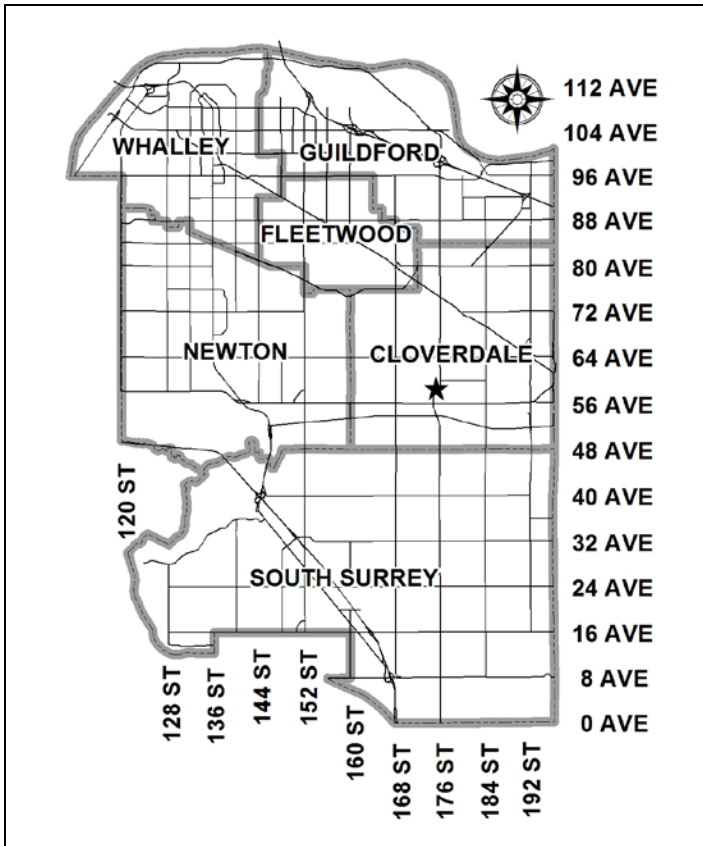


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0410-00

Planning Report Date: July 25, 2016

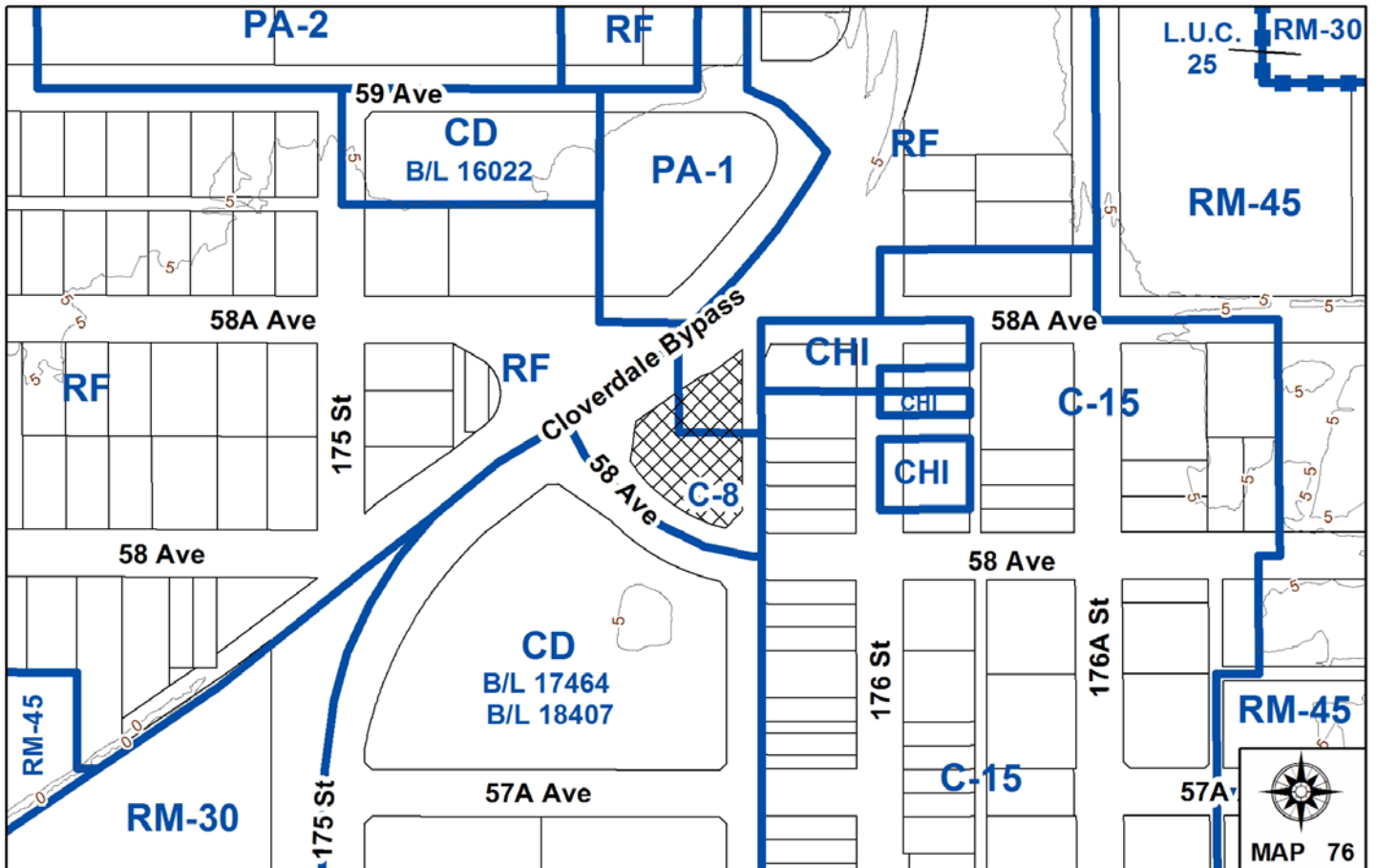


PROPOSAL:

- **Rezoning** of a portion from RF to C-8
- **Development Permit**
- **Development Variance Permit**

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

LOCATION: 17565 - 58 Avenue
OWNER: 0938888 B.C. Ltd.
ZONING: RF and C-8
OCP DESIGNATION: Town Centre
TCP DESIGNATION: Retail/Service Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning of a portion.
- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting to reduce the north, west, and south yard building setbacks of the C-8 Zone.

RATIONALE OF RECOMMENDATION

- Complies with the “Town Centre” designation in the OCP and “Retail/Service Commercial” designation in the Cloverdale Town Centre Plan.
- The reduced setbacks will help create an urban, more pedestrian-oriented streetscape.
- The proposed street-oriented retail space and building form are appropriate for this part of the Cloverdale Town Centre.
- This irregular shaped lot is highly visible for vehicles travelling the Cloverdale By-pass. The proposed commercial building has been situated prominently on the western portion of the site to maximize the usable space given the irregular shape of the lot and to create a presence along the Cloverdale By-pass. The up-sloping roof, large windows facing the street and landscaped corner feature with hard surfaced public amenity space are all proposed to enhance this highly visible location.
- This proposal should play a vital role in helping to encourage further development and stimulate business in the Cloverdale Town Centre area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the property shown as Block A on the Survey Plan attached in Appendix I from "Single Family Residential Zone (RF)" to "Community Commercial Zone (C-8)" and a date be set for Public Hearing.
2. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
3. Council authorize staff to draft Development Permit No. 7915-0410-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7915-0410-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north setback of the C-8 Zone from 7.5 metres (25 ft.) to 4.8 metres (16 ft.) to the principal building face and 3.3 metres (11 ft.) to the attached weather protection canopy;
 - (b) to reduce the minimum south setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.) to the principal building face and 1.1 metres (4 ft.) to the attached weather protection canopy; and
 - (c) to reduce the minimum west setback of the C-8 Zone from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) to the principal building face and 3.1 metres (10 ft.) to the roof overhang.
5. 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) registration of a 1.5-metre (5 ft.) wide right-of-way for public access along a portion of the north property line, to accommodate the Hook Greenway; and
 - (e) 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.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.

Parks, Recreation & Culture: The Hook Greenway is located along the Highway No. 15 frontage. Parks requests that the existing sidewalk be upgraded to a multi-use pathway (MUP).

Ministry of Transportation & Infrastructure (MOTI): The Ministry advises that no storm drainage shall be directed into MOTI systems. All storm water is to be directed to a municipally maintained storm system.

Proposed sidewalks and landscaping located within the Ministry right-of-way will require a provincial highways permit application.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North (Across Highway No. 15):	Vacant treed lot and Cloverdale United Church	Parks/Open Space and Institutional	RF and PA-1
East (Across lane):	BC Ambulance Service, sushi restaurant, two single family dwellings and office building.	Town Centre Commercial	CHI and C-15
South (Across 58 Avenue):	Vacant lot under Application No. 7916-0106-00 to permit 114-unit townhouse development (Pre-council).	Residential/Commercial	CD By-law No. 17464, as amended by By-law No. 18407
West (Across Highway No. 15):	Single family dwellings	Medium Density Residential	RF

DEVELOPMENT CONSIDERATIONS

- The subject lot, located at 17565 - 58 Avenue, is located on the northeast corner of Highway No. 15 (Cloverdale Bypass) and 58 Avenue in the Cloverdale Town Centre.
- The 0.59-acre (2400-square metre) site is designated “Town Centre” in the Official Community Plan (OCP) and “Retail/Service Commercial” in the Cloverdale Town Centre Plan (TCP) and is currently split-zoned “Community Commercial Zone (C-8)” and “Single Family Residential Zone (RF)”.
- The applicant is proposing to rezone a portion of the site from “Single Family Residential Zone (RF)” to “Community Commercial Zone (C-8)” and a Development Permit to allow the development of a one-storey, multi-tenant, commercial building with 691 square metres (7,438 sq. ft.) of retail space and a floor area ratio (FAR) of 0.29, which complies with the maximum 0.8 FAR permitted under the C-8 Zone.
- The proposed one-storey commercial building complies with all the requirements of the C-8 Zone, except for reduced building setbacks along three property lines. A Development Variance Permit is required to reduce the minimum 7.5-metre (25 ft.) building setback requirement of the C-8 Zone along the north, south and west property lines (see By-law Variance section).

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed commercial building will be one-storey in height and consist of approximately 691 square metres (7,438 sq. ft.) of retail space within three (3) proposed commercial retail units (CRUs).
- The building is situated on the west portion of the site providing street-oriented retail for pedestrians along both 58 Avenue and Highway No. 15 (Cloverdale Bypass). The up-sloping roof and large window element on the west elevation, serves to anchor and acknowledge the prominent corner position of the site.
- The proposed building is designed to reflect the historic Cloverdale neighbourhood but has been articulated to create a modern building form with an up-sloped roof and large overhangs.
- Cladding materials include vertical sections of brick and fir-wood siding with an architecturally finished concrete base. A continuous weather canopy is proposed along all street frontages with the up-sloped roof overhang along the west elevation providing additional weather protection. Expansive curtain wall aluminum framed storefront glazing has been incorporated for each storefront on all elevations. Rough-cut fir-wood columns are proposed on the west elevation and extend from the roof overhang to the concrete base of the building.

Signage

- Two fascia signs for each business are proposed; one on the west elevation and one on the east elevation.
- The fascia signs on the west elevation are proposed to be located vertically alongside the fir-wood columns. The fascia signs on the east elevation are proposed to be located under the weather protection canopy.
- The proposed signage is non-illuminated and comprised of channel lettering. As there are no tenants confirmed to date, specific sign details are not available and will be determined once tenants are confirmed.
- Identification signs, displaying the site address, are also proposed on the north and south elevations. Only one identification sign is permitted under the Sign By-law. A variance to the Sign By-law is required to allow two identifications signs.
- Due to the irregular shape of the subject site, there are three highway frontages (as defined in the Sign By-law). Two identification signs have merit at this location in order to permit one fronting Highway No. 15 (Cloverdale By-pass) and one fronting 58 Avenue. Staff support the proposed variance as part of a comprehensive sign design package in the Development Permit.
- No free-standing sign is proposed at this time.

Site Circulation and Parking

- Vehicular access is proposed from the existing lane to the proposed surface parking lot located behind the building on the east portion of the site.
- Based on the requirement of 3 parking spaces per 100 square metres (1,075 sq. ft.) of floor area in Part 5 Parking of Zoning By-law No. 12000, the proposed 691 square-metre (7,438 sq. ft.) combined commercial retail space requires a total of 21 parking spaces. The proposed development is providing 28 parking spaces.

Trees and Landscaping

- Aelicia Otto, ISA Certified Arborist of M2 Landscape Architecture prepared an Arborist Assessment for the subject property.
- The Arborist Assessment states that there two (2) mature trees on the site. One (1) existing tree is a Cottonwood tree and one (1) is a Shore Pine that is dead. It was determined that the one (1) Cottonwood tree cannot be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints and proposed lot grading.
- For the Cottonwood tree that cannot be retained, the applicant will be required to plant 1 replacement tree on the site, based on a 1 to 1 replacement ratio. The applicant is proposing 27 replacement trees, exceeding City requirements.

- The landscaping has been designed to reflect the urban character and to promote interaction along the street.
- A minimum 1.5-metre (5 ft.) wide continuous landscaped strip is proposed along each property line with trees, Dwarf Fountain Grass, Sedum perennials and a variety of low shrubbery.
- To reduce the impact of street noise along Highway No. 15, a small berm is proposed to be incorporated into the landscaping located along the west elevation. Hydra pressed concrete pavers are proposed as a corner feature along with walkways through the berm to provide a pedestrian connection to the Hook Greenway.
- Bike racks are proposed to be located at the north, west and south elevations of the building and benches are proposed at the north and south elevations.
- Driveway entrances to the surface parking lot are highlighted with herringbone concrete unit pavers.

Hook Greenway

- The Hook Greenway is located along the north property line of the subject site. The existing sidewalk is proposed to be widened to accommodate a 3.0-metre (9-ft.) wide multi-use pathway (MUP), within the Highway No. 15 road right-of-way.
- In order to achieve the 3.0-metre (9-ft.) wide multi-use pathway, the applicant has agreed to provide a 1.5-metre (5-ft.) wide right-of-way to accommodate a portion of the Hook Greenway at the northerly-most corner of the site in order to meander around the existing bus stop.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 2, 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 within the Cloverdale Town Centre Plan. • The proposed development complies with the land use designation in the Cloverdale Town Centre Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is 0.29 FAR.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Addition of a variety of new landscaping including twenty-seven (27) new trees. • The proposed development includes plants with low water and low maintenance requirements.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The proposed development exceeds the by-law requirements for bicycle parking. Multi-use pathway (MUP) will be completed along the west property line, adjacent Highway No. 15.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Low profile planting proposed to maintain visibility and unobstructed views in to and out of the site.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> The typical notifications to area residents has occurred (i.e. prenotification letter and development proposal sign).

PRE-NOTIFICATION

Pre-notification letters were sent on February 23, 2016 and the development proposal sign was installed on February 28, 2016. Staff received two written responses from property owners within the prenotification area: one requesting potential tenant information, and one expressing support.

- One resident expressed interest in the expected tenants for the proposed building.

(Staff explained that the applicant has not secured any tenants at this time.)

ADVISORY DESIGN PANEL

ADP Date: February 25, 2016

The applicant has resolved all of the outstanding items from the ADP review to the satisfaction of the Planning and Development Department (see Appendix VI).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum north setback of the C-8 Zone from 7.5 metres (25 ft.) to 4.8 metres (16 ft.) to the principal building face and 3.3 metres (11 ft.) to the attached weather protection canopy;
- To reduce the minimum west setback of the C-8 Zone from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) to the principal building face and 3.1 metres (10 ft.) to the roof overhang; and

- To reduce the minimum south setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.) to the principal building face and 1.1 metres (4 ft.) to the attached weather protection canopy.

Applicant's Reasons:

- The reduced setbacks achieve a more urban, pedestrian-oriented streetscape along 58 Avenue and Highway No.15 (Cloverdale By-pass) and are in-keeping with the character of the existing neighbourhood.
- The commercial retail units (CRUs) are closer to the street and will present a friendly face to the street, promoting social interaction, as well as casual surveillance.
- The reduced setbacks accommodate parking at the rear of the building.

Staff Comments:

- The reduced setbacks are in keeping with the urban character encouraged in the Cloverdale Town Centre Plan design guidelines and achieve the desired pedestrian-oriented commercial environment.
- Staff support the proposed setback variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

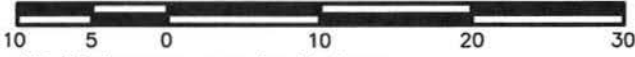
Appendix I.	Lot Owners, Action Summary, Survey Plan and Project Data Sheets
Appendix II.	Proposed Sign By-law Variance Table
Appendix III.	Site Plan, Building Elevations and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	Tree Preservation Plan
Appendix VI.	ADP Comments
Appendix VII.	Development Variance Permit No. 7915-0410-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

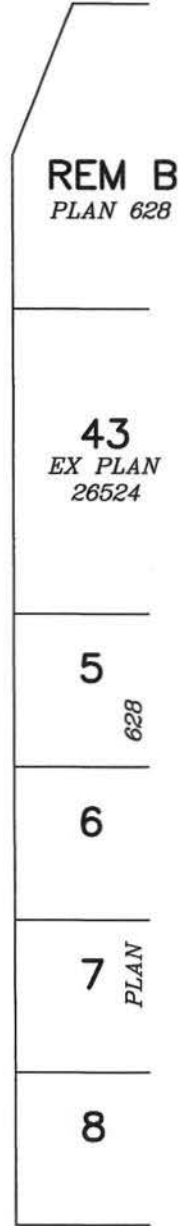
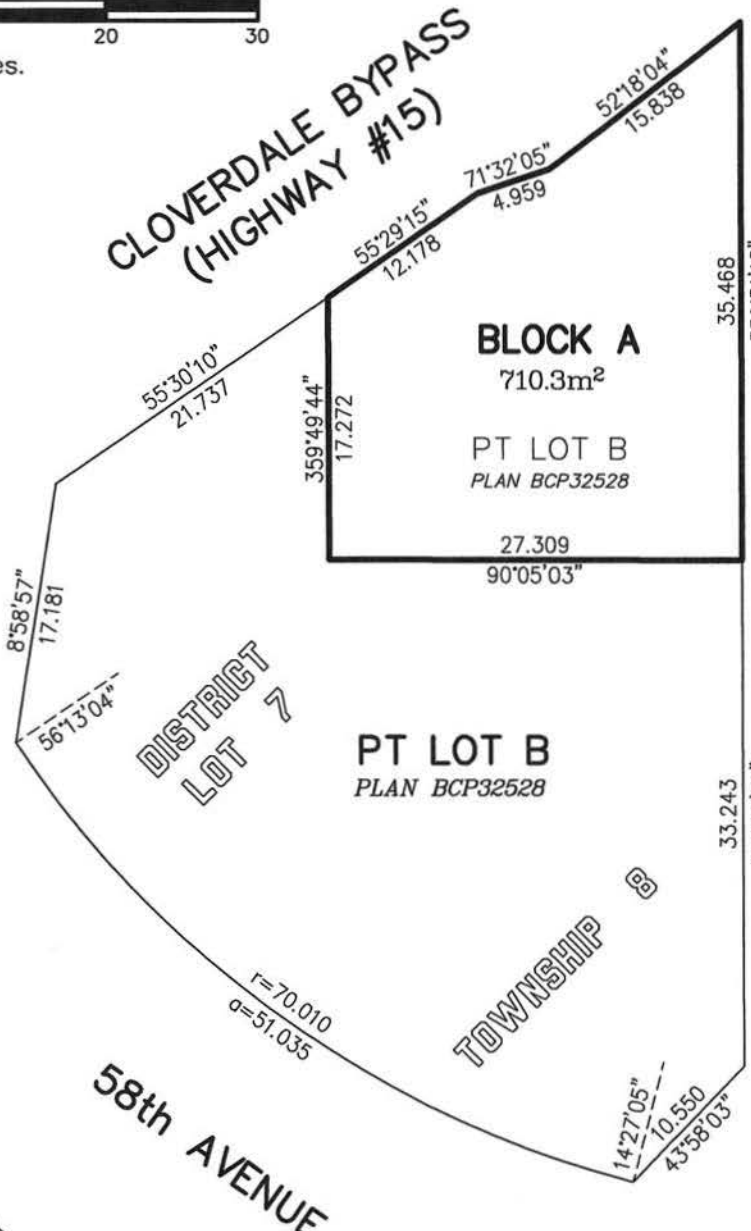
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
 BYLAW # _____ OF A PART OF LOT B DISTRICT LOT 7
 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP32528**

CITY OF SURREY
 SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS
 17565 58th AVENUE
 SURREY, B.C.
 P.I.D.: 027-221-911




Grid Bearings are derived from
 Subdivision Plan BCP32528

Onderwater Land Surveying
 B.C. Land Surveyors
 #104-5830 176A Street
 Cloverdale B.C.

FILE: JS1515_RZ

*This Plan Lies Within The
 Greater Vancouver Regional District*

*Certified correct, completed on
 the 18th day of July, 2016*

© 
 John Onderwater B.C.L.S.

DEVELOPMENT DATA SHEET

Existing and Proposed Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		2,401 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	29%
Paved & Hard Surfaced Areas		59%
Total Site Coverage		88%
SETBACKS (in metres)		
north	7.5 m	3.3 m [*]
south	7.5 m	1.1 m [*]
east	7.5 m	14 m
west	7.5 m	3.1 m [*]
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	12 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial	1,921 m ²	691 m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	1,921 m ²	691 m ²

* Variance requested

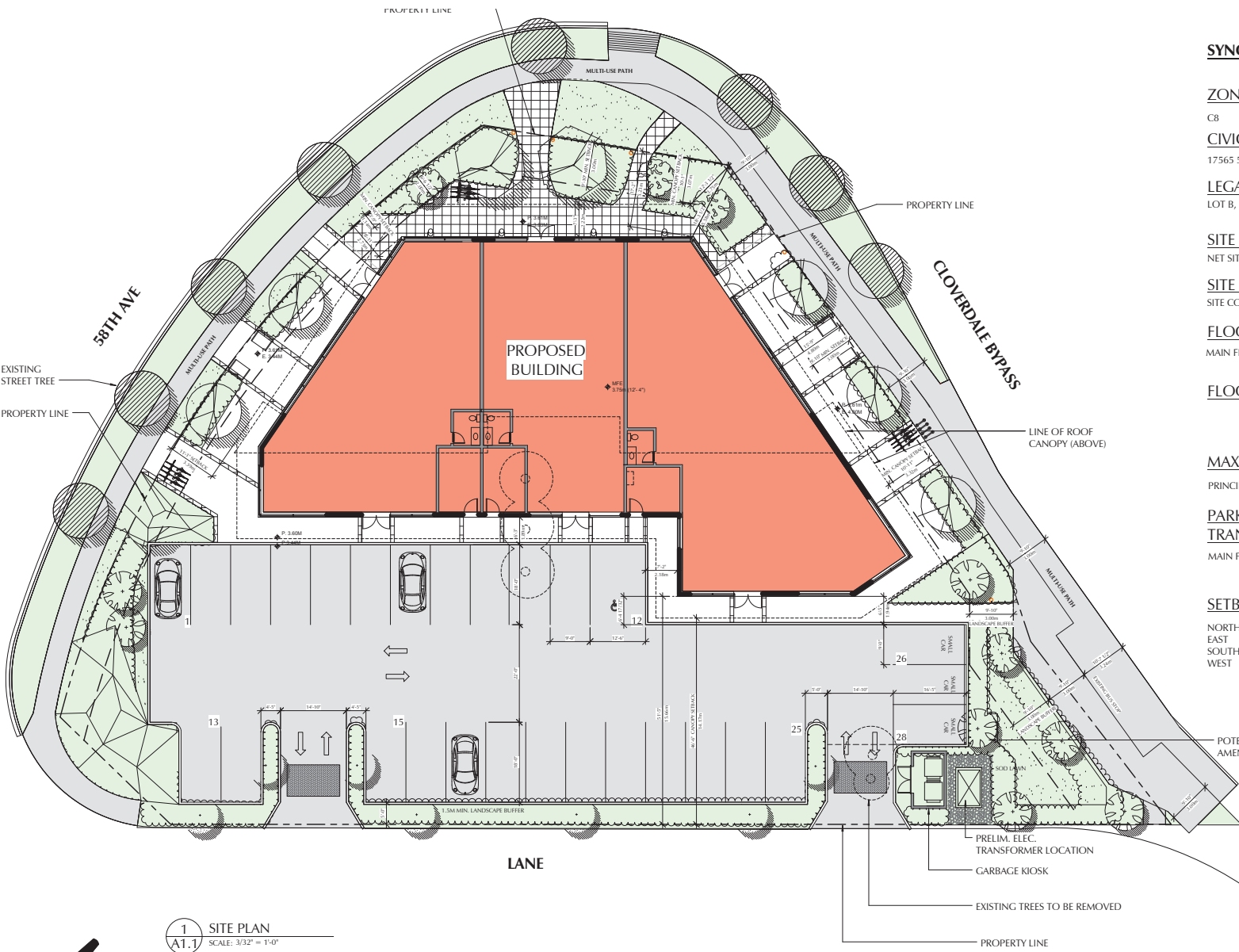
Development Data Sheet cont'd

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)	0.80	0.29
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	21	28
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls	0	1
Number of small cars	5	3
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variance	Sign By-law Requirement	Rationale
1	To allow one (1) additional identification sign for a total of two (2).	A maximum of one (1) identification sign is permitted (Part 5, Section 27(1.1))	The proposed identification signs are appropriate due to the irregular shape of the subject site.



SYNOPSIS

ZONING

C8

CIVIC ADDRESS

17565 58TH AVE SURREY

LEGAL DESCRIPTION

LOT B, DISTRICT LOT 7, TOWNSHIP 8, NEW WESTMINSTER DISTRICT PLAN BCP32528

SITE AREA

NET SITE AREA 2400.8m² (25 842 SF)

SITE COVERAGE

SITE COVERAGE 690.55m²/2400.8m² = 0.287

FLOOR AREA

MAIN FLOOR 690.55m² (7433.12 SF)

FLOOR AREA RATIO

PROPOSED

690.55m²/2400.8m² = 0.287

MAX. BUILDING HEIGHT

PROPOSED

PRINCIPAL BUILDING

1 STOREY

PARKING PER MINISTRY OF TRANSPORT REQUIREMENT

REQUIRED

PROPOSED

MAIN FLOOR 690.55/100 x 4

28

28

SETBACKS

PROPOSED

NORTH

4.80m (15.75 FT) TO BLDG FACE / 3.32m min. (TO CANOPY)

EAST

15.67m (51.42 FT) TO BLDG FACE / 14.17m min. (TO CANOPY)

SOUTH

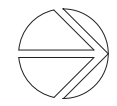
2.74m (9.0 FT) TO BLDG FACE / 1.14m min. (TO CANOPY)

WEST

5.23m (17.17 FT) TO BLDG FACE / 3.07m min. (TO CANOPY)

1 SITE PLAN
A1.1 SCALE: 3/32" = 1'-0"

3	JUNE 2, 2016	RE - ISSUED FOR DRWGP	EC
4	MAY 11, 2016	RE - ISSUED FOR DRWGP	EC
1	MAY 02, 2016	REVISED RE. CITY COMMENTS	EC
2	APRIL 13, 2016	REVISED RE. ADP/ART & MHP	EC
1	FEB. 17, 2016	ISSUED FOR ADP	EC



COMMERCIAL DEVELOPMENT

17565 58TH AVE SURREY

SITE PLAN

1520

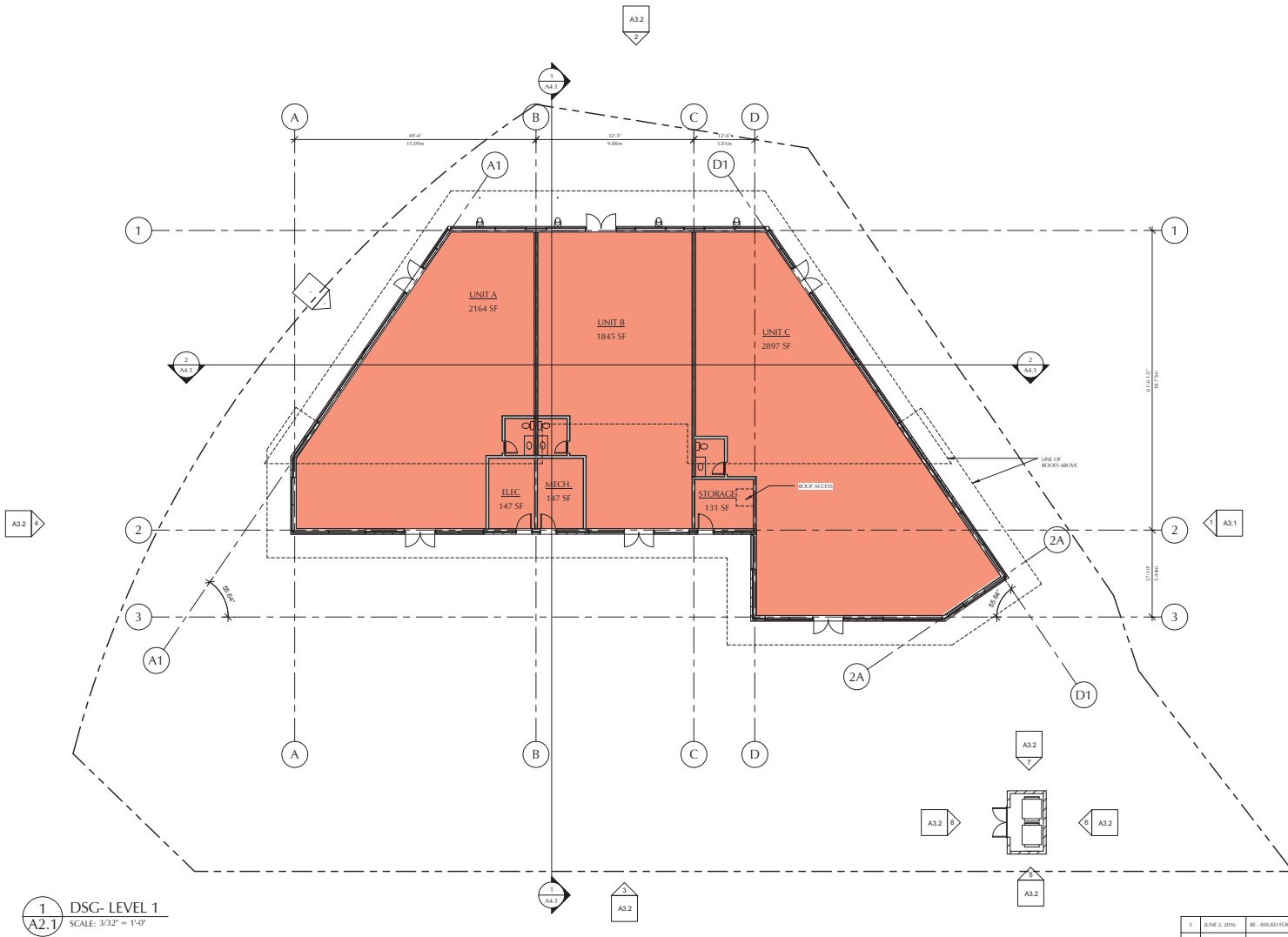
Ankenman Associates Architects Inc.
12321 Beecher St., Cresnet Beach, BC V4A 3A7 604.536.1600

COMMERCIAL DEVELOPMENT FOR A.L.MORTGAGELINE LTD

SCALE: 3/32" = 1'-0"

JUNE 6, 2016

A1.1



1 DSG- LEVEL 1
A2.1 SCALE: 3/32" = 1'-0"

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4	MAY 13, 2016	RE- ISSUED FOR CD/ADP	EX
3	MAY 02, 2016	REVISED RE: CITY COMMENTS	EX
2	APRIL 11, 2016	REVISED READINESS & S&P	EX
1	FEB. 17, 2016	ISSUED FOR ADP	EX



COMMERCIAL DEVELOPMENT

17565 58TH AVE SURREY

FLOOR PLAN

1520

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604.536.1600

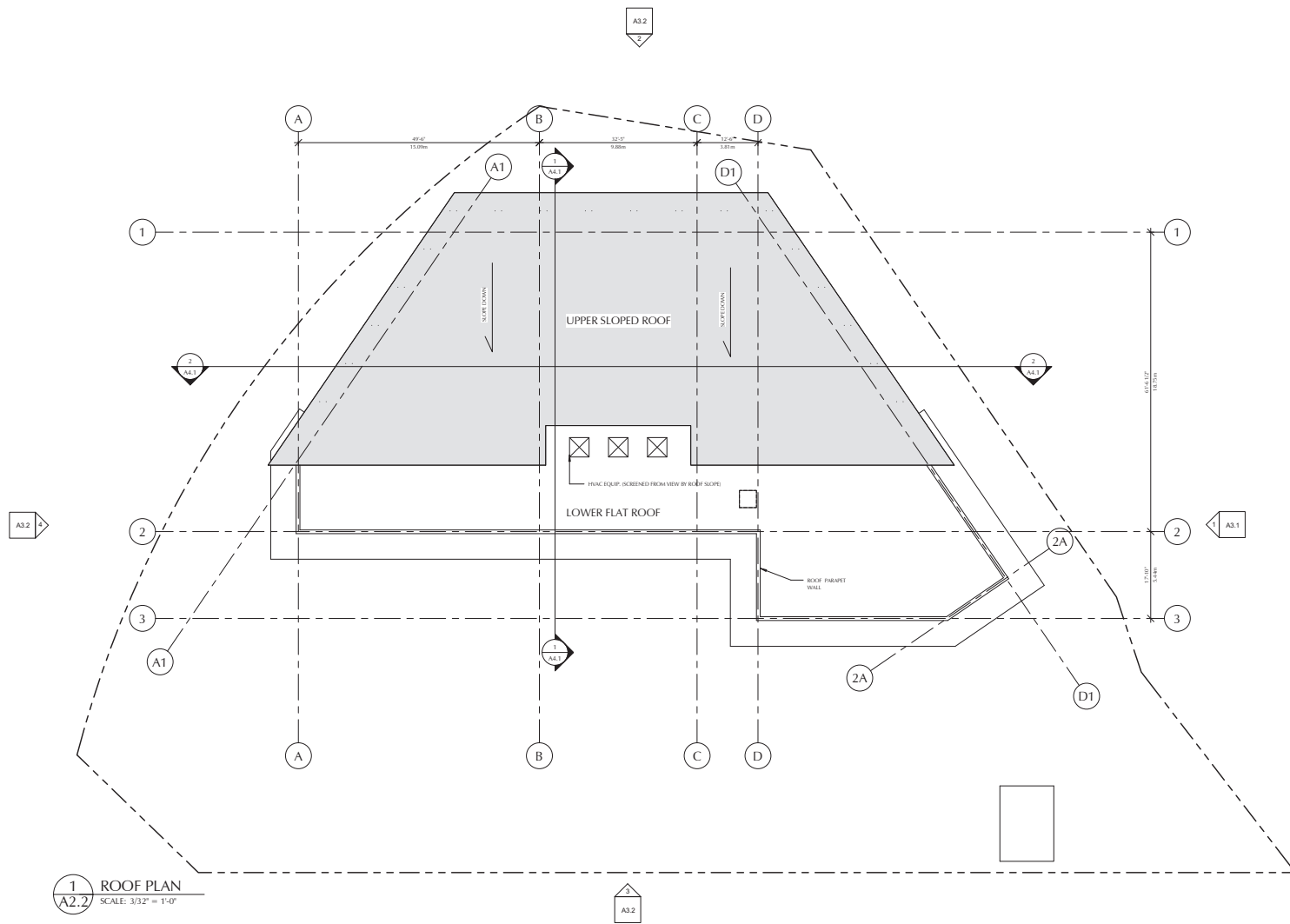
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SCALE: 3/32" = 1'-0"



A2.1

JUNE 8, 2016



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3	MAY 02, 2016	REVISED RE- CITY COMMENTS	EK
2	APRIL 11, 2016	REVISED READINESS & ADP	EK
1	FEB. 17, 2016	ISSUED FOR ADP	EK



COMMERCIAL DEVELOPMENT

17565 58TH AVE SURREY

ROOF PLAN

1520

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604.536.1600

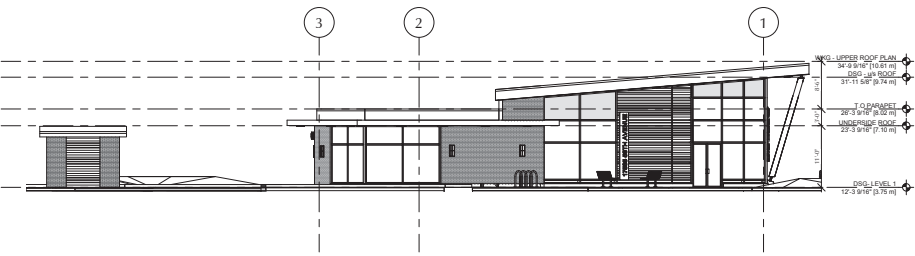
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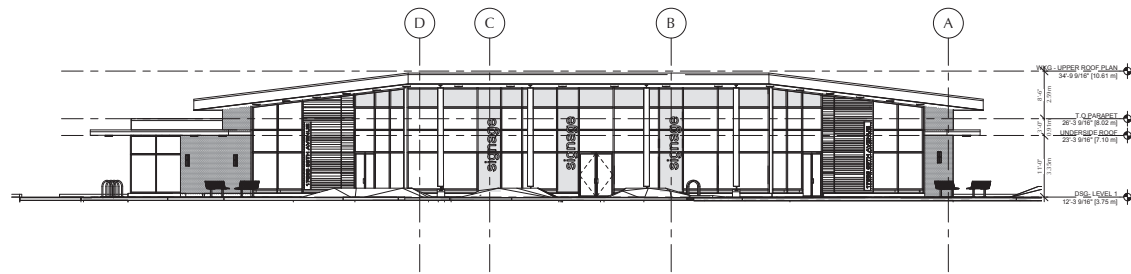


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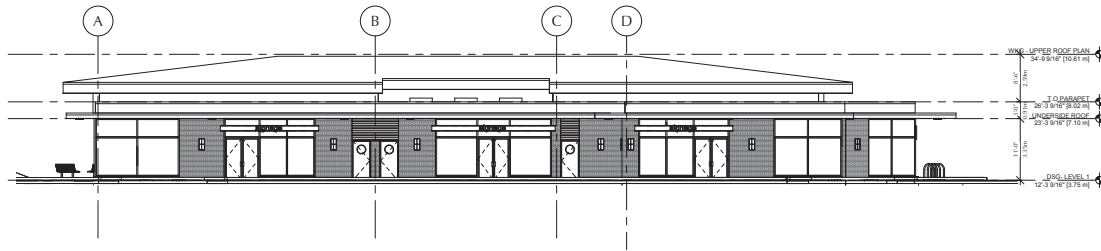
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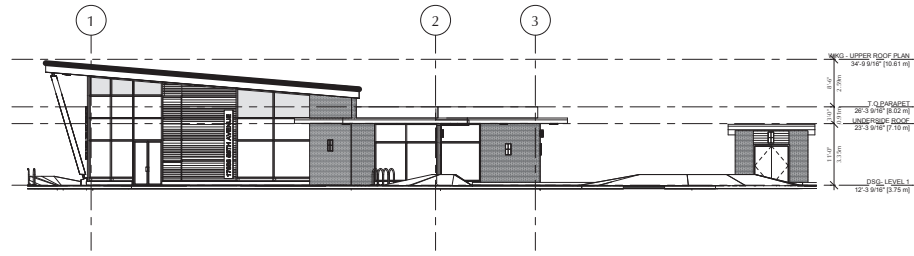
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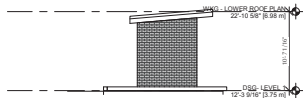
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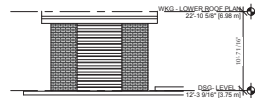
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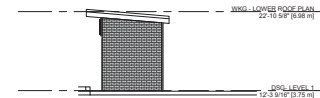
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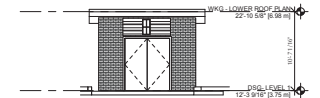
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6 NORTH ELEV.
A3.1 SCALE: 1/8" = 1'-0"



5 EAST ELEV.
A3.1 SCALE: 1/8" = 1'-0"



8 SOUTH ELEV.
A3.1 SCALE: 1/8" = 1'-0"

5	JUNE 2, 2016	RE - ISSUED FOR OPA&P	EX
4	MAY 13, 2016	RE - ISSUED FOR OPA&P	EX
3	MAY 02, 2016	REVISED RE. CITY COMMENTS	EX
2	APR. 11, 2016	REVISED READY-MIX & S&P	EX
1	FEB. 17, 2016	ISSUED FOR A&P	EX



COMMERCIAL DEVELOPMENT

17565 58TH AVE SURREY

ELEVATIONS

1520

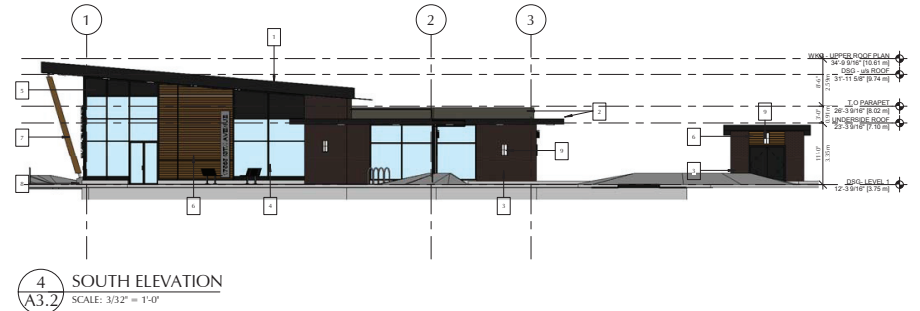
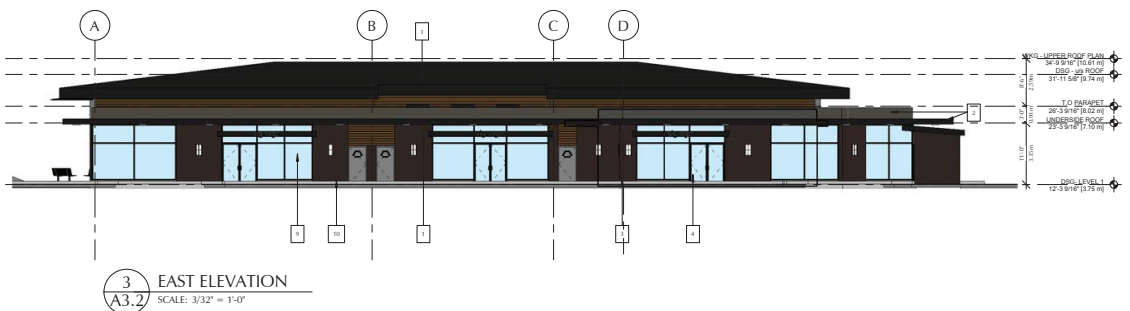
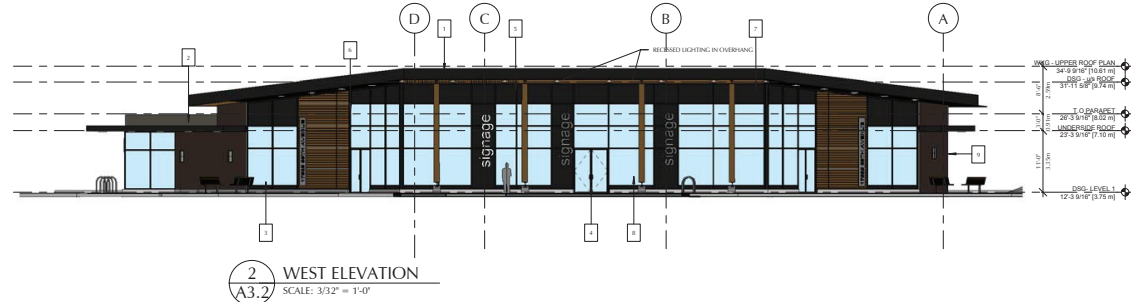
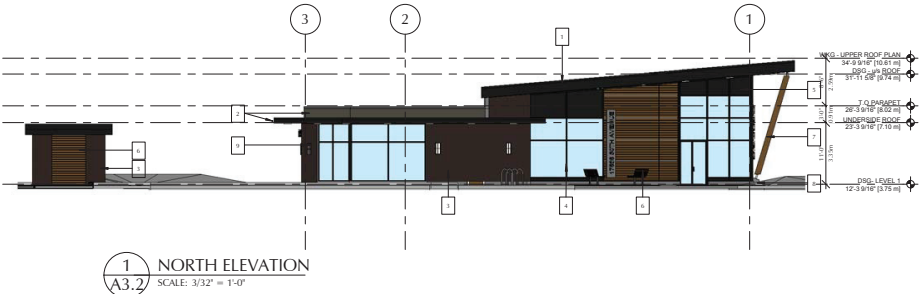
A3.1

Ankenman Associates Architects Inc.
12321 Beecher St., Cresnet Beach, BC V4A 3A7 604.536.1600

COMMERCIAL DEVELOPMENT FOR A.L.MORTGAGELINE LTD

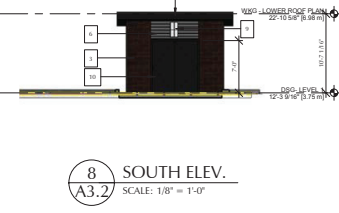
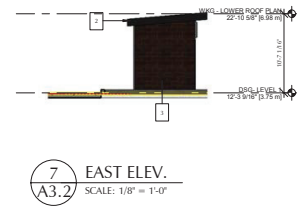
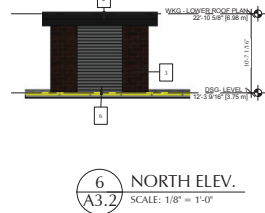
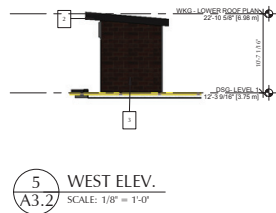
SCALE: As indicated

JUNE 2, 2016



MATERIAL LEGEND:

1. METAL FLASHING/METAL CHANNEL SICK BOARD COLOUR TO MATCH SIBRAM MOORE 2120-20 BLACK/BROWN	6. FIR WOOD SIDING - 4" SLATS W/ 1" REVEAL SANDEN ENVEDO STAIN NATURAL/AUTUMN GOLD - 2 COATS
2. COMPOSITE METAL PANELS COLOUR TO MATCH SIBRAM MOORE 2120-20 BLACK/BROWN	7. ROUGH CUT FIR WOOD COLUMN AS PER STRUCTURAL
3. BRICK - ON MASONRY PURPLE/DARK GRAY BLENDED BRICK BRONZE/ON BRONZE/SLATE/ON WYNNALITE	8. ARCHITECTURALLY FINISHED CONCRETE COLUMN BASE
4. CURTAIN WALL/ALUMINUM WINDOWS/DOOR FRAME CLADDING - VETRIUM GLAZING FRAME COLOUR - SOLAR BLUE/PACIFICA	9. EXTERIOR LIGHT BLACK METAL FINISH
5. SPANDELI PANEL COLOUR TO MATCH SIBRAM MOORE 2120-20 BLACK/BROWN	10. METAL SERVICE DOORS BLACK



5	JUNE 2, 2016	RE - ISSUED FOR OPA&P	EK
4	MAY 13, 2016	RE - ISSUED FOR OPA&P	EK
3	MAY 02, 2016	REVISED RE: CITY COMMENTS	EK
2	APRIL 11, 2016	REVISED READY-MAT & S&P	EK
1	FEB. 17, 2016	ISSUED FOR A&P	EK



COMMERCIAL DEVELOPMENT

17565 58TH AVE SURREY

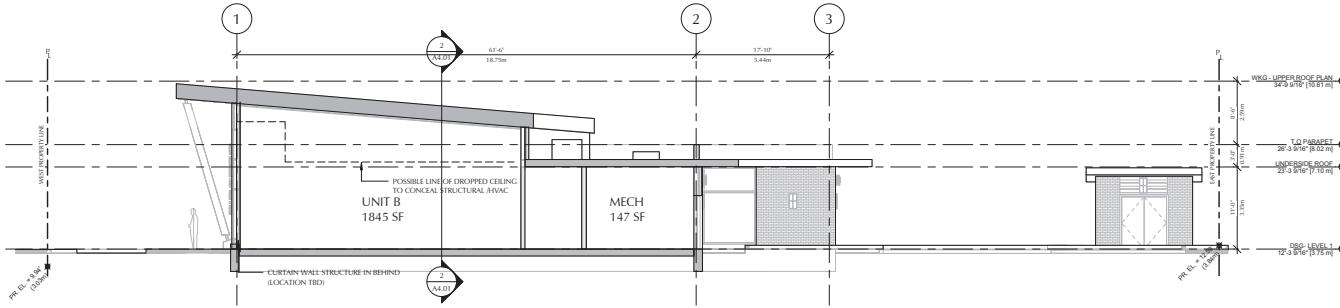
COLOURED ELEVATIONS 1520

A3.2

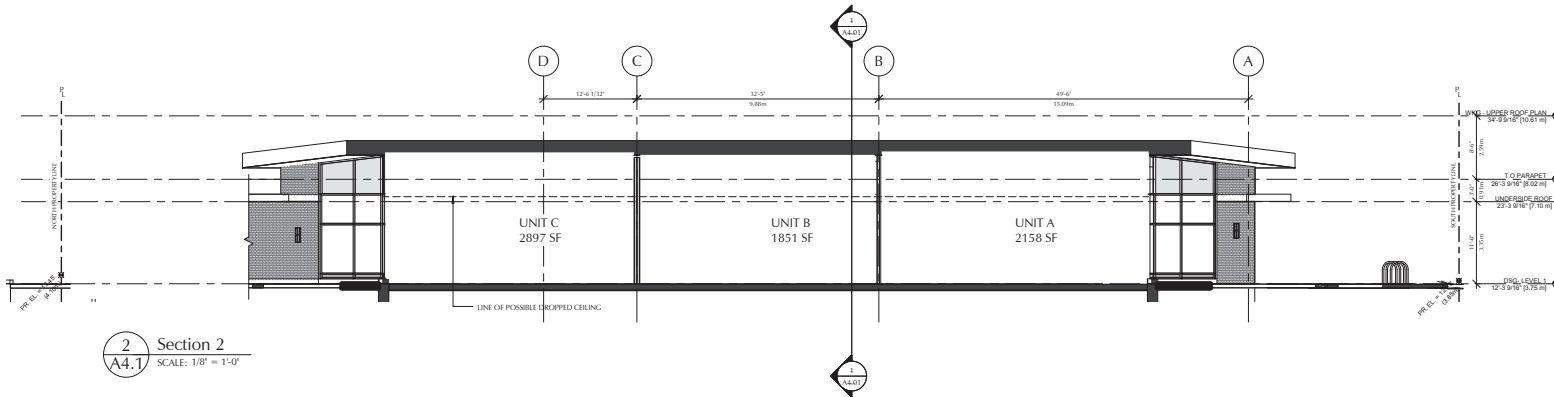
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12321 Beecher St., Cresnet Beach, BC V4A 3A7 604.536.1600

COMMERCIAL DEVELOPMENT FOR A.L.MORTGAGELINE LTD

SCALE: As indicated JUNE 2, 2016



1 Section 1
A4.1 SCALE: 1/8" = 1'-0"



2 Section 2
A4.1 SCALE: 1/8" = 1'-0"

5	JUNE 2, 2016	RE - ISSUED FOR OPAWP	EX
4	MAY 13, 2016	RE - ISSUED FOR OPAWP	EX
3	MAY 02, 2016	REVISED RE: CITY COMMENTS	EX
2	APRIL 11, 2016	REVISED READY-MOAT & S&P	EX
1	FEB. 17, 2016	ISSUED FOR AWP	EX



COMMERCIAL DEVELOPMENT

17565 58TH AVE SURREY

SECTIONS

1520

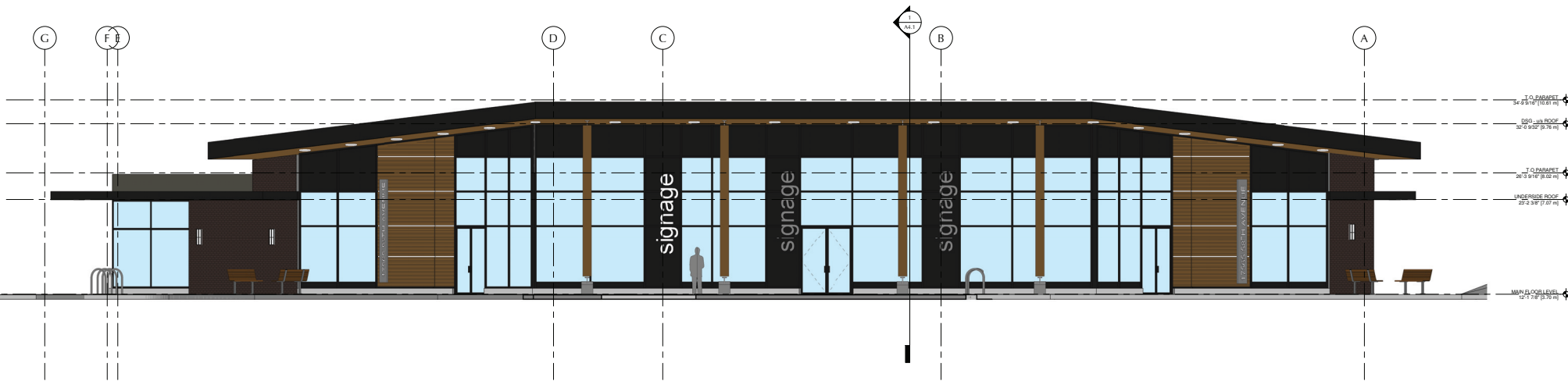
A4.1

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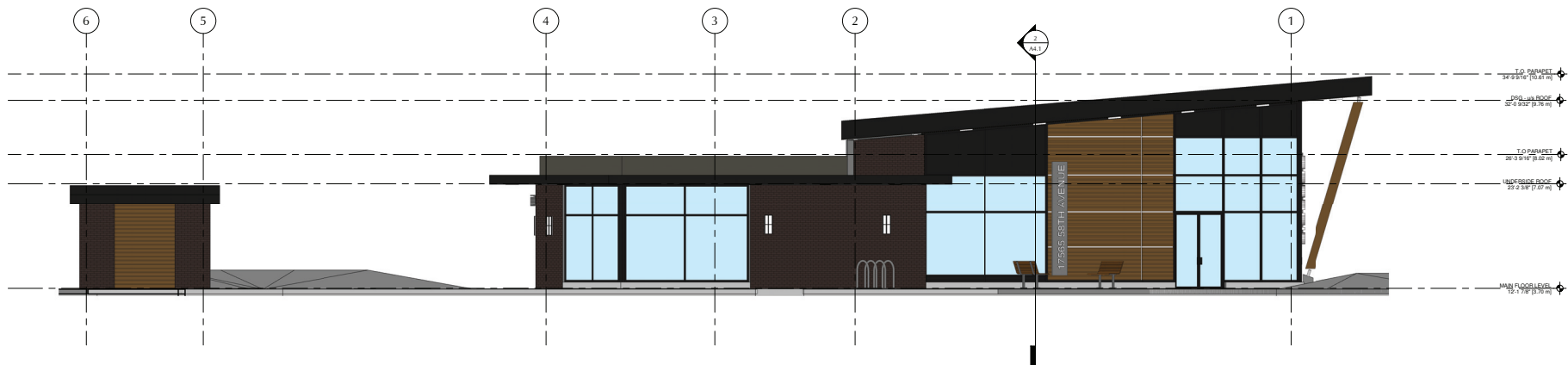
COMMERCIAL DEVELOPMENT FOR A.L.MORTGAGELINE LTD

SCALE: 1/8" = 1'-0"

JUNE 2, 2016



1 WEST ELEVATION
A3.4 SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
A3.4 SCALE: 3/16" = 1'-0"



COMMERCIAL DEVELOPMENT

17565 58TH AVE SURREY

COLOURED ELEVATIONS 1520

A3.4

Ankenman Associates Architects Inc.
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604.536.1600

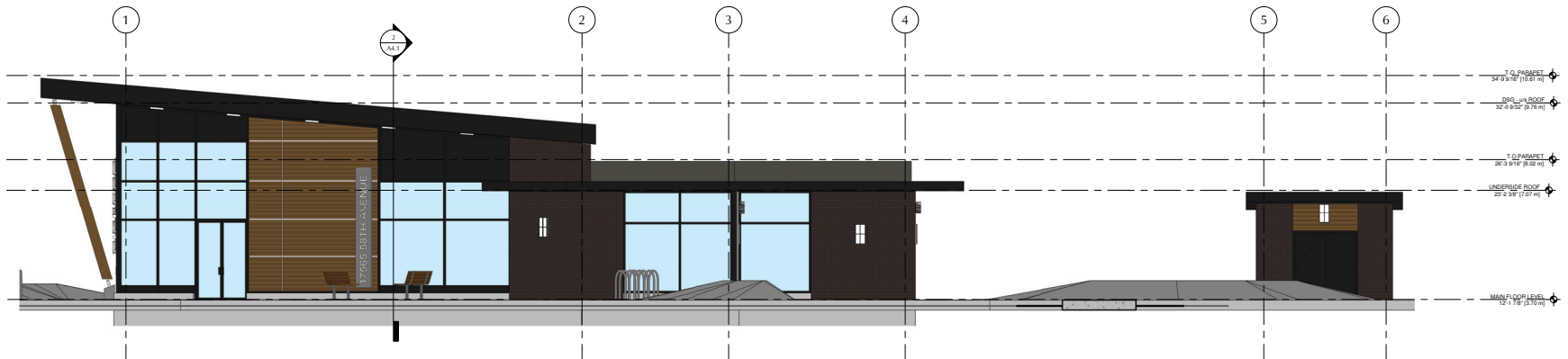
COMMERCIAL DEVELOPMENT FOR A.L.MORTGAGELINE LTD

SCALE: 3/16" = 1'-0"

JULY 18, 2016



2 EAST ELEVATION
A3.5 SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
A3.5 SCALE: 3/16" = 1'-0"



COMMERCIAL DEVELOPMENT

17565 58TH AVE SURREY

COLOURED ELEVATIONS 1520

A3.5

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

COMMERCIAL DEVELOPMENT FOR A.L.MORTGAGELINE LTD

SCALE: 3/16" = 1'-0" JULY 18, 2016

432mm in width by 560mm in height
(C size) when plotted at a scale of 1:250

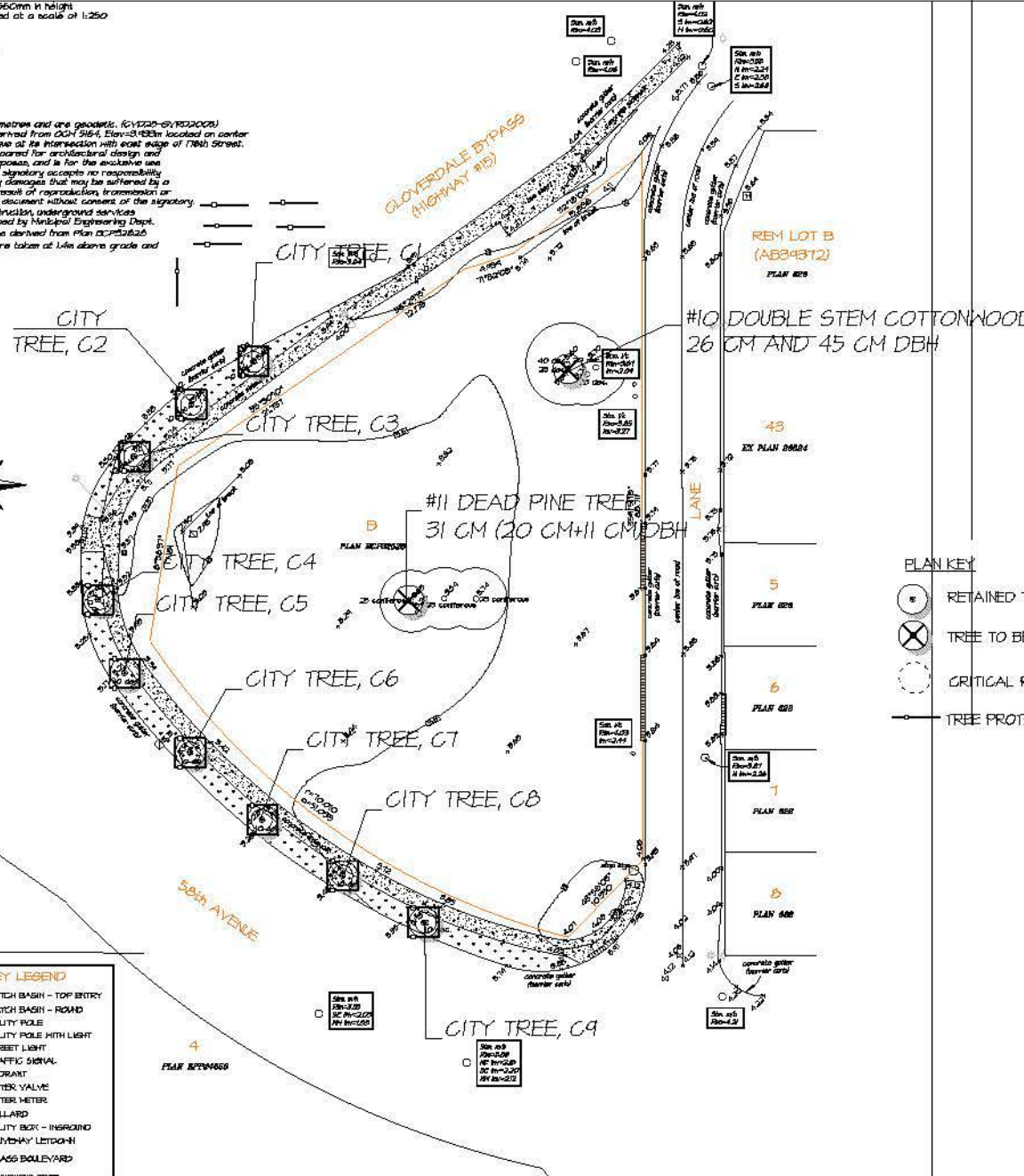
CIVIC ADDRESS
17565 58th AVENUE
SURREY, B.C.
P.I.D. 021-22-011

NOTES:

- 1) Elevations are in metres and are geodetic. (GVD2011-07/02/2009)
- 2) Elevations are derived from CGN 516-4, Elev=3.923m located on center line of 58th Avenue at the intersection with east edge of 176th Street.
- 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
- 4) Prior to any construction, underground services are to be confirmed by Municipal Engineering Dept.
- 5) Lot dimensions are derived from Plan 021-22-026.
- 6) Tree diameters are taken at 1.4m above grade and are shown in cm.



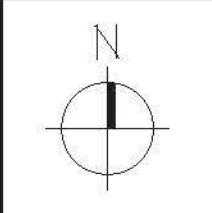
SURVEY LEGEND	
[Symbol]	CATCH BASIN - TOP ENTRY
[Symbol]	CATCH BASIN - ROAD
[Symbol]	UTILITY POLE
[Symbol]	UTILITY POLE WITH LIGHT
[Symbol]	STREET LIGHT
[Symbol]	TRAFFIC SIGNAL
[Symbol]	HYDRANT
[Symbol]	WATER VALVE
[Symbol]	WATER METER
[Symbol]	BOLLARD
[Symbol]	UTILITY BOX - INGROUND
[Symbol]	DRIVEWAY LAYOUT
[Symbol]	BRASS BOLLEVARDE
[Symbol]	PRECISION TREE



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#220 - 26 Lorne Mews
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 PLAN	PD

PROJECT:
ARBORIST SERVICES
17565-58th AVE
SURREY, BC

ARBORIST PLAN

DATE: 10.21.15	DRAWING NUMBER:
SCALE: 1/250	
DRAWN: PG	L1arb
DESIGN: -	
CHK'D: MM	
M2LA PROJECT NUMBER:	0000



Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, FEBURARY 25, 2016
Time: 5:00 pm

Present:

Chair – L. Mickelson
S. Forrest
K. Johnston
D. Newby
D. Ramslic
D. Staples
C. Taylor
S. Vincent
Insp. G. Bhayani, RCMP

Guests:

V. Mernon, AIBC Architect
M. Grover, JM Architecture Inc.
V. Singh
J. Liu, JHL Design Group Inc.
E. Kearns, Ankenman Associate Architect
M. Mitchell, M2 Landscape Architecture

Staff Present:

M. Rondeau, Acting City Architect
N. Chow, Urban Design Planner
L. Luaifoa, Administrative Assistant

B. NEW SUBMISSIONS

2. 6:00 PM

File No.:	7915-0410-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning and DP for one-storey commercial building.
Address:	17565 – 58 Avenue, Cloverdale Town Centre
Developer:	SCDC/Suki Sanghi
Architect:	Emily Kearns, Ankenman Associate Architect
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Jennifer McLean
Urban Design Planner:	Mary Beth Rondeau

The Acting City Architect presented an overview of the project:

- The site is in Cloverdale on 58 Avenue. The City has received many inquiries about the site.
- Use, form and density are generally supported. Staff have no specific issues on this proposal.

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted that the proposed project is designed to generate an esthetic in keeping with the historic neighbourhood and also articulated in a way to create a modern look. The materials selected provide a visual interest and evoke an historic industrial feel, similar to other buildings in the area.

The Landscape Architect reviewed the landscape plans and highlighted that the primary consideration is to improve pedestrian circulation and encouraging it as much as possible.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
Rezoning and DP for one-storey commercial building
File No. 7915-0410-00

It was Moved by C. Taylor
Seconded by K. Johnston
That the Advisory Design Panel (ADP)
recommends A - that the applicant address the following issues to the satisfaction
of the Planning & Development Department.
Carried

STATEMENT OF REVIEW COMMENTS

The Design Panel supported the overall development project and commended the use of the irregular lot.

Site

- Good efficient buildings and good use of the site.

Building Form and Character

- Well resolved scheme with appropriate balance of materials used.
- Suggest making the roof planes appear to “float” more (increase cantilevers and make them “thinner”).

(Roof overhang/cantilever increased from 5'-3" (1.6m) to 7'-3" (2.22m) on the west side of the building, to give the appearance that the wood columns are more structural in nature, holding up more of the roof.)

- Consider adding more wood to give support to the wood columns which currently feel isolated and foreign to the rest of the building.

(Wood slat detailing added to rear (east) elevation to compliment the wood columns on the west and slat detailing on the north and south sides of the building.)

- Commend the west corner appearance. Consider the overlook from the townhomes.
- A single parking access/exit point may give additional outdoor space at the north corner.
(Parking reconfigured and revised as per staff comments of April/May 2016.)

Landscaping

- Commend the design and interface between the building and street. Suggest developing the relationship between letdown and pathways at the west corner.
- Well thought out along bypass and rear edges.

CPTED

- No specific CPTED comments.

Accessibility

- Recommend relocating the disabled parking space closer to the building.

(Building moved to the north to accommodate a disabled parking stall closer to the entrance of the building.)

- Recommend providing accessible washrooms.

(To be investigated further at the tenant improvement stage.)

- Recommend power doors at entrances.

(To be investigated further at the tenant improvement stage.)

Sustainability

- Applaud the use of exterior mineral wool insulation to improve thermal performance and building durability.
- The high west facing glass may be an issue. Consider the use of high performance “dynamic” glass.

(Overhang on west façade increased to mitigate sun exposure. High performance glass to be investigated at tendering stage.)

- Excellent use of bike racks and park benches to increase multi-modal transportation.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0410-00

Issued To: 0938888 BC LTD.

Address of Owner: Box 228
Unit 800 - 15355 - 24 Avenue
Surrey, BC V3X 3H8

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: 027-221-911
Lot B District Lot 7 Township 8 New Westminster District Plan BCP32528
17565 - 58 Avenue

(the "Land")

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

- (a) To reduce the minimum north setback of the C-8 Zone from 7.5 metres (25 ft.) to 4.8 metres (16 ft.) to the principal building face and 3.3 metres (11 ft.) to the attached weather protection canopy;
- (b) To reduce the minimum south setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.) to the principal building face and 1.1 metres (4 ft.) to the attached weather protection canopy; and
- (c) To reduce the minimum west setback of the C-8 Zone from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) to the principal building face and 3.1 metres (10 ft.) to the roof overhang.

4. 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

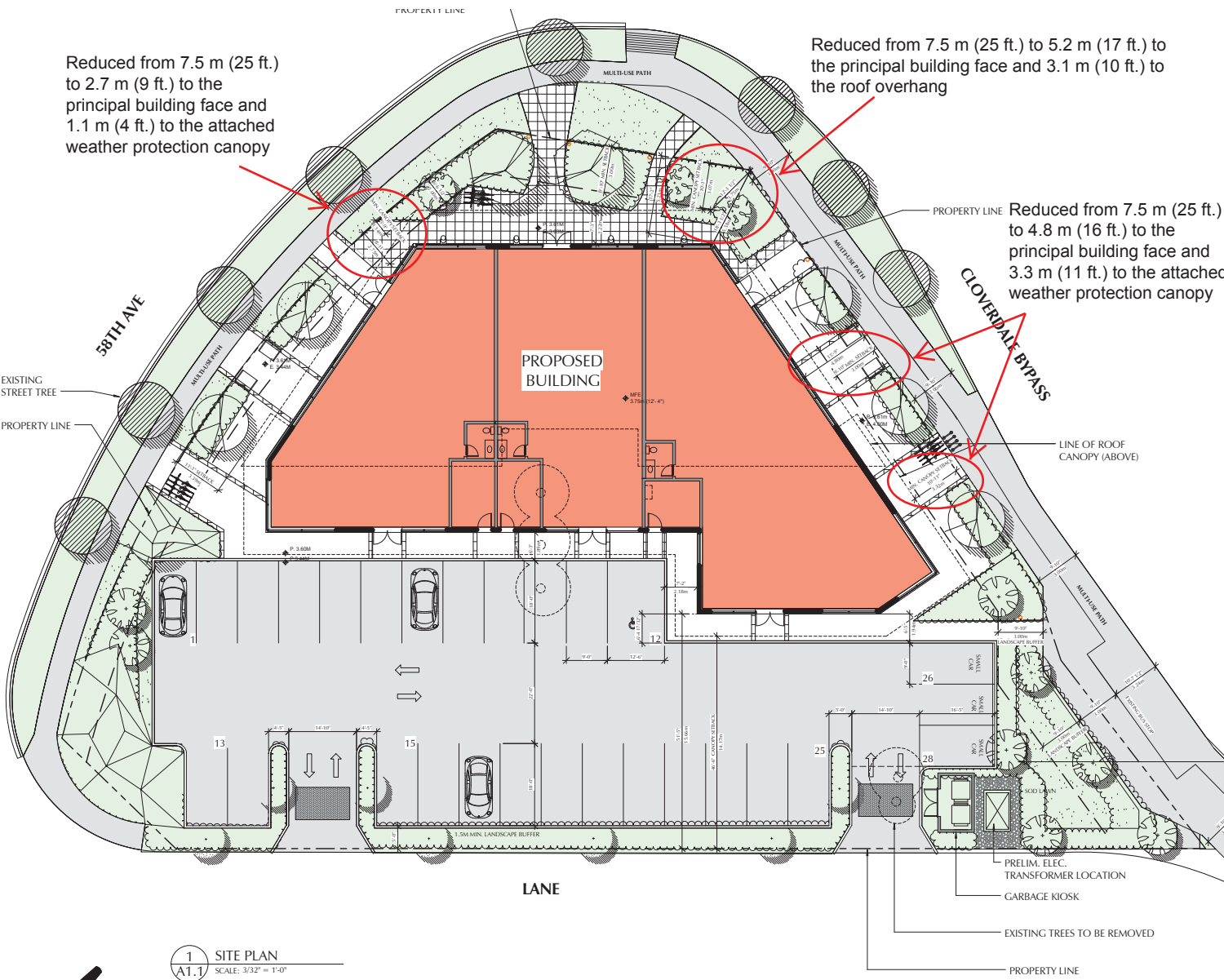
additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

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 , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



SYNOPSIS

ZONING
C8

CIVIC ADDRESS
17565 58TH AVE SURREY

LEGAL DESCRIPTION
LOT B, DISTRICT LOT 7, TOWNSHIP 8, NEW WESTMINSTER DISTRICT PLAN BCP32528

SITE AREA
NET SITE AREA 2400.8m² (25 842 SF)

SITE COVERAGE
SITE COVERAGE 690.55m²/2400.8m² = 0.287

FLOOR AREA
MAIN FLOOR 690.55m² (7433.12 SF)

FLOOR AREA RATIO
PROPOSED 690.55m²/2400.8m² = 0.287

MAX. BUILDING HEIGHT PROPOSED
PRINCIPAL BUILDING 1 STOREY

PARKING PER MINISTRY OF TRANSPORT REQUIREMENT

	REQUIRED	PROPOSED
MAIN FLOOR 690.55/100 x 4	28	28

SETBACKS PROPOSED

NORTH	4.80m (15.75 FT) TO BLDG FACE / 3.32m min. (TO CANOPY)
EAST	15.67m (51.42 FT) TO BLDG FACE / 14.17m min. (TO CANOPY)
SOUTH	2.74m (9.0 FT) TO BLDG FACE / 1.14m min. (TO CANOPY)
WEST	5.23m (17.17 FT) TO BLDG FACE / 3.07m min. (TO CANOPY)

1 SITE PLAN
A1.1 SCALE: 3/32" = 1'-0"

5	JUNE 2, 2016	RE - ISSUED FOR DRAPUP	ER
4	MAY 11, 2016	RE - ISSUED FOR DRAPUP	ER
3	MAY 02, 2016	REVISED RE. CITY COMMENTS	ER
2	APR 13, 2016	REVISED RE. ADP/ART & H&P	ER
1	FEB 17, 2016	ISSUED FOR ADP	ER



COMMERCIAL DEVELOPMENT

17565 58TH AVE SURREY

SITE PLAN

1520

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12321 Beecher St., Cresnet Beach, BC V4A 3A7 604.536.1600

COMMERCIAL DEVELOPMENT FOR A.L.MORTGAGELINE LTD

SCALE: 3/32" = 1'-0" JUNE 6, 2016



A1.1