DAL  
 602-365-1000, 604-616-7870

START DATE: August 2019  
 PROJECT No.: 2019-09  
 SCALE: SM CM JM  
 AS SHOWN

3D PERSPECTIVES  
 Project No.: A-900  
 2019-08





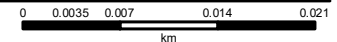




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