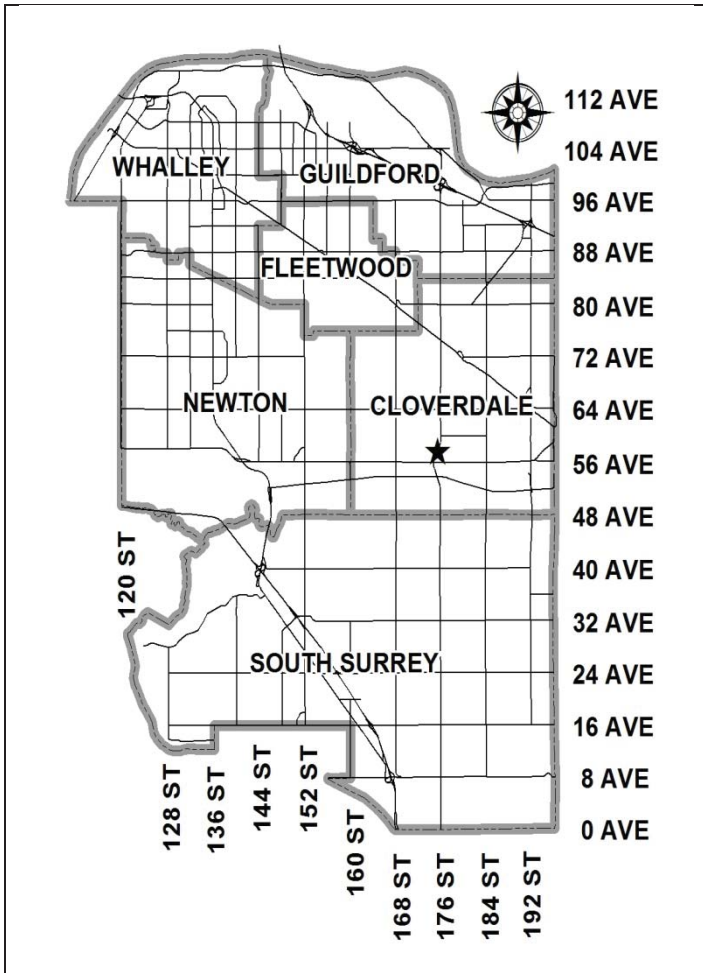


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0219-00

Planning Report Date: July 25, 2016



PROPOSAL:

- Development Permit
- Development Variance Permit

to permit development of a reconfigured parking lot for an existing building (Legion Hall) with reduced parking.

LOCATION:

17567 - 57 Avenue

OWNER:

Cloverdale (British Columbia /Yukon Command No. 6) Branch of the Royal Canadian Legion

ZONING:

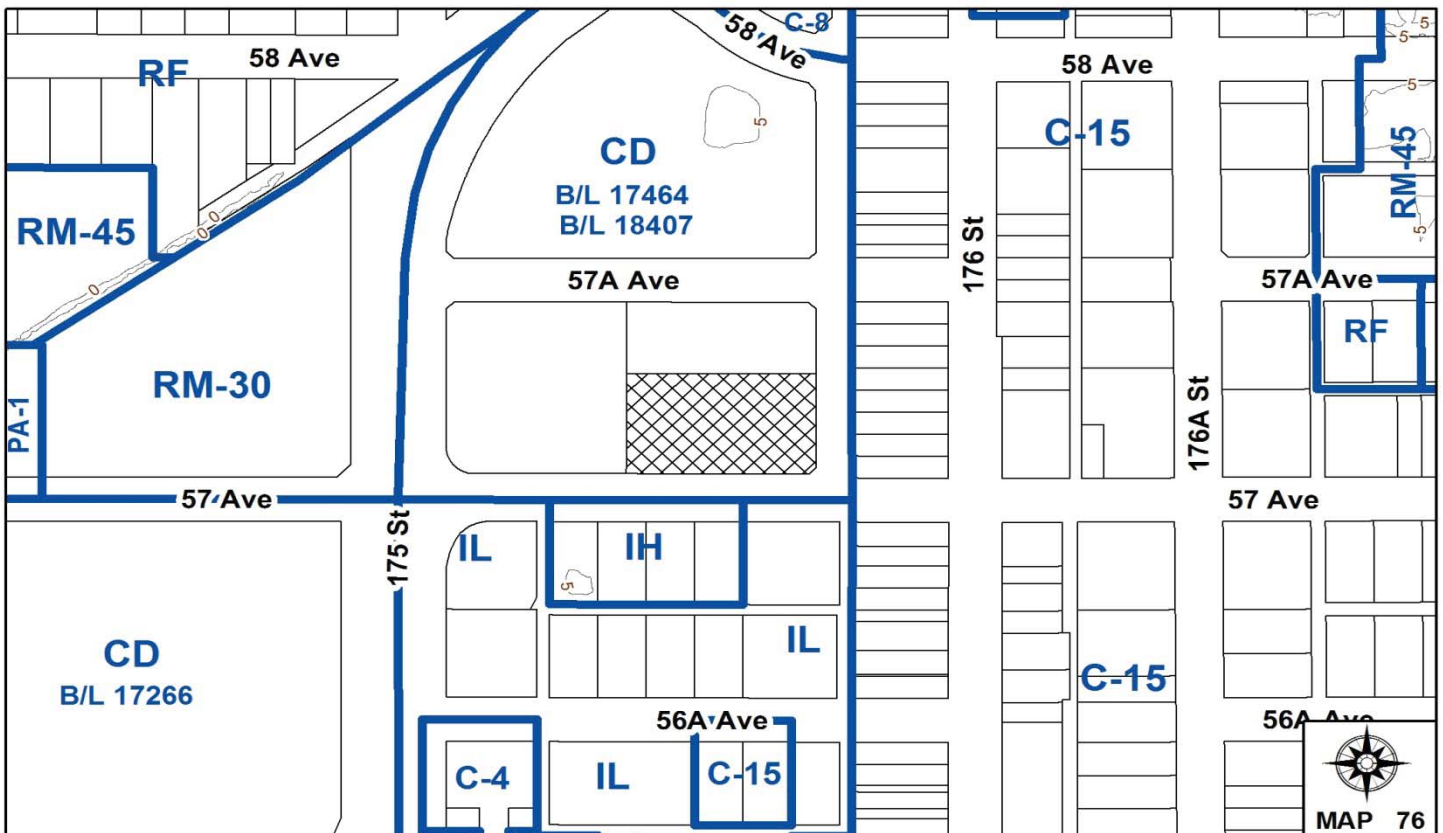
CD By-law No. 17464, as amended by By-law No. 18407

OCP DESIGNATION:

Town Centre

TCP DESIGNATION:

Residential/Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the minimum number of required off-street parking spaces from 99 to 67 for an existing building (Legion Hall) on the lot as well as to eliminate the requirement for a 1.5-metre (5 ft.) wide continuous landscape strip along 57 Avenue and the adjacent lane to the east of the subject property.

RATIONALE OF RECOMMENDATION

- The reconfigured parking lot has been designed to maximize parking stall efficiency and vehicular maneuverability.
- The applicant has demonstrated, by means of a parking study undertaken by ISL Engineering and Land Services Ltd. and dated May 6, 2016, that the proposed reduction in off-street parking would accommodate the existing and future parking demands of the site.
- New landscaping islands will be installed within the parking lot to improve the aesthetics of the parking area.
- Resolution of the parking lot for the Legion Hall will enable the proposed development for the lands to the north (Application No. 7916-0106-00) to proceed to Council for consideration.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7916-0219-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7916-0219-00 (Appendix III), to vary the following, to proceed to Public Notification.
 - (a) to vary the Zoning By-law to reduce the minimum number of required off-street parking spaces from 99 to 67 for an existing neighbourhood pub (Legion Hall) on the lot; and
 - (b) to eliminate the requirement in CD By-law No. 17464, as amended by By-law No. 18407 for a 1.5-metre (5 ft.) wide continuous landscape strip along the fronting portion of 57 Avenue and the adjoining lane.
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) submission of a finalized 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: There is an existing one-storey building (Canadian Legion Branch No. 6) on the lot, which is to remain.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North:	Vacant lot under Application No. 7916-0106-00 for townhouses (pre-Council)	Residential/Commercial	CD By-law No. 17464, as amended by By-law No. 18407

Direction	Existing Use	TCP Designation	Existing Zone
East (Across lane):	Commercial retail units	Town Centre Commercial	C-15
South (Across 57 Avenue):	Commercial retail units and Fire Hall No. 8	Medium Density Residential and Institutional	IH and IL
West:	Vacant lot approved for a 4-storey mixed-use building under Application No. 7914-0260-00 (at Building Permit review).	Townhouses and Medium Density Residential	CD By-law No. 17464, as amended by By-law No. 18407

DEVELOPMENT CONSIDERATIONS

Background

- The 3,614-square metre (38,901-sq.ft.) subject property is located at 17567 – 57 Avenue in Cloverdale Town Centre. The site is designated Town Centre under the Official Community Plan (OCP) and Residential/Commercial under the Cloverdale Town Centre Plan (TCP) and is currently zoned “Comprehensive Development Zone (CD)” (CD By-law No. 17464, as amended by By-law No. 18407).
- Under a previous Application No. 7910-0101-00 the subject Cloverdale Legion site and adjacent former Cloverdale Mall site were rezoned and a corresponding General Development Permit (Master Plan) as well as a more detailed Development Permit No. 7910-0101-00, for Phase 1, were approved by Council to facilitate the development of a comprehensive mixed-use development.
- A subdivision was also approved as part of Application No. 7910-0101-00. The Cloverdale Legion site and former Cloverdale Mall site were subdivided into four (4) lots and a new road network was provided. 57A Avenue, a new east-west road, was dedicated and constructed to the north of the subject site. Additional connectivity was also provided through a statutory right-of-way for a north-south vehicular and pedestrian access that extends from 57 Avenue to 57A Avenue, along the western property line of the subject property.
- Development Permit No. 7910-0101-00, for Phase 1, included the development of a 5-storey mixed-use building (ground level commercial with 4 storeys of residential) that included 102 apartment units with a new Legion and commercial retail unit on the ground floor at 5738 – 175 Street, the adjacent lot to the west of the subject property. This proposal was approved but did not proceed to construction and a subsequent proposal, Application No. 7914-0260-00, to permit the development of a 4-storey mixed-use building consisting of 86 dwelling units and ground floor commercial space at ground level was approved which does not include the re-location of the existing Legion Hall from the subject site. The Building Permit has been submitted and is currently under review.
- A development application to permit the construction of 114 ground-oriented residential units in 17 three-storey buildings on the lots to the north of the subject property, 17568 - 57A Avenue and 17555 – 57A Avenue, has been submitted under Application No. 7916-0106-00

and is under staff review. To enable this proposal to proceed, some of the Legion's parking needs to be removed from the adjoining lot.

- As a result of the subdivision approved in 2013, the number of existing parking spaces available for use by the Legion Hall on the subject lot was reduced. A portion of the existing western parking lot and the south vehicle access are now located on an adjacent lot (5738 – 175 Street) and will be converted into a north-south commercial/pedestrian laneway connecting 57 Avenue and 57A Avenue. Similarly, a portion of the existing northern parking lot and the east vehicle access are no longer contained within the subject property, and are now part of 17568 – 57A Avenue.
- In accordance with the landscaping requirements of the CD Zone (CD By-law No. 17464, as amended by By-law No. 18407) a 1.5-metre (5 ft.) wide continuous landscape strip shall be provided along the developed sides of the lot that abut a highway. This continuous landscape strip would be required along portions of the eastern and southern lot lines of the subject property but not the western lot line as the proposed vehicular and pedestrian access is a statutory right-of-way on a private lot (5738 – 175 Street).
- An existing building (Canadian Legion Hall) occupies a significant portion of the southeastern corner of the site in close proximity to the south property line. An entrance ramp and covered walkway occupy the site between the eastern building face and the eastern property line.

Current Proposal

- The applicant is requesting a Development Variance Permit (DVP) in order to bring the subject property into compliance with the parking requirements of Surrey Zoning By-law, 1993, No. 12000 as amended and a corresponding Development Permit (DP) to permit the internal reorganization of the existing parking stalls, the construction of a new southern vehicle access letdown, the relocation of the existing eastern vehicle access letdown and the addition of on-site landscaping as per the drawings attached as Appendix II.
- The reconstructed parking lot will provide a total of 67 parking spaces and have vehicular access to both 57 Avenue (south) and the north-south land (east).

DESIGN PROPOSAL AND REVIEW

Vehicle Circulation and Parking Layout

- Vehicular access to the surface parking lot is proposed from the adjoining lane to the east and 57 Avenue.
- 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 existing 987-square metre (10,624 sq.ft.) Legion Hall building requires a total of 99 parking spaces.
- The existing surface parking lot will be reconfigured and restriped. A total of sixty-seven (67) parking spaces will be provided including six (6) accessible parking spaces, which is below the parking requirements of the Zoning By-law (see By-law Variances section).

Landscaping

- There are currently no trees or landscaping on the subject site.
- Four (4) landscape islands will be constructed in the surface parking lot and will include structural soil with Red Sentinel Maple trees and Morning Light, Vancouver Jade Bearberry and Privet Honeysuckle grasses and ground cover. Overall, four (4) new trees are proposed to be planted on site.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum number of required off-street parking required for a neighbourhood pub (Legion Hall) in the Zoning By-law from 99 to 67.
- To eliminate the requirement in CD By-law No. 17464, as amended by By-law No. 18407 for a 1.5-metre (5 ft.) wide continuous landscape strip along the fronting portion of 57 Avenue and the adjacent lane to the east of the subject property.

Applicant's Reasons:

- The applicant is seeking to address the parking requirements of Surrey Zoning By-law No. 12000 after a previous subdivision, in 2013, severed portions of the existing parking lot from the subject site.
- The parking lot has been designed to maximize parking efficiency and vehicular maneuverability.
- The applicant has stated that compliance with the required 1.5-metre (5 ft.) wide continuous landscape strip would be quite onerous given the proximity of the existing Canadian Legion Hall to the eastern and southern property lines.
- Furthermore, the required landscape strip along 57 Avenue would require the elimination of eight (8) parking spaces proposed along the south boundary of the reconfigured parking lot, resulting in further non-compliance with the Surrey Zoning By-law.

Staff Comments:

- The applicant has demonstrated, by means of a parking study undertaken by ISL Engineering and Land Services Ltd. and dated May 6, 2016, that the proposed reduction in off-street parking would accommodate the existing and future demands of the site.
- The proposed is not expected to generate significant pressures on the existing on-street parking adjacent to the subject property.

- The existing sodded boulevard areas as well as the landscaping works proposed under the on-site landscaping plan, consisting of 4 landscape islands with trees and shrubs and illustrated in the attached Appendix II, will help to break up the visual impact of the parking area and soften the interface between the reconfigured off-street parking spaces and abutting highways caused by the loss of the 1.5-metre (5 ft.) wide continuous landscape buffer along 57 Avenue and the north-south lane.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Site Plan, Lot Grading Plan and Landscaping Plan
- Appendix III. Development Variance Permit No. 7916-0219-00

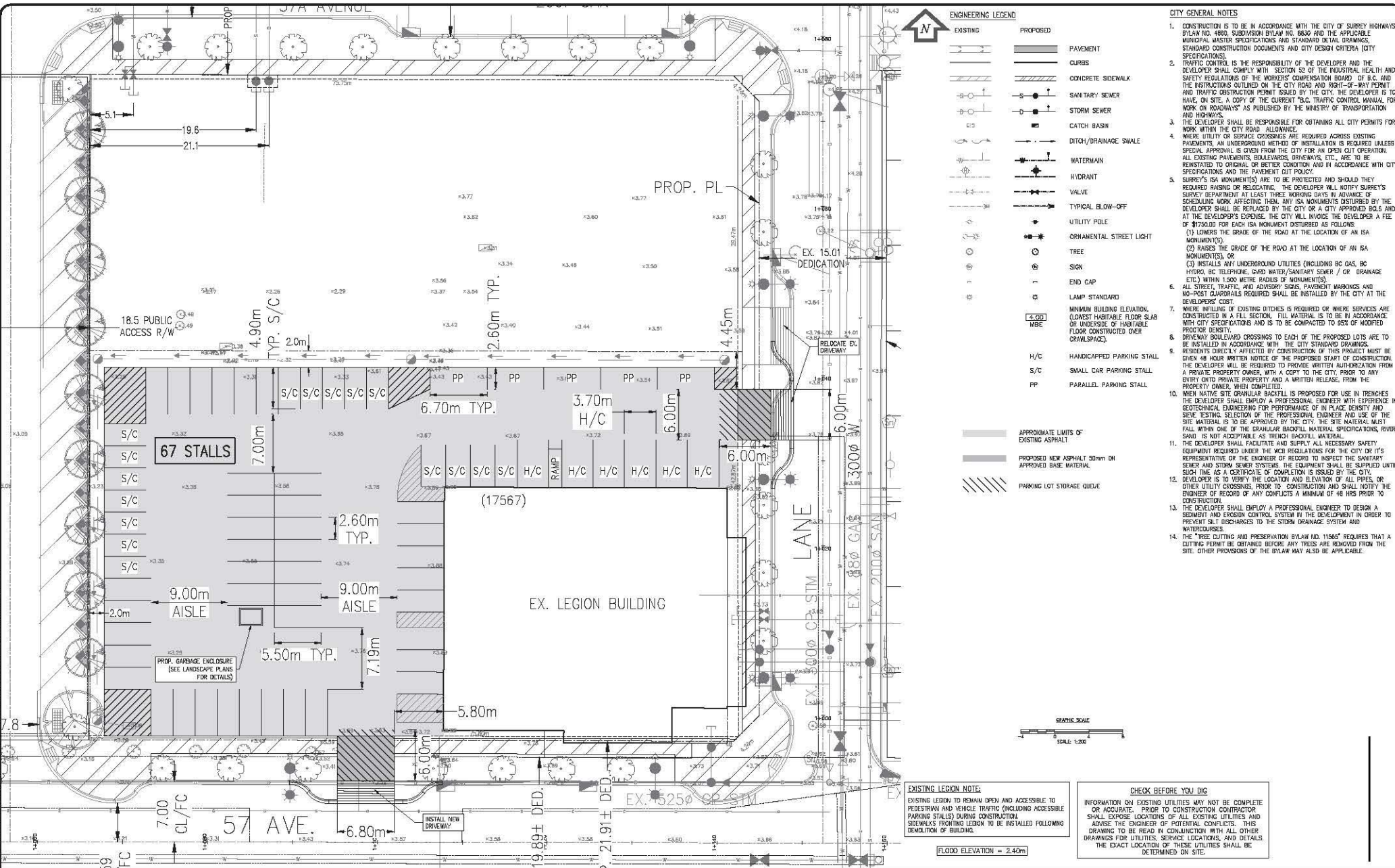
INFORMATION AVAILABLE ON FILE

- Parking Study Prepared by ISL Engineering and Land Services Ltd, dated May 6, 2016.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CRL/ar



No.	DATE	REVISION	ENG.
0	16/02/03	PRELIMINARY SUBMISSION	C.N.
1	16/02/22	REVISED PER CITY COMMENTS	C.N.
2	16/07/12	REVISED PER LANDSCAPE PLANS	C.N.

LEGAL DESCRIPTION:
 REM. LOT 'A' PLAN BOP-32528 & LOT 'G' BK. 7 PLAN 2018, SEC. 7, TP. & NMD.

NOTES:

BENCHMARK DATA:
 ELEVATIONS ARE GEODETIC AND DERIVED FROM SURVEY MONUMENT 5164 LOCATED AT 66 AVE. & 178 ST. ELEVATION 3.087m SURREY DATUM

ENGINEER:

DESIGN: C.N.
DRAWN BY: M.M.
TRACED: -
CHECKED BY: C.N.
DATE: JUL 12/18

CLIENT:
SURREY CITY DEVELOPMENT CORPORATION
 #1870 - 13450 - 102 AVENUE
 SURREY, BC V3T 5K3
 T. 604-581-8787 F. 604-582-9379

PROJECT:
CLOVERDALE WEST VILLAGE
 SURREY, BC

FILE LOCATION: -

CoreGroup CONSULTANTS
 LAND DEVELOPMENT SERVICES
 320-888 FRASERTON COURT
 BURNABY, BC V6J 9H8
 Tel. (604)299 0635 Fax. (604)299 0829

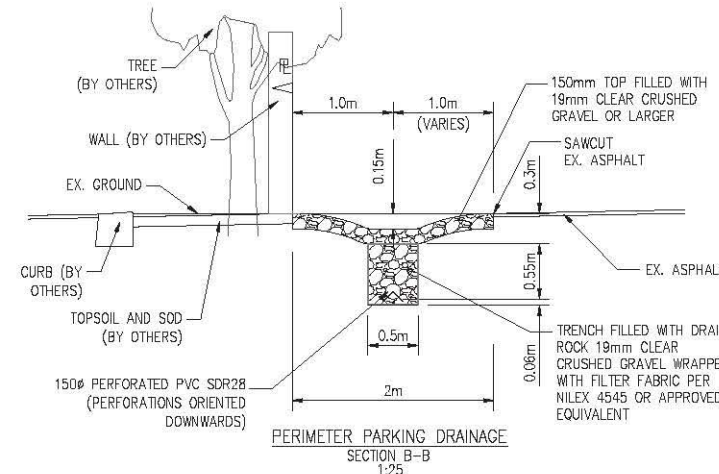
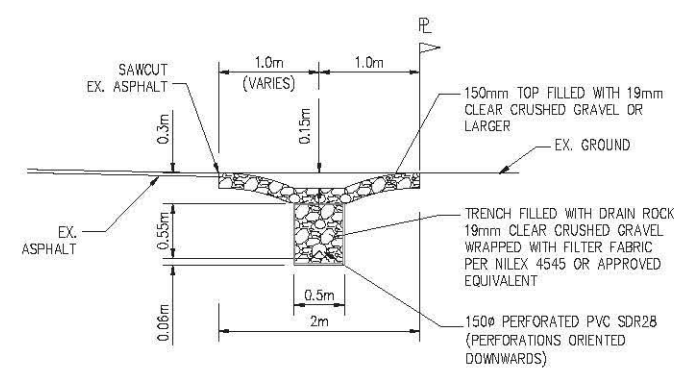
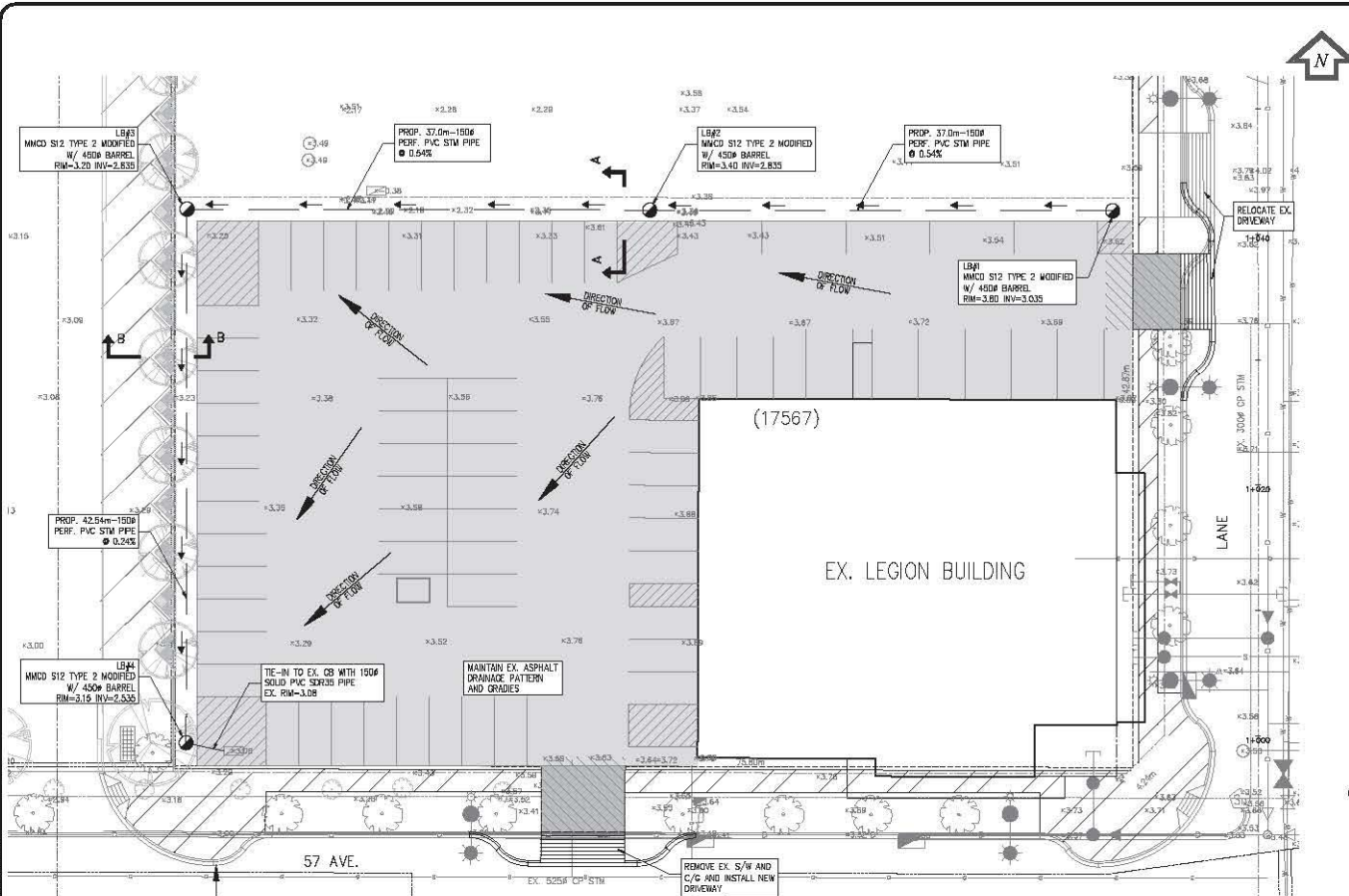
DRAWING NAME: - **REVISION No.:** 2

CITY OF SURREY

TITLE:
LEGION PARKING LOT LAYOUT

SCALE: 1:200 **SURREY PROJECT No.:**

CHECKED BY: C.N. **DRAWING No.:** 1 OF 2



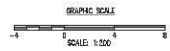
ENGINEERING LEGEND		EXISTING		PROPOSED	
	PAVEMENT		UTILITY POLE		ORNAMENTAL STREET LIGHT
	CURBS		TREE		SIGN
	CONCRETE SIDEWALK		SANITARY SEWER		END CAP
	STORM SEWER		CATCH BASIN		LAMP STANDARD
	DITCH/DRAINAGE SWALE		WATERMAIN		H/C HANDICAPPED PARKING STALL
	HYDRANT		VALVE		S/C SMALL CAR PARKING STALL
	TYPICAL BLOW-OFF		PP PARALLEL PARKING STALL		

CITY GENERAL NOTES
FOR GENERAL NOTES, SEE SHEET 01.

EXISTING LEGION NOTE:
EXISTING LEGION TO REMAIN OPEN AND ACCESSIBLE TO PEDESTRIAN AND VEHICLE TRAFFIC (INCLUDING ACCESSIBLE PARKING STALLS) DURING CONSTRUCTION.
SIDEWALK FRONTING LEGION TO BE INSTALLED FOLLOWING REDEMPTION OF BUILDING.

CHECK BEFORE YOU DIG
INFORMATION ON EXISTING UTILITIES MAY NOT BE COMPLETE OR ACCURATE. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING UTILITIES AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE.

FLOOD ELEVATION = 2.40m



No.	DATE	REVISION	ENG.	LEGAL DESCRIPTION	NOTES
0	16/02/03	PRELIMINARY SUBMISSION	C.N.	REN. LOT 'A' PLAN BOP-32528 & LOT 'G' BK. 7 PLAN 2018, SEC. 7, T. & M.D.	
1	16/02/22	REVISED PER CITY COMMENTS	C.N.		
2	16/07/12	REVISED PER LANDSCAPE PLANS	C.N.		

BENCHMARK DATA:
ELEVATIONS ARE GEODETIC AND DERIVED FROM SURVEY MONUMENT 5164 LOCATED AT 66 AVE. & 178 ST. ELEVATION 3.987m SURREY DATUM

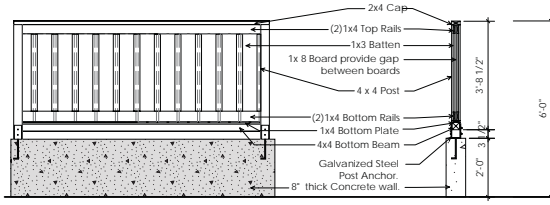
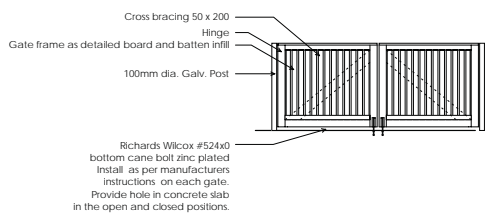
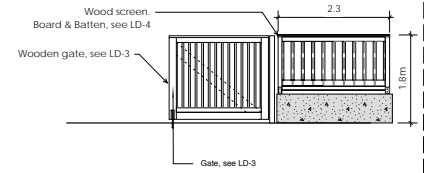
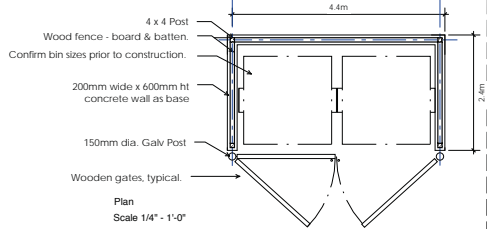
ENGINEER	DESIGNER	C.N.

CLIENT	PROJECT
SURREY CITY DEVELOPMENT CORPORATION #1870 - 13450 - 102 AVENUE SURREY, BC V3T 5K3 T: 604-581-8787 F: 604-582-9379	CLOVERDALE WEST VILLAGE SURREY, BC

ENGINEER	DESIGNER	C.N.

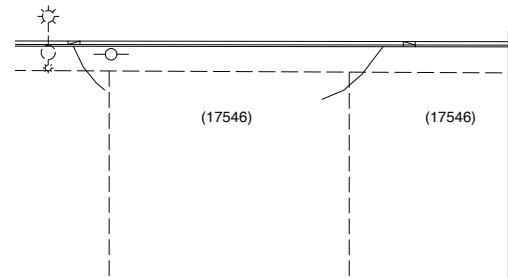
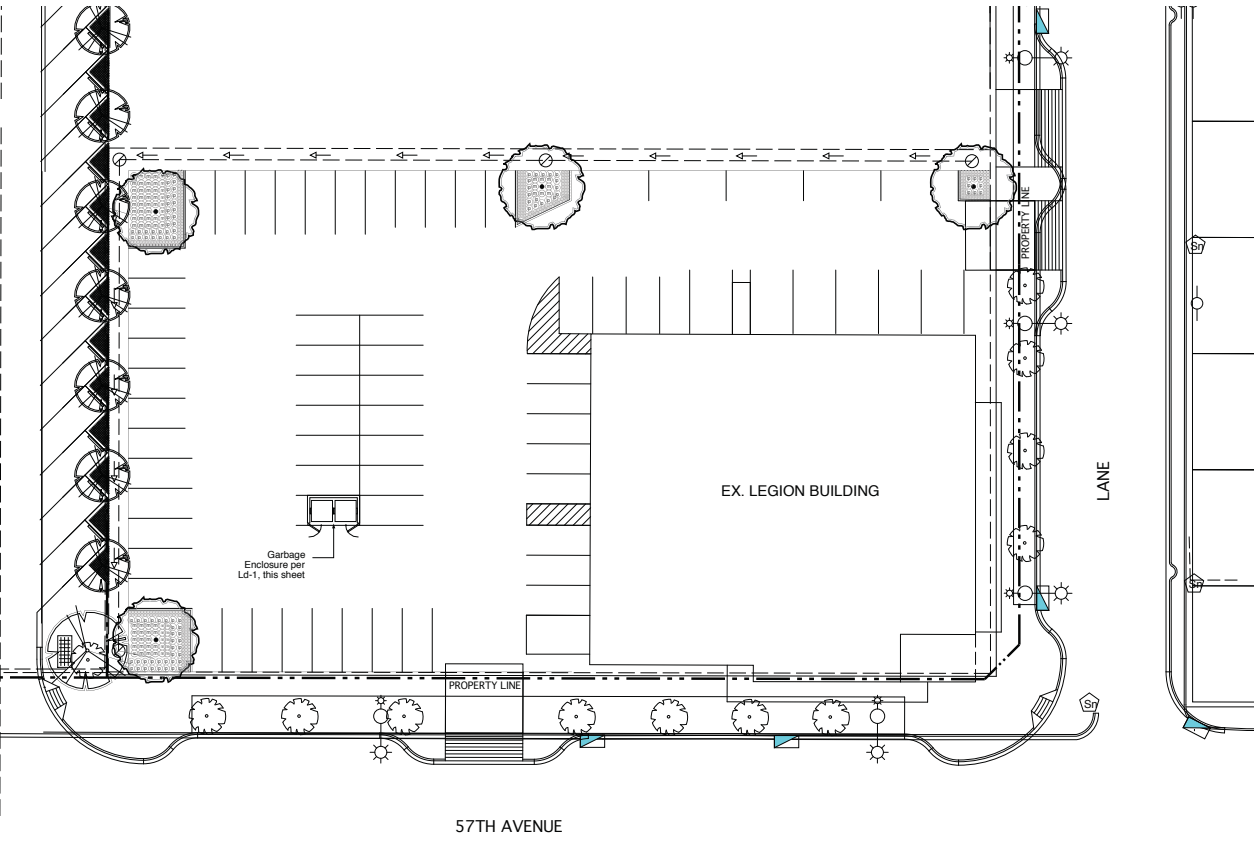
CoreGroup CONSULTANTS
LAND DEVELOPMENT SERVICES
320-888 FRASERTON COURT
BURNABY, BC V5J 9H8
tel. (604)299 0635 fax. (604)299 0829

CITY OF SURREY	
TITLE: LEGION PARKING - DRAINAGE	SURREY PROJECT No.
SCALE: 1:200	CHECKED BY: C.N.
DRAWING No. 2 OF 2	REVISION No. 2



- Notes:
1. Confirm all dimensions on site.
 2. All fence material to be select western red cedar resawn
 3. All spikes and fasteners to be hot-dipped galvanized.
 4. Apply 2 coats of clear wood stain.

LD-1 GARBAGE ENCLOSURE
Scale: As Noted

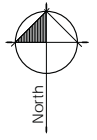


PLANT LIST

Qty	Botanical Name	Common Name	Size	Comments
TREES				
4	Acer rubrum 'Red Sentinel'	Red Sentinel Maple	5cm cal. 1.8m std. B&B	
SHRUBS/GROUNDCOVERS/GRASSES				
76	Miscanthus sinensis 'Morning Light'	Morning Light	#2 pot	
361	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Bearberry	#1 pot	
90	Lonicera pileata	Privet Honeysuckle	#2 pot	

PLANTING NOTES:

1. All work shall meet or exceed the requirements as outlined in latest Edition of the B.C. Landscape Standard.
2. Plant sizes and related container classes are specified according to the B.C. Landscape Standard.
For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
3. All 'Soft Landscape Areas' are to be irrigated to IABC Standards with high efficiency irrigation.
4. All trees to be staked in accordance with BCNTA Standards.



Revisions:

no.	date	Item
03	Jul18-16	Revised Per City Comments
02	Jul04-16	Revised Per Comments
01	Jun20-16	Issued for Review



Project:
LEGION PARKING LOT

Drawn by: AL
Checked by: PK
Date: June 20, 2016
Scale: 1:200
Drawing Title:

Landscape Plan

Project No:
16071
Sheet No.:

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0219-00

Issued To: CLOVERDALE (BRITISH COLUMBIA/YUKON COMMAND NO. 6)
BRANCH OF THE ROYAL CANADIAN LEGION

("the Owner")

Address of Owner: 17567 - 57 Avenue
Surrey, BC V3S 1G8

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: 029-294-975
Lot 2 Section 7 Township 8 New Westminster District Plan EPP24658

17567 - 57 Avenue

(the "Land")

4. Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2011, No. 17464, Amendment Bylaw, 2015, No. 18407 is varied as follows:
 - (a) In Section I.2 the requirement to provide a minimum 1.5 metre (5 ft.) wide continuous landscaping strip along the developed sides of the lot which abuts a highway is eliminated along the property lines abutting 57 Avenue and the north-south access lane connecting 57 Avenue and 58 Avenue.
5. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as the following:
 - (b) In Table C.2, of Part 5, Off-Street Parking and Loading/Unloading, the minimum number of required off-street parking spaces based on neighbourhood pubs (Legion Hall) is reduced from 99 to 67 on the subject property.

6. This development variance permit applies to only the portion of 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.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. 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

