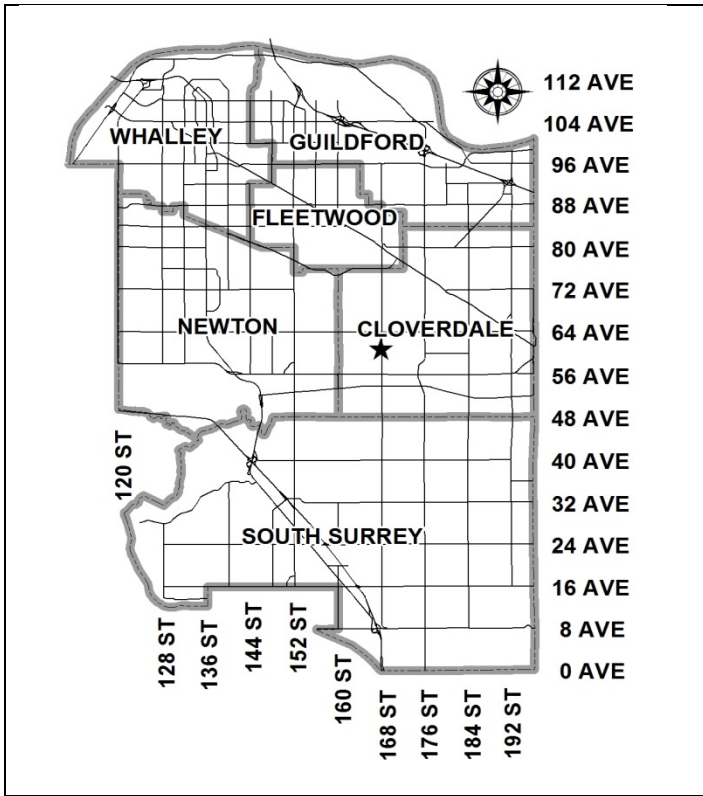


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0158-00

Planning Report Date: May 2, 2016



PROPOSAL:

- Development Permit
- Development Variance Permit

to permit the development of a single-storey commercial building.

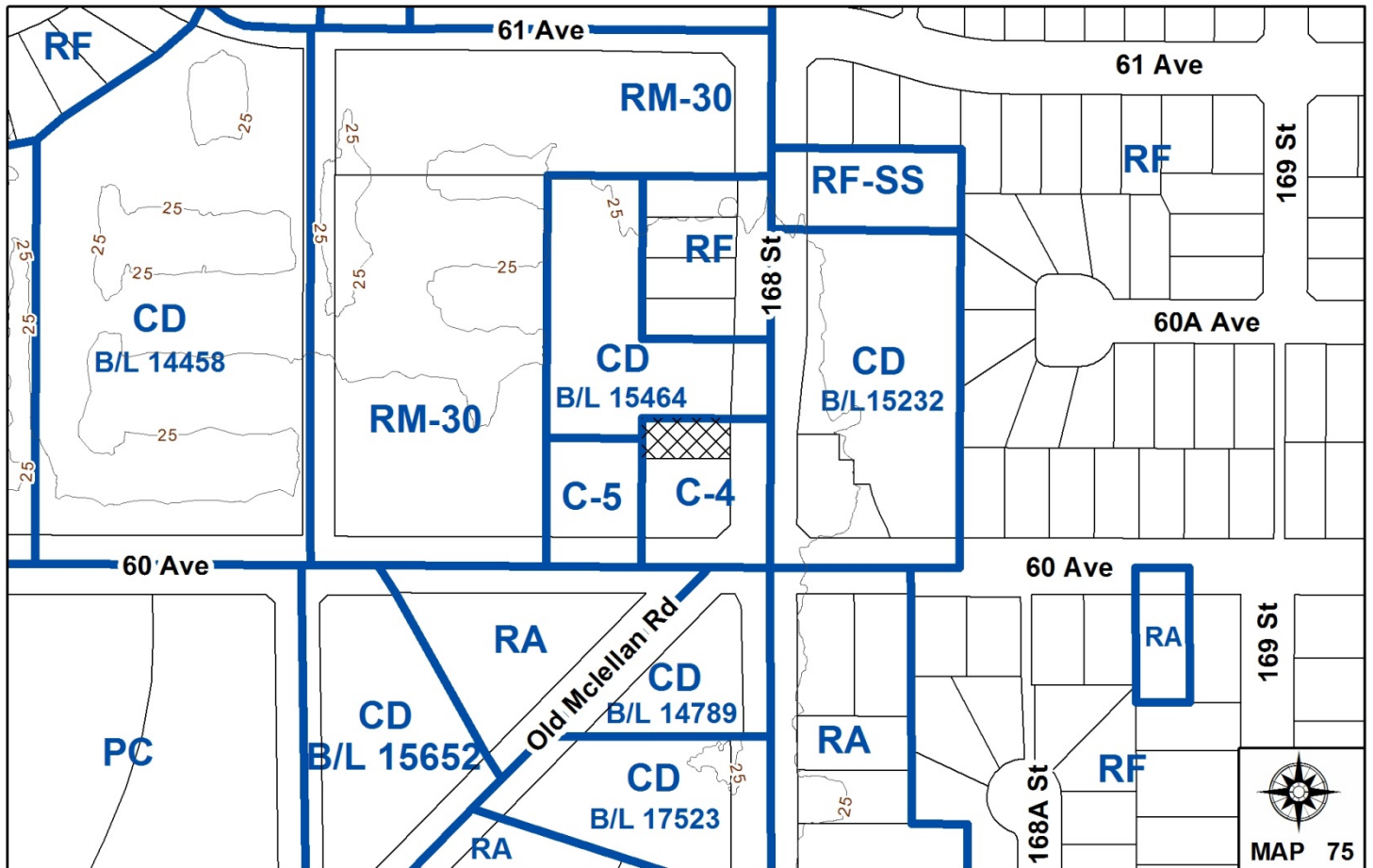
LOCATION: 6029 - 168 Street

OWNER: 1031534 BC Ltd.

ZONING: C-4

OCP DESIGNATION: Urban

NCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to vary the C-4 Zone to reduce the front, side and rear yard setbacks.

RATIONALE OF RECOMMENDATION

- Complies with the Urban Designation in the OCP.
- Complies with the Commercial designation in the West Cloverdale North NCP.
- The proposed density and building form are appropriate for this neighbourhood, and consistent with the form and design of the existing commercial building to the south.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the West Cloverdale North NCP.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Townhouse development.	Townhouses 30 UPA (Street Oriented)	CD (By-law No. 15464)
East (Across 168 Street):	Detached townhouse units and a coffee shop within Boothroyd House heritage building.	Urban in the OCP	CD (By-law No. 15232)
South:	Neighbourhood commercial building.	Commercial	C-4
West:	Townhouse development and parking lot for multi-tenant commercial building.	Townhouses 30 UPA and Commercial	CD (By-law No. 15464) and C-5

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 6029 – 168 Street near the north-west corner of West Cloverdale’s “Five Corners”. The property is designated Urban in the Official Community Plan (OCP), Commercial in the West Cloverdale North Neighbourhood Concept Plan (NCP), and is zoned Local Commercial Zone (C-4). The site is approximately 508 square metres (5,470 sq.ft.) in size and is currently vacant.
- Development Permit Nos. 7905-0366-00 and 7911-0004-00 were approved by Council on February 25, 2008 and July 8, 2013, respectively, to allow a two-storey and a single-storey commercial building on the abutting properties to the south-west and south (16793 - 60 Avenue and 6021 – 168 Street). Reciprocal access easements were registered on both of these properties, providing shared vehicle access to the subject site.

Current Proposal

- The applicant proposes a single-storey commercial building approximately 184 square metres (1,980 sq.ft.) in size on the subject property, resulting in a floor area ratio (FAR) of 0.36, which complies with both the maximum total floor area of 370 square metres (4,000 sq.ft.) and the maximum FAR of 0.40 permitted in the C-4 Zone.
- The proposed building can accommodate up to two (2) commercial retail units. The C-4 Zone permits retail stores limited to convenience stores, video rentals and florists, eating establishments excluding drive-through restaurants and neighbourhood pubs, and personal service uses limited to barbershops, beauty parlours, and clothing and shoe cleaning/repair

shops. The applicant has indicated that they have yet to secure any tenants for the building at this time.

- A Development Variance Permit is also requested to reduce the front, side and rear yard setbacks (see By-law Variance section).
- No road dedication is required from the subject site.

DESIGN PROPOSAL AND REVIEW

- The proposed single-storey commercial building is designed in accordance with the design guidelines of the West Cloverdale North NCP, which recommends an urban, pedestrian-friendly development. The proposed design is also in keeping with the residential heritage character of the neighbourhood, as the historical Boothroyd House (converted to a coffee shop) is located to the east across 168 Street.
- The proposed commercial building incorporates gables and roof overhangs that are consistent with the design of the existing commercial buildings to the south-west and south (16793 - 60 Avenue and 6021 - 168 Street), which were approved by Council on February 25, 2008 and July 8, 2013 under Development Permit Nos. 7905-0366-00 and 7911-0004-00, respectively.
- The applicant proposes to install brick veneer (Eldorado stone) along the south and east building elevations, as well as hardie-board siding in a muted blue colour (Evening Blue) along all building elevations. The colour scheme will complement the existing buildings in the neighbourhood. The Evening Blue colour is similar in colour to the existing two-storey commercial building to the south-west at 16793 - 60 Avenue, while the single-storey commercial building directly to the south at 6021 -168 Street is a deep red colour (Magenta Royal).
- The applicant proposes an aged bark fiberglass shingle roof in dark brown.
- Decorative concrete pavers and appropriate landscaping are proposed along the 168 Street frontage to create a strong pedestrian presence, in accordance with the NCP, and is consistent with the streetscape to the south adjacent to the commercial building at 6021 - 168 Street.
- A bench and bicycle rack are proposed along the east end of the building.
- A garbage enclosure is located at the west end of the site, and is to be constructed of wood posts and boards with a decorative trellis structure to provide additional screening.
- A low-profile transformer is to be located at the northeast corner of the site, and will be screened by landscaping (False Cypress tree and rhododendrons).

Proposed Signage

- The applicant proposes a total of three (3) fascia signs on the subject building. Two (2) fascia signs are proposed along the south building façade, facing the internal parking lot, and one (1) fascia sign is proposed along the east building façade, facing 168 Street.

- The Sign By-law permits a maximum of two (2) fascia signs for each premises (tenant space), provided that both fascia signs are not located on the same façade. The proposed number of fascia signs complies with the Sign By-law.
- The three (3) proposed fascia signs along the south and east building elevations are internally-illuminated channel letter signs, which is consistent with the existing fascia signage on the commercial building to the south (6021 – 168 Street). Each fascia sign is approximately 0.45 metres x 3.6 metre (1.5 ft. x 12 ft.) in size, and comply with the total permitted sign area of 65 square metres (700 sq.ft.) under the Sign By-law.
- No free-standing sign is proposed.

Trees and Landscaping

- The subject site is vacant with no on-site trees. A number of mature trees are located on the abutting properties to the north and west, with a portion of the roots and the tree protection zones (TPZ) extending onto the subject site. The proposed building has been sited to ensure that the TPZs are not impacted.
- The arborist confirms that the location of the garbage enclosure near the west property line will not impact the spruce tree located to the west, at 6033 – 168 Street.
- The applicant is proposing to install landscaping along the north, west and east boundaries of the proposed development. A total of nine (9) trees, including maples, cypress, katsura and beech, are proposed. Ground-level plants and shrubs include azaleas, boxwoods, and rhododendrons, which are consistent with the landscaping installed on the abutting commercial property to the south.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 29, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located in a neighbourhood commercial node at 60 Avenue and 168 Street, in the West Cloverdale North NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is 0.36 FAR • The proposed single-storey commercial building completes the development at the north-west corner of 60 Avenue and 168 Street, and complements the existing commercial buildings in this area.

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils (greater than 300mm in depth) are proposed
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The project will result in the completion of the streetscape along 168 Street, which includes landscaping and walkways to the subject site • An on-site bicycle rack is provided • Two bus stops, located to the east and south-east across 168 Street, are located less than 100 metres (330 ft.) from the subject site
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles are incorporated. <ul style="list-style-type: none"> ○ The building will be wheelchair accessible ○ The site will be well-lit with exterior LED lighting; ○ A security gate will be installed directly north of the proposed building and adjacent to the garbage enclosure to prevent access to the side and rear of the building ○ On-site security and monitoring
6. Green Certification (F1)	<ul style="list-style-type: none"> • Not applicable
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Not applicable

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum front yard (east) setback of the C-4 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and 3.6 metres (12 ft.) to the roof overhang;
- To reduce the minimum rear yard (west) setback of the C-4 Zone from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) to the building face and 4.0 metres (13 ft.) to the roof overhang;
- To reduce the minimum north side yard setback of the C-4 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and 2.2 metres (7.0 ft.) to the roof overhang; and
- To reduce the minimum south side yard setback of the C-4 Zone from 7.5 metres (25 ft.) to 1.9 metres (6 ft.) to the building face and 1.0 metre (3 ft.) to the roof overhang.

Applicant's Reasons:

- The subject property is a small commercial lot, at approximately 500 square metres (5,470 sq.ft.) in size, and as a result, is limited in its development potential.
- The requested setbacks will allow for the construction of a viable commercial building, with minimal impact on the abutting properties.

Staff Comments:

- The proposed front yard (east) setback along 168 Street of 4.5 metres (15 ft.) to the building face is in keeping with the design guidelines of the West Cloverdale North NCP, and is consistent with the existing setback on the adjacent commercial building to the south, which maintains an urban, pedestrian-friendly sidewalk and boulevard.
- Vehicle access to the subject site is via an existing access easement registered along the north portion of the property to the south (6021 – 168 Street). Therefore, the proposed south side yard setback of 2.0 metres (6.5 ft.) is appropriate since it is adjacent to the existing driveway.
- The proposed north side yard setback of 3.0 metres (10 ft.) and the proposed rear yard (west) setback of 5.0 metres (16.5 ft.) are not expected to impact the adjacent townhouse development to the north and west. No doors, windows or rooftop mechanicals are proposed along the north and west building elevations. Additionally, the areas within the north and west setbacks adjacent to the building will be secured with a gate to restrict public access and minimize noise and activity.
- The subject property is designated Commercial in the West Cloverdale North Neighbourhood Concept Plan (NCP), which was approved by Council on December 2, 1997. Therefore, commercial development had been anticipated on the site since the approval of the NCP.
- The proposed building is only a single storey, and therefore, is not expected to impact the existing townhouse development to the north and west, which are three storeys high.
- The existing mature trees on the townhouse site to the north and west are to be retained, and will maintain a natural buffer between the residential and commercial sites.
- Staff support the proposed variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Site Plan, Building Elevations and Landscape Plans
- Appendix III. Development Variance Permit No. 7915-0158-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/dk

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KD 4/28/16 12:12 PM

DEVELOPMENT DATA SHEET

Existing Zoning: C-4

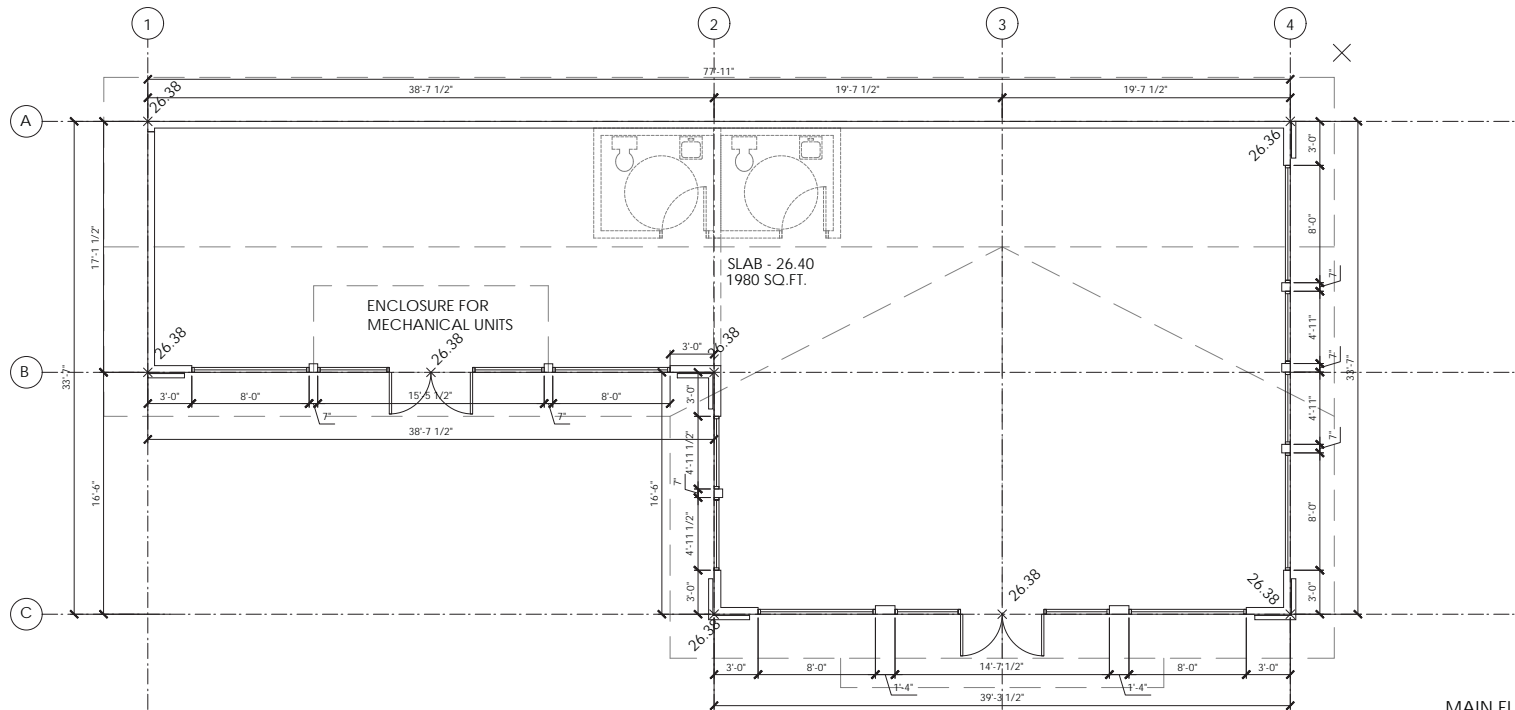
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA		
Gross Total		508 square metres
Road Widening area		N/A
Net Total		508 square metres
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	40%	36%
Paved & Hard Surfaced Areas		29%
Total Site Coverage		65%
SETBACKS		
Front (east)	7.5 metres	4.5 metres (15 ft.) to the building face and 3.6 metres (12 ft.) to the roof overhang*
Rear (west)	7.5 metres	4.9 metres (16 ft.) to the building face and 4.0 metres (13 ft.) to the roof overhang*
Side #1 (north)	6.0 metres	3.0 metres (10 ft.) to the building face and 2.2 metres (7 ft.) to the roof overhang*
Side #2 (south)	6.0 metres	1.9 metres (6 ft.) to the building face and 1.0 metre (3 ft.) to the roof overhang*
BUILDING HEIGHT		
Principal	9.0 metres	6.1 metres
Accessory	4.0 metres	N/A
FLOOR AREA: Residential		
		N/A
FLOOR AREA: Commercial		
Retail		184 square metres
Total		184 square metres
FLOOR AREA: Industrial		
		N/A
FLOOR AREA: Institutional		
		N/A
TOTAL BUILDING FLOOR AREA	203 square metres	184 square metres

**Variance requested*

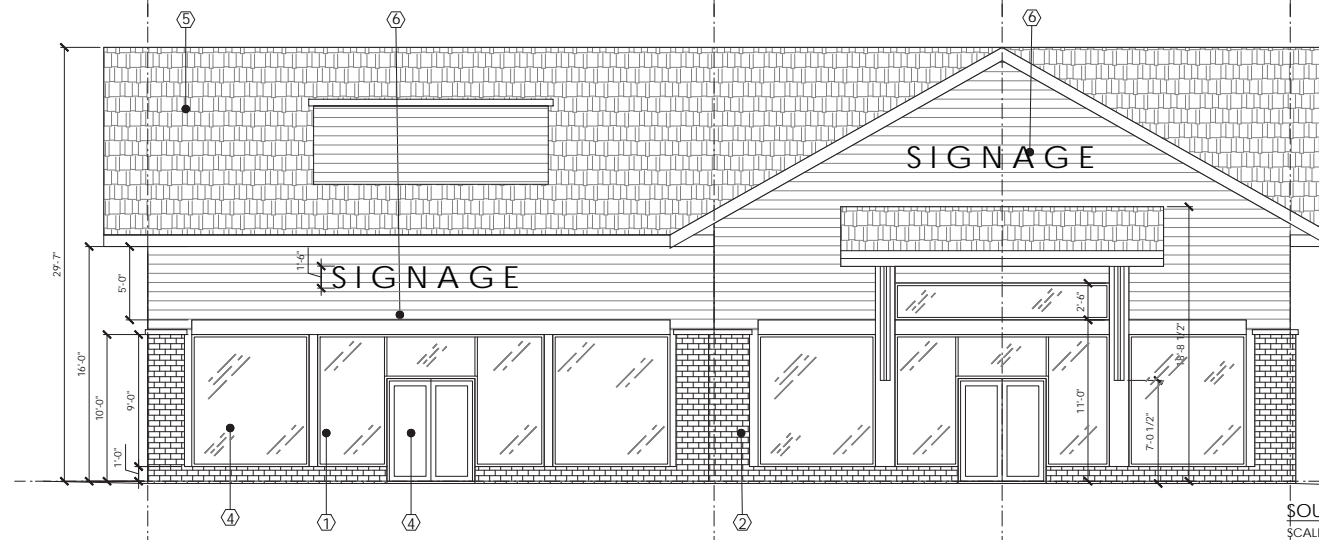
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (net)	0.40	0.36
AMENITY SPACE (area in square metres)		
Indoor		N/A
Outdoor		N/A
PARKING (number of stalls)		
Commercial (retail)	5	5
Industrial		N/A
Residential Bachelor + 1 Bedroom		N/A
2-Bed		
3-Bed		
Residential Visitors		N/A
Institutional		N/A
Total Number of Parking Spaces	5	5
Number of disabled stalls	0	1
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A




Heritage Site	NO	Tree Assessment Provided	YES
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MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

-  SHINGLE ROOF -
AGED BARK SHINGLE ROOF,
CERTAIN TEED LANDMARK SERIES
-  HARDI SIDING -
EVENING BLUE, HARDIE BOARD
-  BRICK VENEER -
ELDORADO STONE

ISSUED FOR REVIEW	
REVISIONS	
MAINLAND ENGINEERING CONSULTANTS CORPORATION #206, 8363, 128 Street Surrey, BC p: (604) 543 8044 f: (604) 543 8104 info@mainlandeng.com	
Project title: 6029 - 168 Street, Surrey	
Stamp:	
Contents: FLOOR PLAN	
Contact HSSB	Sheet no. A2.2
Project no. A1508	

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	ACER RUBRUM 'BONHALL'	BONHALL MAPLE	5CM CAL, B4B
	1	CERCIDIPHYLUM JAPONICA	KATSURA	6CM CAL, B4B
	1	CHAMAECYPARIS OBTUSA	HINKI FALSE CYPRESS	3M HT, B4B
	5	FAGUS SYLVATICA 'DANYCKII'	DANYCK BEECH	6CM CAL, B4B
SHRUB	1	AZALEA JAPONICA 'DIAMANT LAGHS'	AZALEA	#2 POT
	10	BUXIS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	3' HT, B4B
	6	CAREX HORROWII 'AUREOVARIEGATA'	VARIEGATED SEDGE	#1 POT
	14	ERICA CARNEA 'SPRINGWOOD WHITE'	SPRINGWOOD WHITE HEATHER	#1 POT
	15	RHODODENDRON 'PINK PEARL'	RHODODENDRON	#2 POT
	20	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B4B
	4	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT, B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS 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.

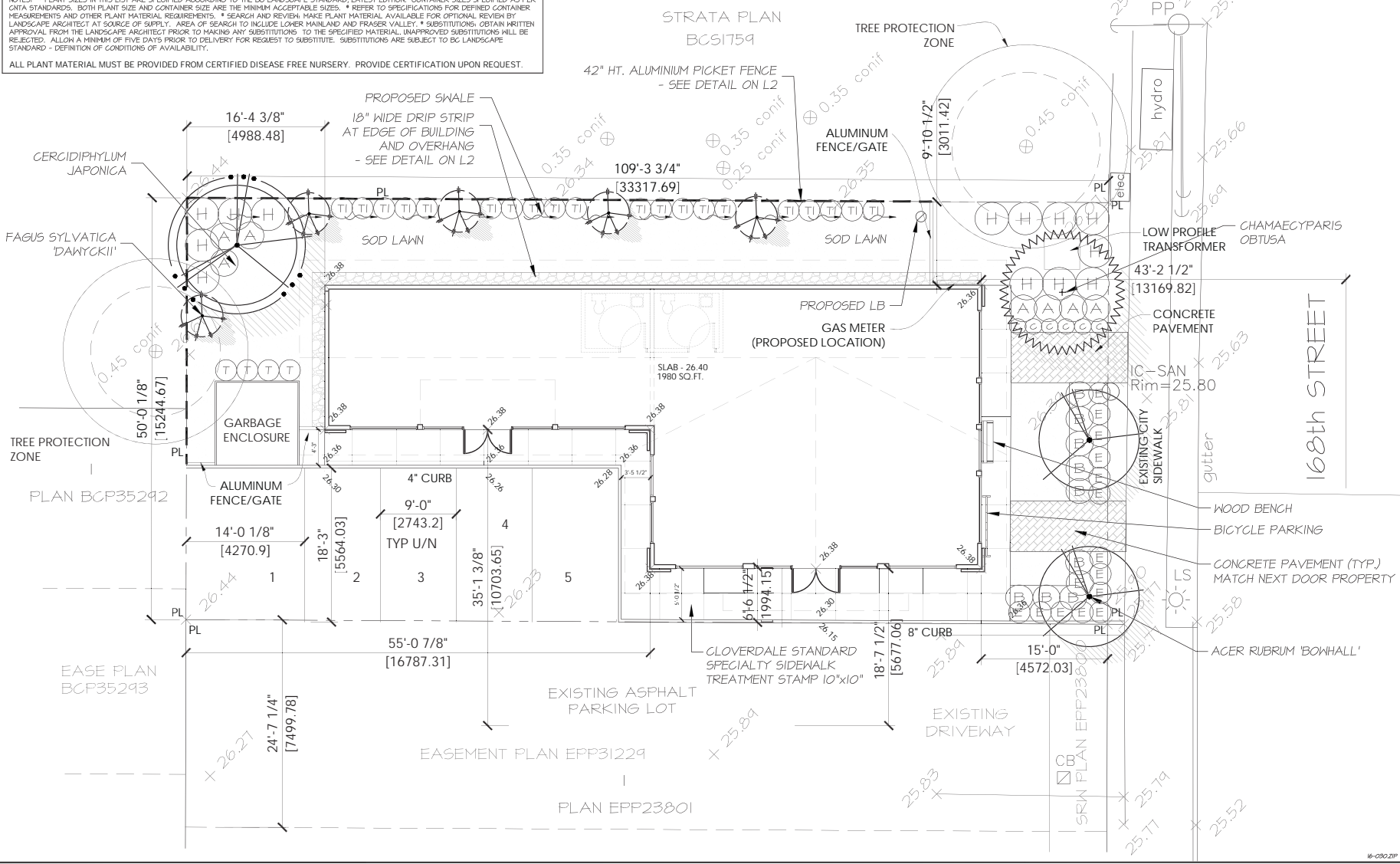
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

NOTE: LANDSCAPE TREATMENT TO BE CONSISTENT WITH NEXT DOOR'S DEVELOPMENT

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#220 - 26 Lorne Mews
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NO.	DATE	REVISION DESCRIPTION	DR.
1	APR/18	REVISED PER COMMENTS	PHT
2	MAY/18	DP SUBMISSION	PHT

PROJECT: **COMMERCIAL DEVELOPMENT**
6029 168th STREET
SURREY, B.C.

DRAWING TITLE: **LANDSCAPE PLAN**

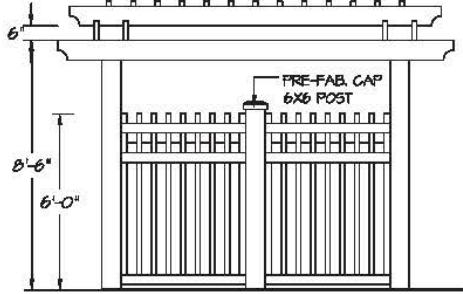
DATE:	MAR/16	DRAWING NUMBER:
SCALE:	3/8" = 1'-0"	L1
DRAWN:	PHT	
DESIGN:	PHT	
CHK'D:	MTM	



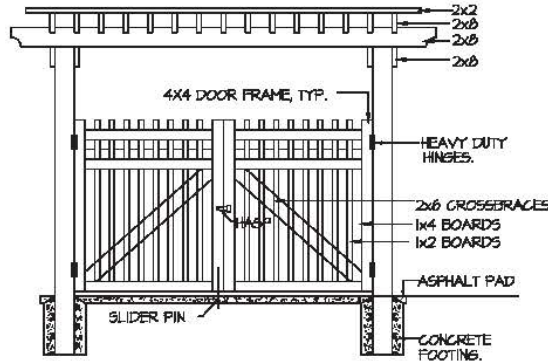
SARITA FURNITURE BENCH
(QUEEN CHARLOTTE 5' WIDE)
WWW.SARITA.NET



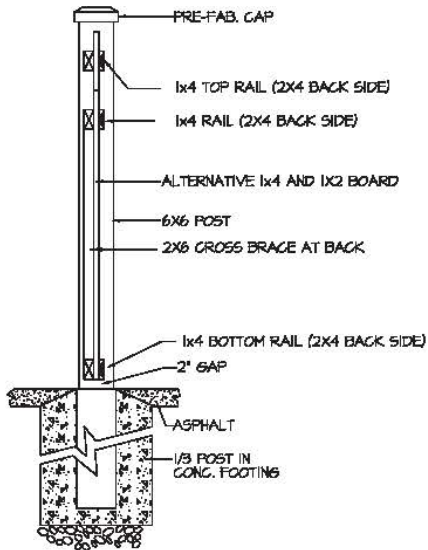
DERO BIKE ROLLING RACK (RR4H)
WWW.DERO.COM



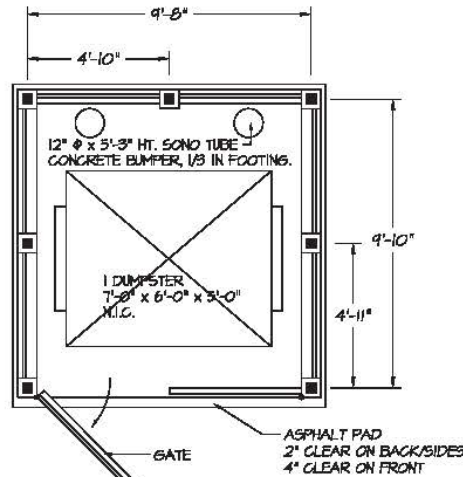
SIDE ELEVATION



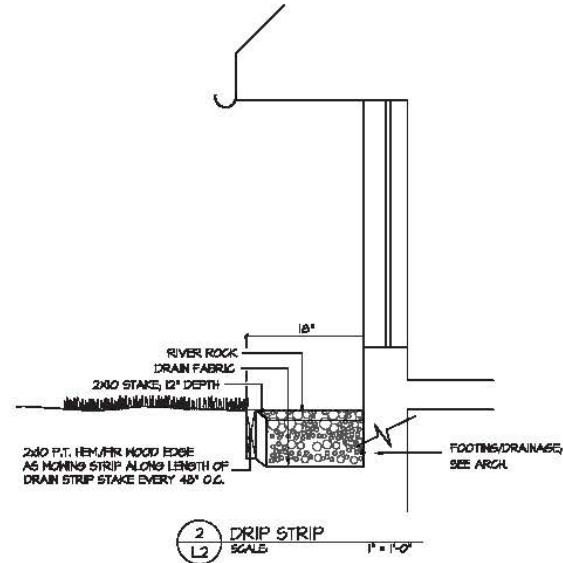
FRONT ELEVATION



POST ENLARGEMENT
SCALE 1/2" = 1'-0"

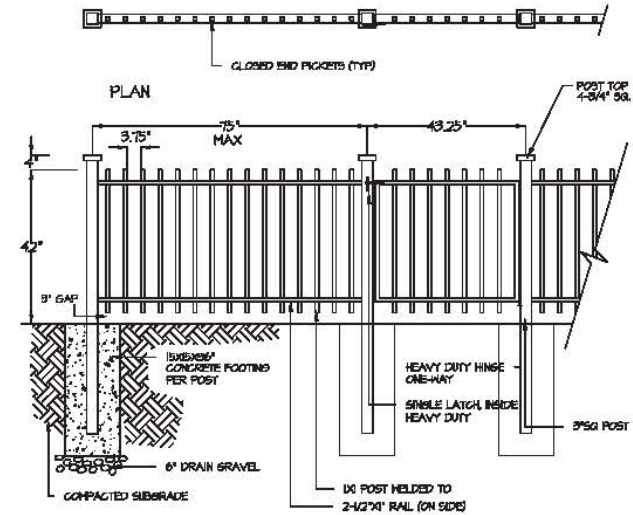


PLAN VIEW



2 DRIP STRIP
SCALE 1" = 1'-0"

- NOTES:
1. METAL GALVANIZED ALUMINUM PICKETS
2. SMOOTH WELD ALL JOINTS
3. POWDER COAT METAL PER OWNER/ARCH. APPROVAL



ELEVATION

1 GARBAGE ENCLOSURE W/TRELLIS
SCALE 3/8" = 1'-0"

3 42" ALUMINUM FENCE AND GATE
SCALE 3/4" = 1'-0"

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LANDSCAPE ARCHITECTURE

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New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1		PRELIMINARY	MM
2		REVISED PER COMMENTS	MM

SCALE:

PROJECT:

COMMERCIAL DEVELOPMENT
8022 108th STREET
SURREY, B.C.

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: NOV/10 DRAWING NUMBER:

SCALE: -

DRAWN: PWT

DESIGN: PWT

CHECK: NLM

L2

OF 8

M2LA PROJECT NUMBER: 20-028

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0158-00

Issued To: 1031534 BC LTD.

("the Owner")

Address of Owner: 6429 King George Boulevard
Surrey, BC V3W 4Z4

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: 011-200-235

Lot 14, Except Part Dedicated Road Plan BCP18434, Section 12 Township 2 New
Westminster District Plan 6427

6029 – 168 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Part 34 Local Commercial Zone (C-4) Section F. Yards and Setbacks, the minimum front yard (east) setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and 3.6 metres (12 ft.) to the roof overhang;
 - (b) Part 34 Local Commercial Zone (C-4) Section F. Yards and Setbacks, the minimum rear yard (west) setback of the C-4 Zone is reduced from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) to the building face and 4.0 metres (13 ft.) to the roof overhang;
 - (c) Part 34 Local Commercial Zone (C-4) Section F. Yards and Setbacks, the minimum north side yard setback of the C-4 Zone is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and 2.2 metres (7.0 ft.) to the roof overhang; and

- (d) Part 34 Local Commercial Zone (C-4) Section F. Yards and Setbacks, the minimum south side yard setback of the C-4 Zone is reduced from 7.5 metres (25 ft.) to 1.9 metres (6 ft.) to the building face and 1.0 metre (3 ft.) to the roof overhang.
4. This development variance permit applies to only the building and structures on the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit.
 5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 6. 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.
 7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 2016.
ISSUED THIS DAY OF , 2016.

Mayor – Linda Hepner

City Clerk – Jane Sullivan

