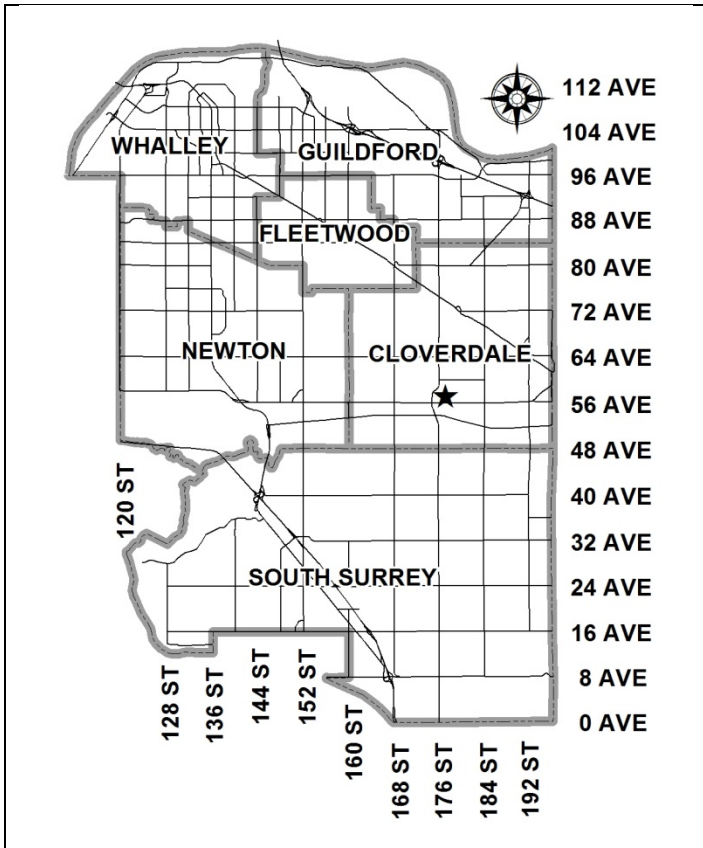


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0098-00

Planning Report Date: April 23, 2018



PROPOSAL:

- Development Permit
- Development Variance Permit

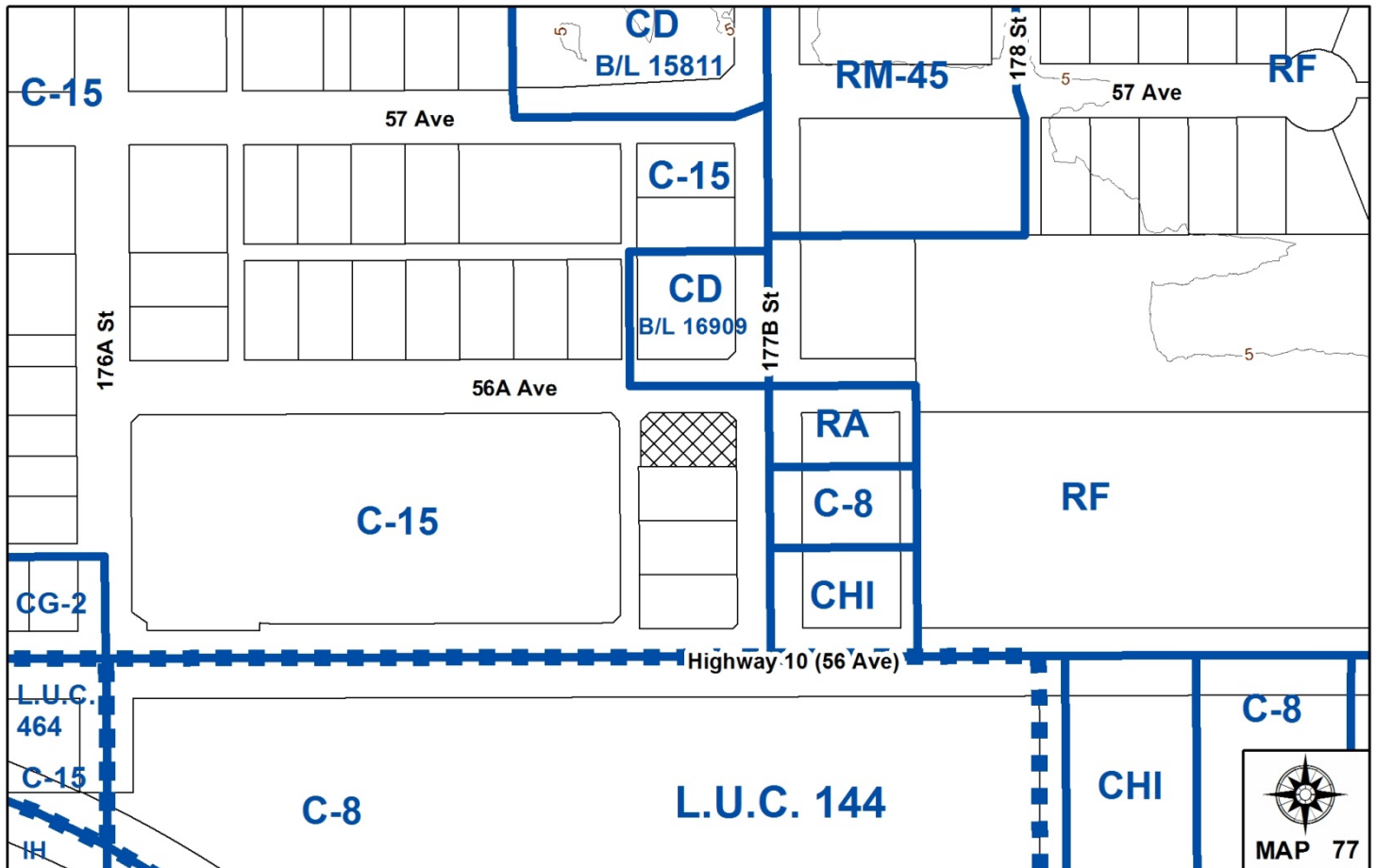
to permit the development of a 3-storey mixed-use building.

LOCATION: 5645 - 177B Street

ZONING: C-15

OCP DESIGNATION: Town Centre

TCP DESIGNATION: Retail/Service 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 reduced setbacks in the C-15 Zone for eaves, a canopy and bay or boxed windows, as well as to the side yard on a flanking street and the front yard for the second and third floors of the principal building.

RATIONALE OF RECOMMENDATION

- Complies with designation in Cloverdale Town Centre Plan.
- The proposed density and building form are appropriate for this part of Cloverdale.
- The proposed setbacks achieve a more urban and pedestrian streetscape and allow for greater variation of the building façade.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to eliminate the required indoor amenity space.
2. Council approve the applicant's request to eliminate the required outdoor amenity space.
3. Council authorize staff to draft Development Permit No. 7918-0098-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7918-0098-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to vary the definition of setback in the Zoning By-law, to allow eaves, a canopy, and bay or boxed windows to encroach into the required setbacks, to a maximum of 2.0 metres (6.5 ft.), including bay or boxed windows that exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall; and
 - (b) to reduce the minimum front yard setback and side yard setback on a flanking street of the C-15 Zone from 2.0 metres (7 ft.) to 1.6 metres (5.2 ft.) to the northeast corner of the building for the second and third floors.
5. 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and

REFERRALS

Engineering: Engineering Department has no objection to the project provided the servicing agreement is updated. (Appendix III).

School District: Projected number of students from this development:

1 Elementary student at Martha Currie School
 0 Secondary students at Lord Tweedsmuir School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by May 2019.

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot

Adjacent Area:

Direction	Existing Use	OCP/TCP Designations	Existing Zone
North (Across 56A Avenue):	3-storey apartment building	Town Centre/Medium Density Residential	CD (By-law No. 16909)
East (Across 177B Street):	Single family dwelling	Town Centre /Retail & Service Commercial	RA
South:	Medical office	Town Centre /Retail/Service Commercial	C-15
West:	Surrey Museum	Town Centre /Institutional	C-15

DEVELOPMENT CONSIDERATIONS**Background**

- The subject site is located at 5645 – 177B Street, at the south-west corner of 56A Avenue and 177B Street in the Cloverdale Town Centre. It is zoned "Town Centre Commercial Zone (C-15)", designated Town Centre in the Official Community Plan (OCP) and Retail/Service Commercial in the Cloverdale Town Centre Plan.
- The property was subject to a previous development application (7911-0231-00) to permit development of a 3-storey mixed-use building. Development Permit and Development Variance Permits Nos. 7911-0231-00 were issued November 16, 2015.

- The property has been sold, and the new owner wishes to proceed with the construction of the building as regulated under the original Development Permit and Development Variance Permit.
- A building permit application was recently submitted to allow the construction of the mixed use building. During the building permit review process, it was identified that Development Permit and Development Variance Permit Nos. 7911-0231-00 expired on November 16, 2017. Prior to the issuance of the building permit, a new Development Permit and Development Variance Permit is required.

Current Proposal

- The subject proposal is identical to the previously issued Development Permit for this site.
- The applicant proposes a three-storey mixed-use building with ground floor retail and two-storey residential units above. The proposed use is permitted under the current C-15 Zone and is consistent with the Retail/Service Commercial designation in the Cloverdale Town Centre Plan.
- The proposed building is approximately 670 square metres (7,205 sq. ft.) in size, containing 263 square metres (2,833 sq. ft.) of ground level commercial space and 407 square metres (4,372 sq. ft.) of residential space. This represents a total floor area ratio (FAR) of 0.98 which is below the maximum FAR of 1.5 permitted in the C-15 Zone.
- Approximately 60% of the building consists of residential floor area, which is below the maximum residential floor area of 67% permitted in the C-15 Zone.
- A total of 3 dwelling units and 3 commercial units are proposed.
- A Development Variance Permit is required to reduce the minimum setbacks along the north and east property lines (see By-law Variance Section).
- As permitted in the C-15 Zone, a zero setback is proposed along the south property line. This will permit a continuous façade if the neighbouring lot to the south redevelops in the future.

DESIGN PROPOSAL AND REVIEW

- The proposed three-storey mixed-use building incorporates design elements recommended in the Cloverdale Town Centre Plan, such as:
 - Simple building forms, materials and detailing;
 - Over height ground floor;
 - Heavy wood lintels, sills and trim; and
 - Paneled glazing that spans most of the ground floor retail units.

- The development provides a commercial interface at the street level. Unit entries for the three commercial units are provided along 177B Street.
- The residential units, which are located above the commercial units, are accessed through a rear shared stairwell off 56A Avenue. Individual entrances for each unit are located off a common corridor on the 2nd floor.
- The residential units are 2 storeys each and are approximately 135 square metres (1,450 sq. ft.) in size, with the three bedrooms for each unit located on the upper floor.
- The garbage and recycling containers are proposed to be located outside the southwest corner of the building. They will be screened from the adjacent lot.

Building Design

- A glass canopy is provided at the first floor of the east and a portion of the north façades.
- Bay windows along the upper floor help break up the massing and give the building a unique characteristic.
- A combination of horizontal and vertical siding in Tuscan Gold and Monterey Taupe colours is proposed on the façade of the upper two floors.
- The commercial frontage is defined by glass windows, glass doors and red-coloured brick that essentially extend from floor to ceiling.
- The roof will be clad in asphalt shingles (charcoal grey).
- No windows are proposed on the south elevation to allow the neighbouring lot to the south to match the zero setback.

Landscaping and Private Spaces

- A 1.5-metre (5 ft.) wide landscaping strip is proposed along a portion of the site fronting 56A Avenue to screen the on-site surface parking.
- The retail frontage along 177B Street will be hard surfaced from the building face to the sidewalk (at the property line), which will foster a generous pedestrian experience.
- Ground level plants located along the north, west, and east property lines include mugo pines and junipers. Shrubs include roses, viburnum, and rhododendrons. Six magnolia trees and one maple tree are proposed along the street frontages.
- Each residential unit will have a west facing balcony to provide private outdoor space for the residents.

Access and Parking

- Vehicular access to the site is from the rear lane along the western property line, which will be constructed as part of this application.

- The applicant proposes 12 parking stalls which exceed the minimum requirement of 11 parking stalls of the Surrey Zoning By-law. The surface parking area is located at the rear of the building.
- On-street parking is currently available along the south side of 56A Avenue, fronting the site.

Indoor and Outdoor Amenity Space

- Due to only 3 dwelling units being proposed, it is not possible for the applicant to provide any meaningful indoor or outdoor amenity spaces. Prior to finalizing Development Permit No. 7911-0231-00, the applicant paid cash-in-lieu for the deficient amenity spaces (for 3 units) in accordance with City Policy.

Proposed Signage

- The applicant proposes a total of four fascia signs.
- The Sign By-law permits one fascia sign for each premise or lot frontage. The two commercial units fronting 177B Street each contain one fascia sign, and the corner unit contains two fascia signs. The proposed number of signs complies with the Sign By-law.

ADVISORY DESIGN PANEL

The previous proposal was reviewed by the Advisory Design Panel on April 19, 2012. The previous project was generally supported by the ADP. The current proposal reflects the previous development supported by the ADP and a further review is not required.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary the definition of setback in the Zoning By-law, to allow eaves, a canopy and bay or boxed windows to encroach into the required setbacks, to a maximum of 2.0 metres (6.5 ft.), including bay or boxed windows that exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall; and
- To reduce the minimum front yard setback and side yard setback on a flanking street of the C-15 Zone from 2.0 metres (7 ft.) to 1.6 metres (5.2 ft.) to the northeast corner of the building for the second and third floors.

Applicant's Reasons:

- The bay windows on the third floor project into the setback to allow a comfortable window seat and are an architectural feature when viewed from the outside.
- The roof projects 0.15 metre (0.5 ft.) beyond the bay window to provide a practical covering detail.

- Although the roof overhang is only 0.08 metre (.26 ft.) from the northeast corner property line, it is 9 metres (30 ft.) above the sidewalk. This projection into the setback should not create any practical problem.
- The canopy provides adequate pedestrian shelter in front of the storefront windows in a style to complement the building design.
- The building face encroachment into the front yard setback (in the northeast corner) is minor and amounts to only 0.18 metre (2 sq. ft.).

Staff Comments:

- The setback to the building face along all four property lines complies with the setback requirements of the C-15 Zone, with the exception of the minor encroachment on the upper two floors in the northeast corner of the building. The visible impact of this encroachment is negligible.
- Due to road dedication for the corner cut, the roof overhang spans close to the property line at the northeast corner of the site. Excluding the setback to the northeast corner of the property, the roof overhang is set back approximately 1.4 metres (4.6 ft.) from the east property line and 1.75 metres (5.7 ft.) from the north property line. This varies slightly from the 2.0-metre (7 ft.) setback requirement of the C-15 Zone for these two property lines.
- Excluding the setback to the northeast corner of the property, the setback to the glass canopy from the north and east property lines is approximately 0.9 metre (3 ft.). This encroachment is reasonable given the value the canopy adds towards the appearance of the building and for weather protection.
- The Zoning By-law permits encroachments up to 0.6 metre (2.0 ft.) for roof overhangs and bay windows provided they do not exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall. The proposed bay windows encroach no more than 0.55 metres (1.8 ft.) into the setbacks; however, the bay windows slightly exceed 2.4 metres (8 ft.) in horizontal length.
- In order for the canopy, roof overhang, and bay windows to comply with the minimum setback requirements of the C-15 Zone, the building would need to be set back further from the property line, which would result in the loss of valuable floor space.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Proposed Site Plan, Building Elevations, and Landscape Plan
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Cloverdale TCP Plan
- Appendix VI. Development Variance Permit No. 7918-0098 -00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Existing Zoning: C-15

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		735 sq. m.
Road Widening area		28 sq. m.
Undevelopable area		
Net Total		707 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	80%	33%
Paved & Hard Surfaced Areas		57%
Total Site Coverage		90%
SETBACKS (in metres)		
Front	2 m.	1.6 m.*
Rear	7.5 m.	20.5 m.
Flanking Side #1 (N)	2 m.	1.6 m.*
Side #2 (S)	0 m.	0 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m.	10.1 m.
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		3
Total		3
FLOOR AREA: Residential	738 sq. m.	406 sq. m.
FLOOR AREA: Commercial		
Retail		264 sq. m.
Office		
Total	350 - 1,060 sq. m.	264 sq. m.
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	1,060 sq. m.	670 sq. m.

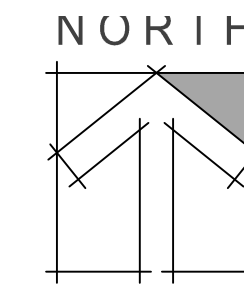
*Variance requested.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		10 upa
# of units/ha /# units/acre (net)		10 upa
FAR (gross)	1.5	
FAR (net)	1.5	0.98
AMENITY SPACE (area in square metres)		
Indoor	9 sq. m.	0
Outdoor	9 sq. m.	0
PARKING (number of stalls)		
Commercial	5.7	6
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	4.5	5
Residential Visitors	.6	1
Institutional		
Total Number of Parking Spaces	10.9	12
Number of disabled stalls		
Number of small cars		
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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APPENDIX II



LEGAL DESCRIPTION

LOT 7, BLOCK 15, SECTION 8, TOWNSHIP 8,
NEW WESTMINSTER DISTRICT 2107

CIVIC ADDRESS:

5645 - 177B STREET, SURREY B.C.

ZONING SYNOPSIS:

ZONE: C - 15
SITE: 7918.70 S.F.
DEDICATION: (301.40 S.F.)
NET TOTAL: 7617.3 S.F.

F.A.R.

PERMITTED: 1.5
PROVIDED:
 FIRST FLOOR 2 672
 SECOND FLOOR 2 233
 THIRD FLOOR 2 214
TOTAL: 7 119 S.F.
 7 119 = .93
 7 617.3

RESIDENTIAL PORTION

FIRST FLOOR 453
 SECOND FLOOR 2 233
 THIRD FLOOR 2 214
TOTAL: 4 900 S.F.
 4 900 = 64.0 %
 7 617.3

LOT COVERAGE

PERMITTED: 80 %
PROVIDED:
 FIRST FLOOR 2672.0
 BINS 98.0 = 36 %
 7617.00

SETBACKS

	REQUIRED	PROVIDED
FRONT 177 B ST. (EAST)	6.56' (2M)	7.27'
FLANKING STREET 56 A AVE. (NORTH)	6.56' (2M)	6.75'
INTERIOR SIDE (SOUTH)	N.I.L.	.17'

PARKING

REQUIRED:
 RETAIL $2\ 294\ S.F. \times \frac{2.75}{1\ 075} = 5.9$

RESIDENTIAL

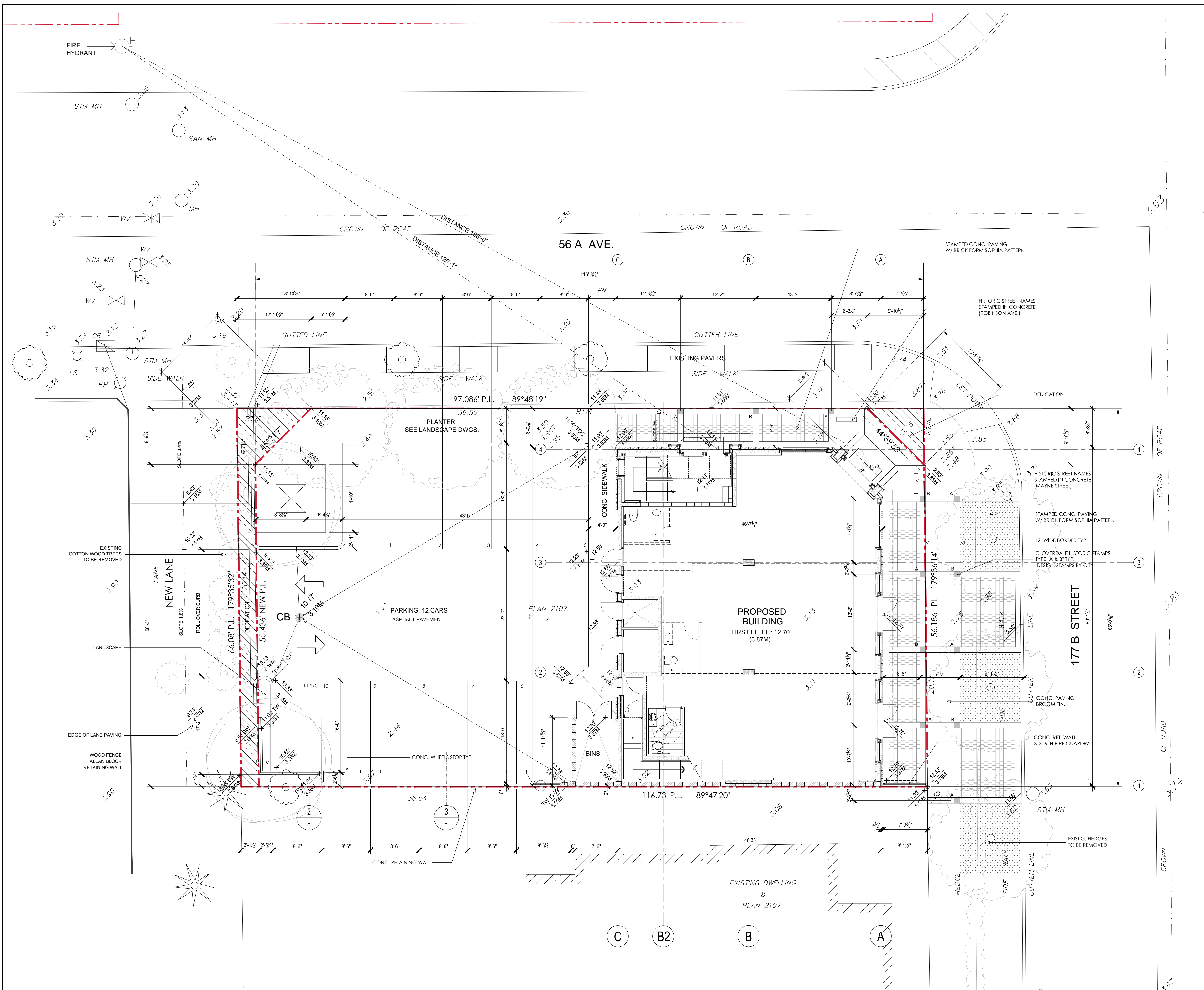
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 VISITORS 3 - SUITES X .2 = 0.6
 11.0 CARS
PROVIDED: 11.0 CARS

LOADING

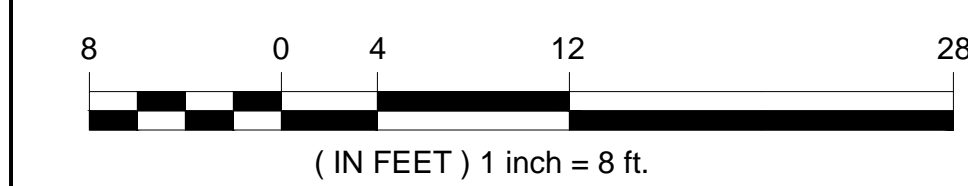
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FLOOR AREA SUMMARY

COMMERCIAL	
C.R.U. # 1	821
C.R.U. # 2	787
C.R.U. # 3	719
	2 327 S.F.
RESIDENTIAL	
SUITE #1	1 288
SUITE #2	1 218
SUITE #3	1 283
	3 789 S.F.
COMMON AREAS	
ELECTRICAL ROOM	86
STAIR #1	292
STAIR #2	161
SECOND FLR. CORRIDOR	472
	1 011 S.F.



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

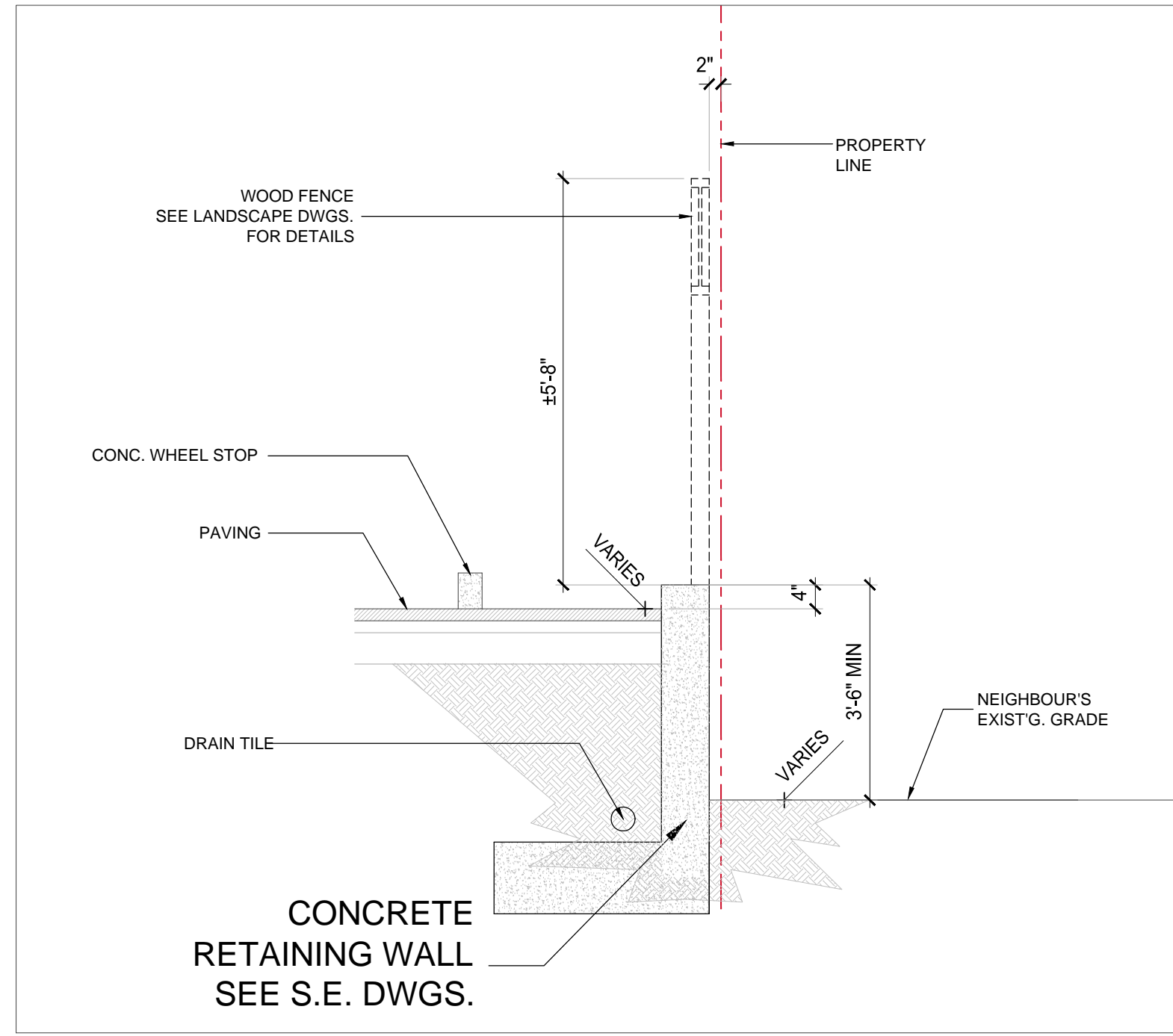


ARCHITECT:
Gerry Plonski
 architect a.i.b.c.
 Ph: 604-572-3608
 Suite 1A - 12468 - 82nd Ave., Surrey, B.C. V3W 3E9
 Fax: 604-572-3760

PROJECT:
COMMERCIAL / RESIDENTIAL DEVELOPMENT
TAKHAR PLACE
 5645 - 177B STREET
 SURREY, B.C.

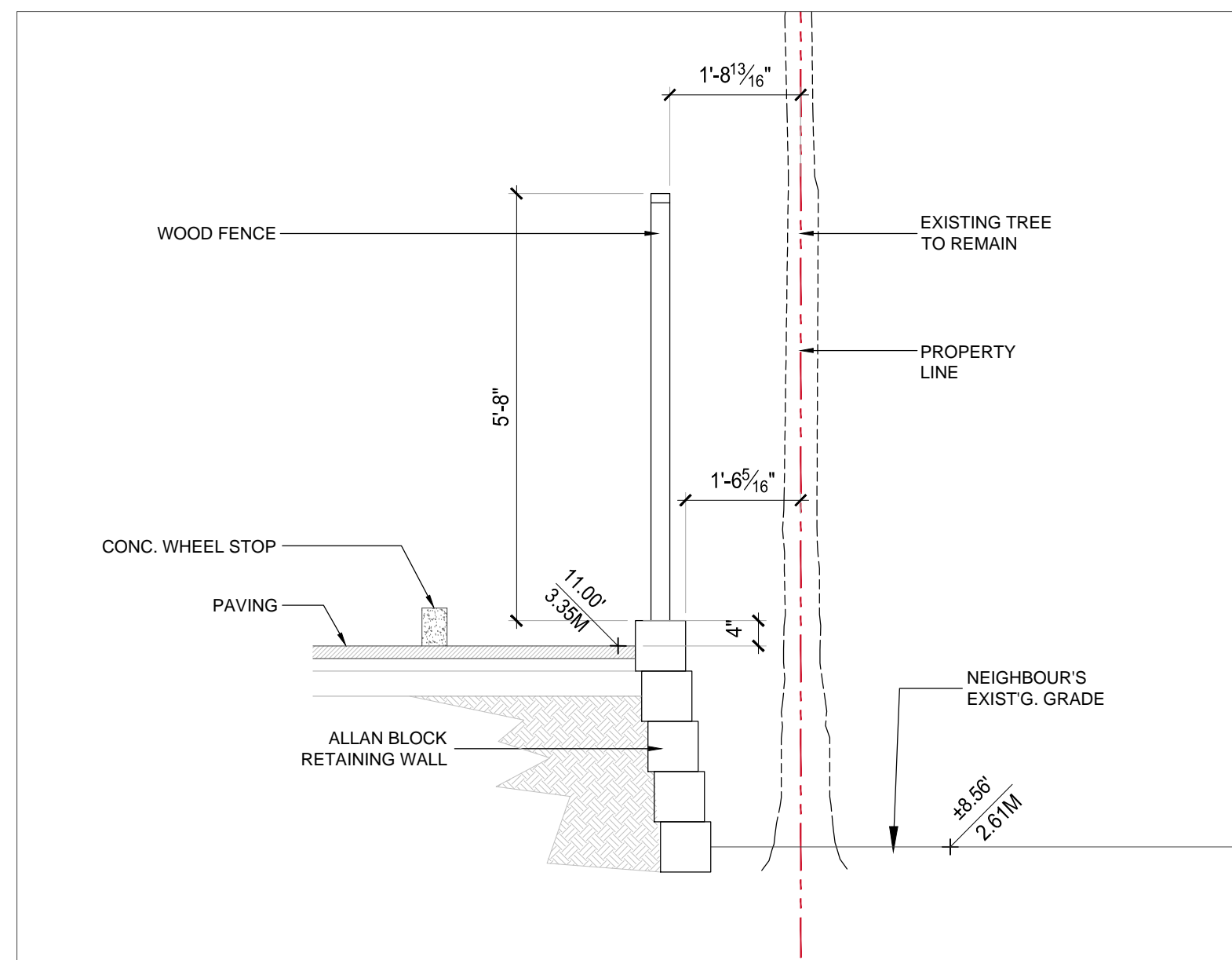
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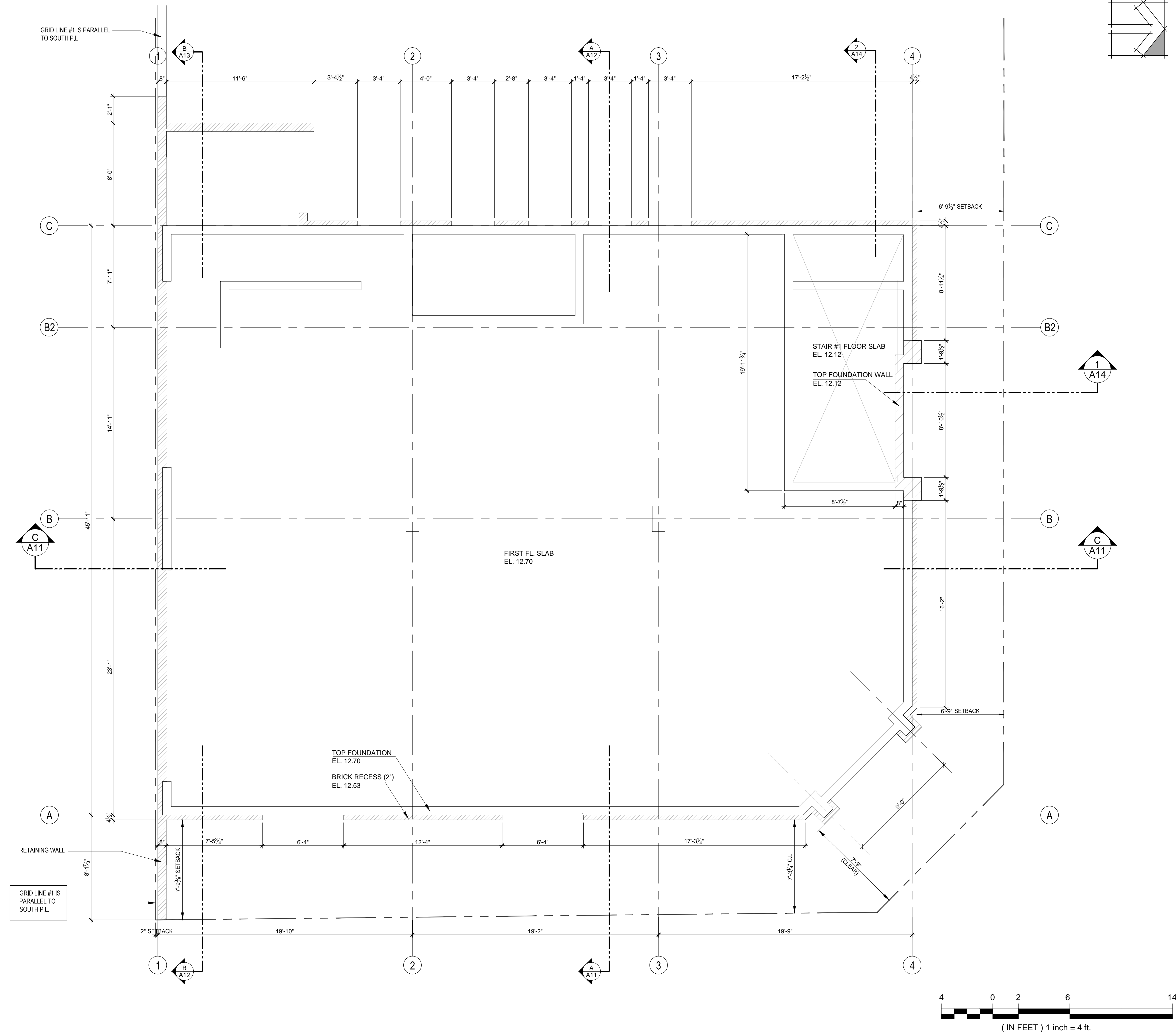
2 CONCRETE WALL SECTION

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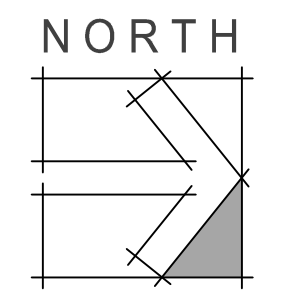
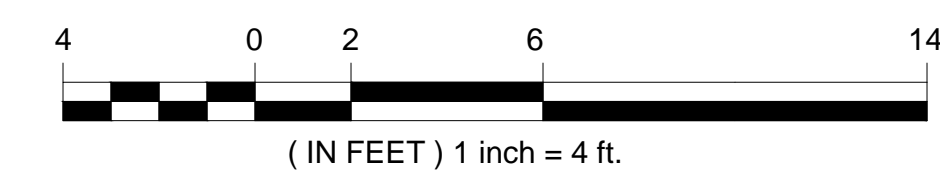
3 ALLAN BLOCK RETAINING WALL SECTION

SCALE: 1/2"=1'-0"



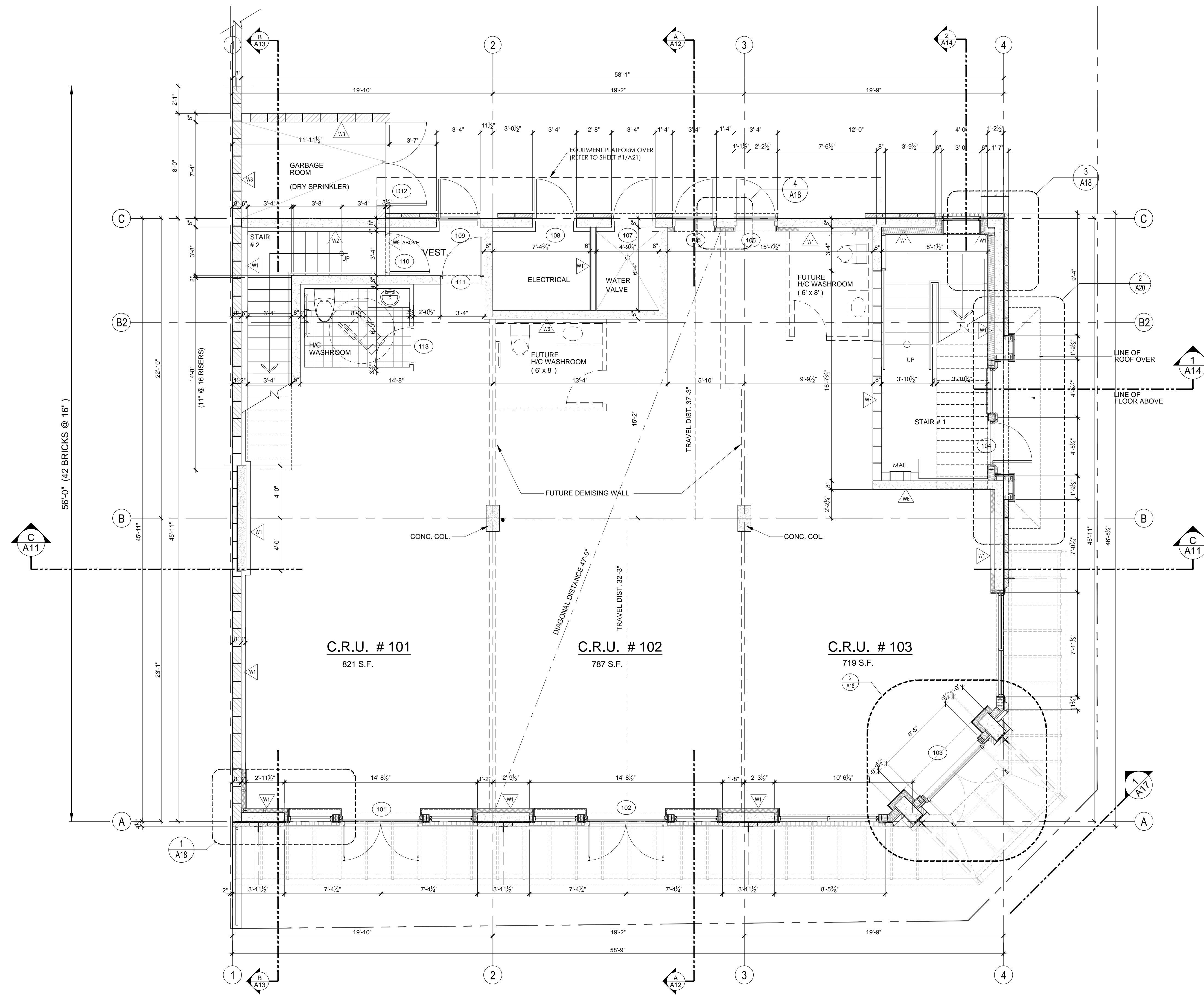
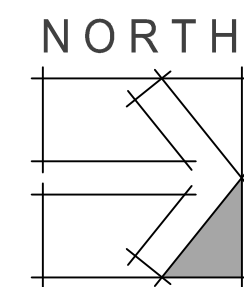
1 FOUNDATION / BUILDING LAYOUT PLAN

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

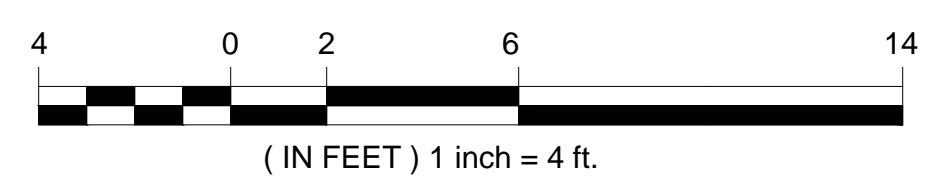


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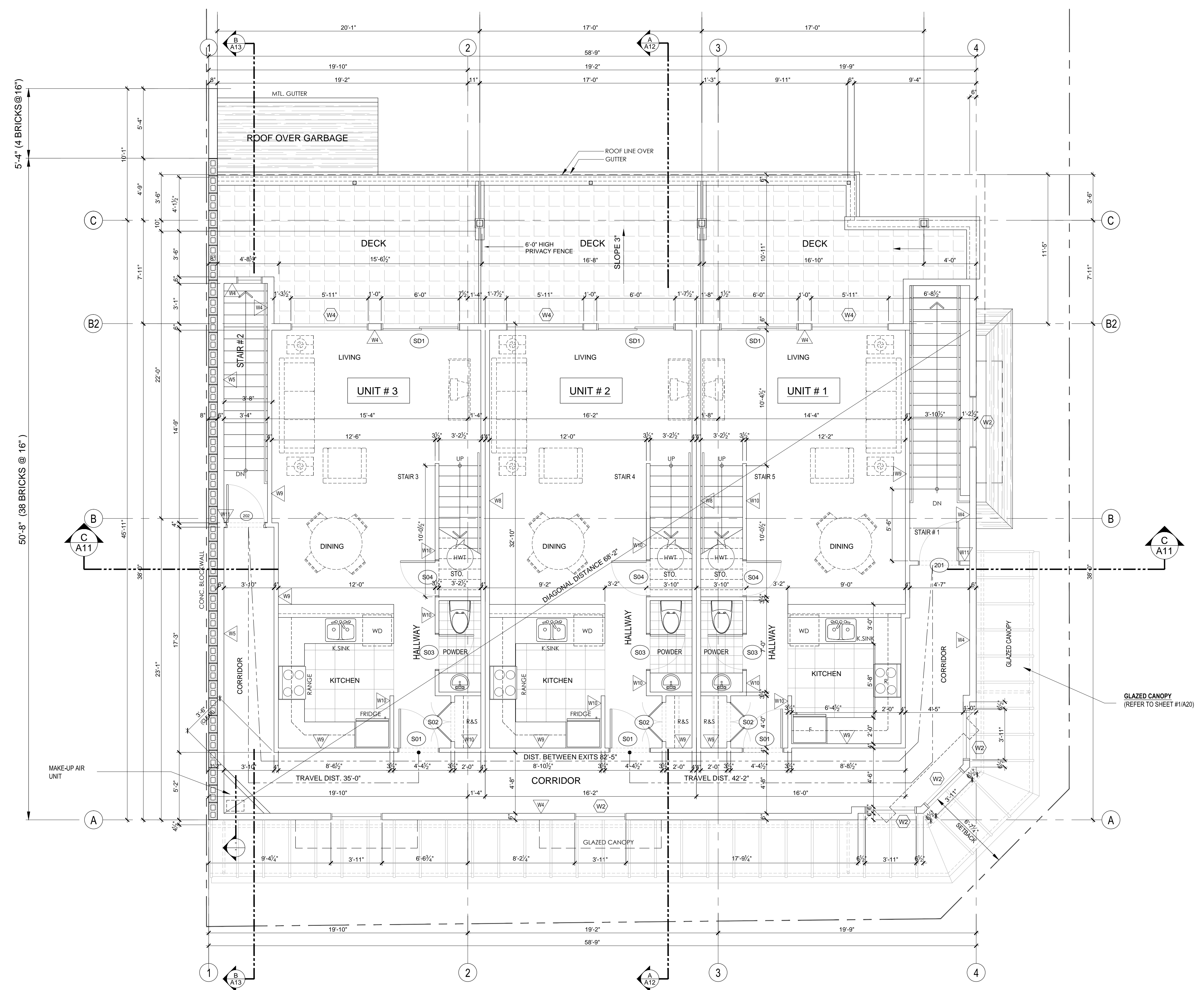
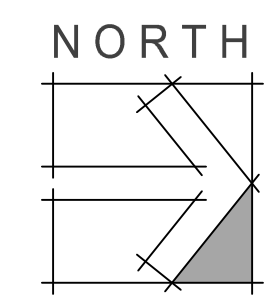
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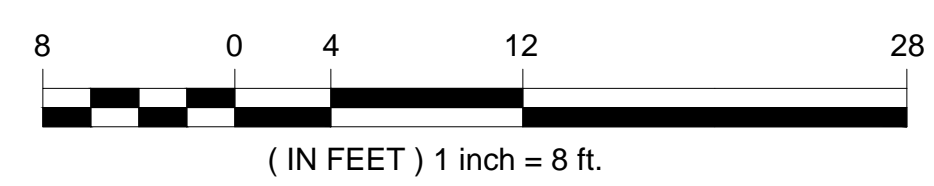
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CONTENTS:
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1 SECOND FLOOR
SCALE: 1/4"=1'-0"



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CONTENTS:
SECOND FLOOR PLAN

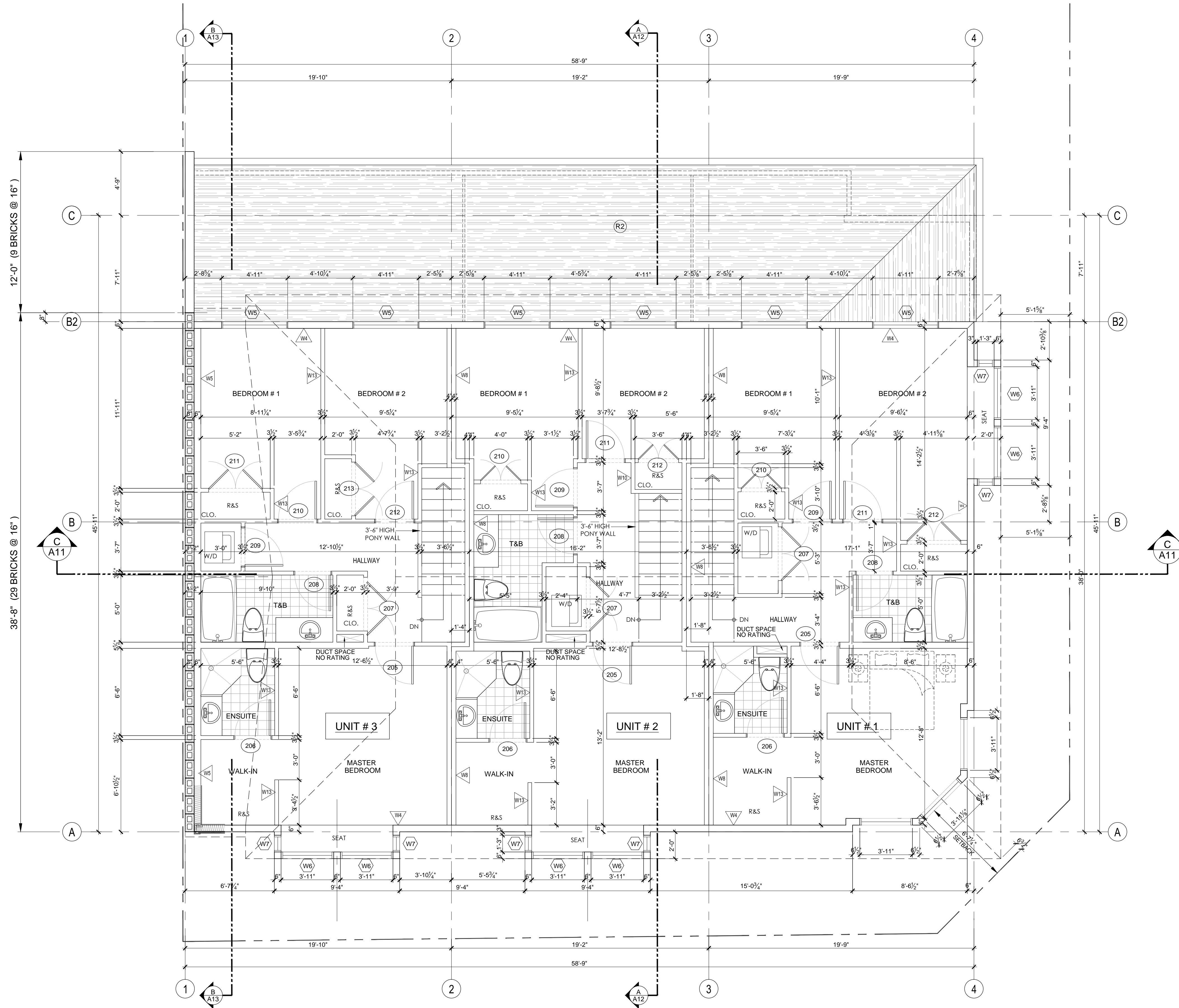
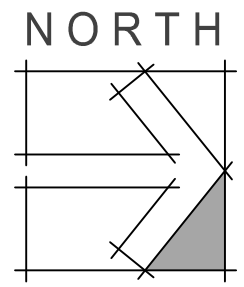
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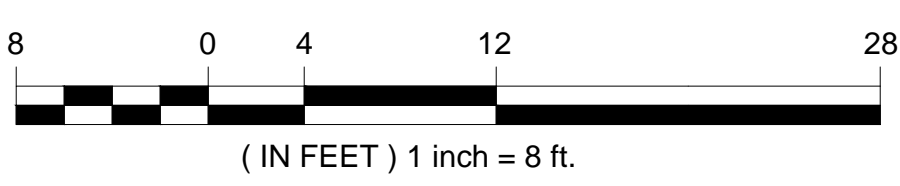
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1 THIRD FLOOR
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ARCHITECT: **Gerry Plonski**
architect a.i.b.c.

PROJECT: **COMMERCIAL / RESIDENTIAL DEVELOPMENT**
TAKHAR PLACE
5645 - 177B STREET
SURREY, B.C.

CONTENTS:
THIRD FLOOR PLAN

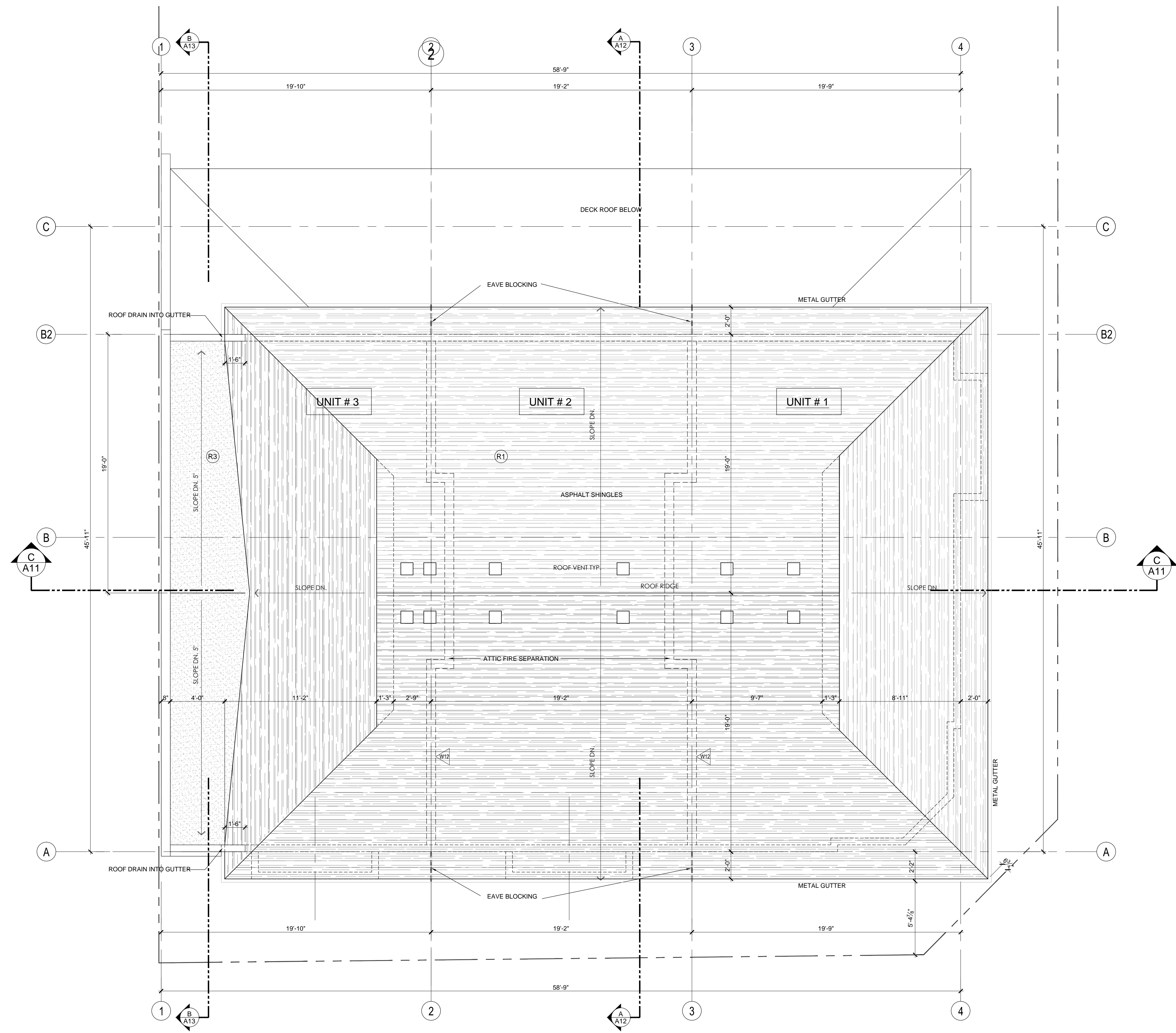
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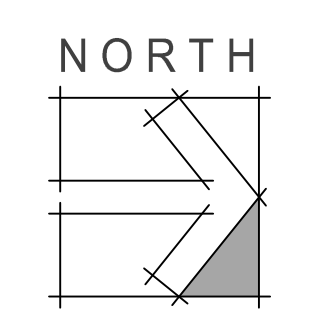
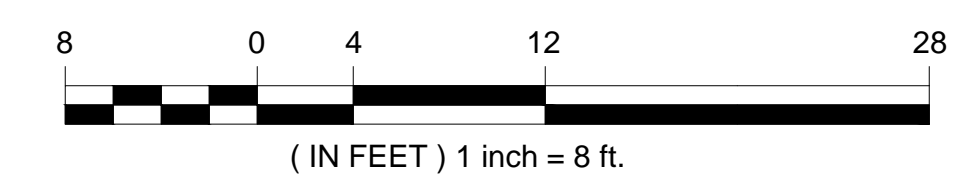
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1 ROOF PLAN
SCALE: 1/4"=1'-0"



ROOF VENTING

9.19.1.2 (1)
 TYPICAL ATTIC AREA 720 SF
 VENT AREA REQUIRED 720 / 300 = 2.4 SF

MIN VENT AREA REQUIRED
 EAVE 60 SF VENTED SOFFIT X 10% EFFICIENCY = 6 SF
 RIDGE 4 - 12" X 12" VENTS X 60% EFFICIENCY = 2.4 SF

TOTAL 8.4 SF

EAVE FIRE BLOCKING

9.10.16.1 (7)
 9.10.16.3 (2)(c)
 1/2" PLYWOOD

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COMMERCIAL / RESIDENTIAL DEVELOPMENT
TAKHAR PLACE
 5645 - 177B STREET
 SURREY, B.C.

ROOF PLAN
A6

21 MAR. 2018 :
 RE-SUB FOR BP
 DRAWN: R.C. CHECKED: GB DATE:

MAR 2018 MADE REVISIONS: RBM



EXTERIOR COLOR SCHEDULE

NO.	LOCATION	DESCRIPTION	COLOUR
1	ROOF	ASPHALT SHINGLES	BLACK
2	HORIZONTAL SIDING	HARDIE SIDING 4-1/2" EXPOSURE SMOOTH	PAINTED EYE OF THE TIGER BM #188
3	VERTICAL SIDING	HARDIE PANELS 3/4" x 2-1/2" SMOOTH BATTEN @ 8" CC	PAINTED FAIRMONT GOLD BM #1071
4	BAY WINDOW PANEL / (ACCENT)	HARDIE PANELS	PAINTED GOLDEN DUNES BM #2157-10
5	FACEBRICK	GIANT 4 x 4 x 16	I.X.L HEBRON GARNET WIRE CUT
6	LOWER WALL	GIANT STRUCT'L BRICK SIZE: 4 x 8 x 16	I.X.L HEBRON (TO MATCH NO. 5)
7	UPPER WALL	CONCRETE BLOCK 1 COAT FILLER 2 COATS ELASTOMERIC	EYE OF THE TIGER BM #188
8	ROOF CORNICE	HARDIE BOARD	PAINTED CAPITOL WHITE BM # CW-10
9	FASCIA/CASING	HARDIE-PLANK SIZE AS DETAILED	PAINTED CAPITOL WHITE BM # CW-10
10	METAL DOORS	PAINTED	-
11	SKYLITE/GLAZING BARS /FRAMING	1 1/2"x1 1/2"x1/8" HSS FRAME	PREFINISHED BLACK
12	SKYLITE GUTTER FASCIA	ALUMINUM	PAINTED CAPITOL WHITE BM # CW-10
13	SKYLITE BRACKETS	METAL	PREFINISHED BLACK
14	SKYLITE GLAZING	6MM WIRED GLASS	FROSTED
15	SIGN PANEL	HARDIE PANEL	PAINTED GOLDEN DUNES BM #2157-10
16	STOREFRONT WINDOW FRAMES AND DOORS	ALUMINUM	PREFINISHED WHITE
17	RESIDENTIAL WINDOWS	VINYL	WHITE

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

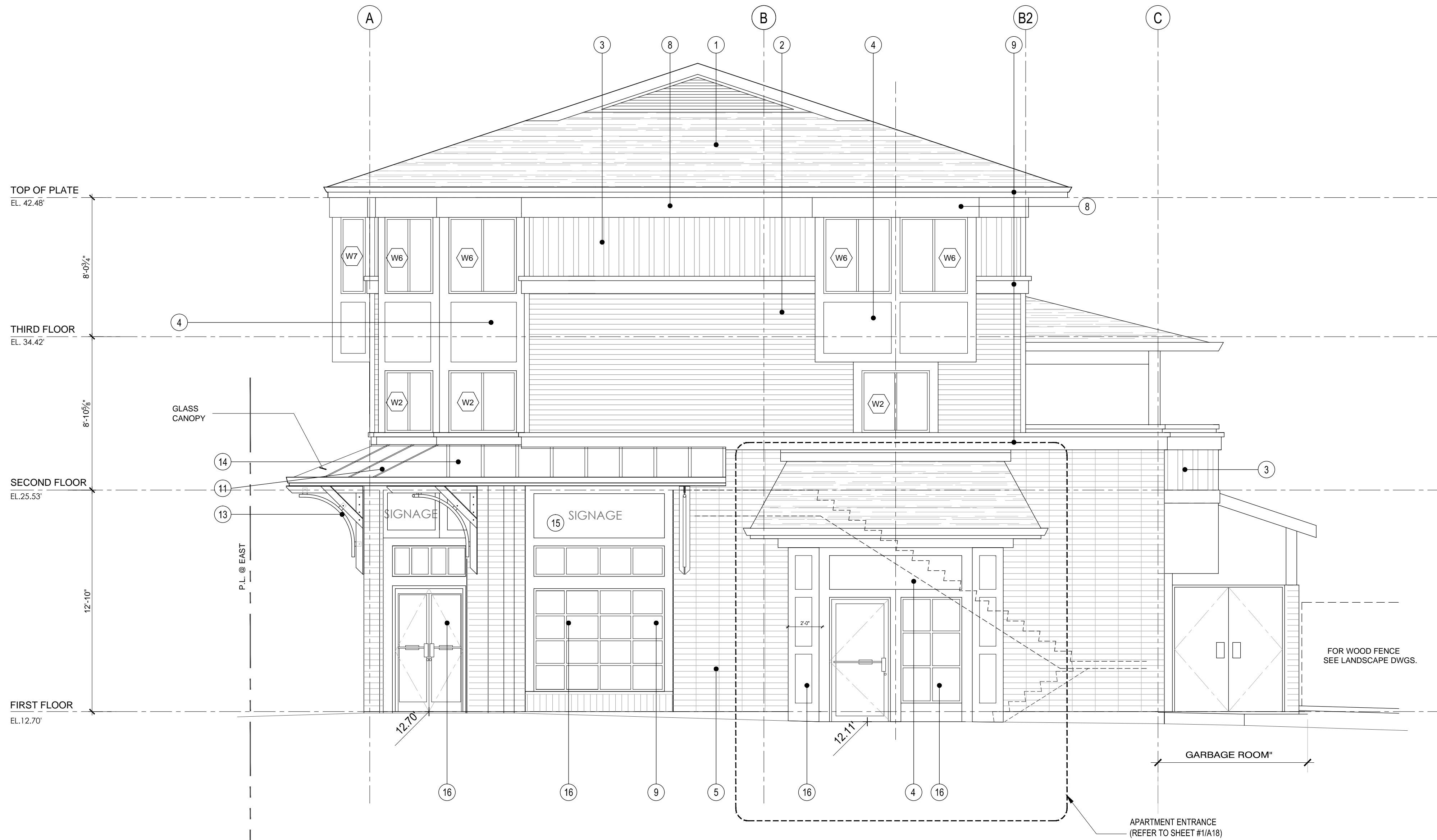
ARCHITECT: **Gerry Plonski**
 architect a.i.b.c.
 Ph: 604-572-3608
 Suite 1A - 12468 - 82nd Ave. - Surrey, B.C. V3W 3E9 Fax: 604-572-3760

COMMERCIAL / RESIDENTIAL DEVELOPMENT
TAKHAR PLACE
 5645 - 177B STREET
 SURREY, B.C.

PROJECT: 21 MAR. 2018
 RE-SUB FOR BP
 DRAWING NO. 17-10
 CHECKED: GB
 DATE: 2003/08/17
 DRAWN: R.C.
 17-10_Robinson_Architectural@Surrey.Ca.gov_2003/08/17_04:34 AM DWG To PDF.pdf

CONTENTS:
FRONT ELEVATIONS
177B ST EAST
A7
 DRAWING NO.

MAR 2018 MADE REVISIONS: RBM



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

EXTERIOR COLOR SCHEDULE

NO.	LOCATION	DESCRIPTION	COLOUR
1	ROOF	ASPHALT SHINGLES	BLACK
2	HORIZONTAL SIDING	HARDIE SIDING 4-1/2" EXPOSURE SMOOTH	PAINTED EYE OF THE TIGER BM #188
3	VERTICAL SIDING	HARDIE PANELS 3/4" x 2-1/2" SMOOTH BATTEN @ 8" CC	PAINTED FAIRMONT GOLD BM #1071
4	BAY WINDOW PANEL / (ACCENT)	HARDIE PANELS	PAINTED GOLDEN DUNES BM #2157-10
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11	SKYLITE/GLAZING BARS /FRAMING	1 1/2"x1 1/2"x1/8" HSS FRAME	PREFINISHED BLACK
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13	SKYLITE BRACKETS	METAL	PREFINISHED BLACK
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15	SIGN PANEL	HARDIE PANEL	PAINTED GOLDEN DUNES BM #2157-10
16	STOREFRONT WINDOW FRAMES AND DOORS	ALUMINUM	PREFINISHED WHITE
17	RESIDENTIAL WINDOWS	VINYL	WHITE

ARCHITECT:
Gerry Plonski
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 Ph: 604-572-3608 Fax: 604-572-3760

PROJECT:
COMMERCIAL / RESIDENTIAL DEVELOPMENT
TAKHAR PLACE
 5645 - 177B STREET
 SURREY, B.C.

CONTENTS:
SIDE STREET ELEVATION
56 A AVE NORTH

21 MAR. 2018 :
 RE-SUB FOR BP
 DATE: RE-SUB FOR BP
 CHECKED: GB
 DRAWN: R.C.
 JOB NO.: 17 - 10

A8

DRAWING NO.
 MAR 2018 MADE REVISIONS: RBM



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

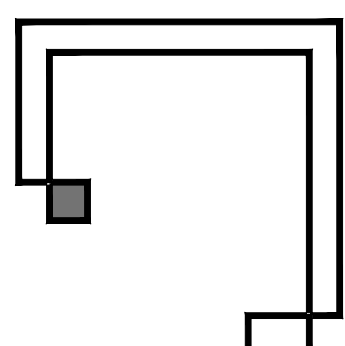
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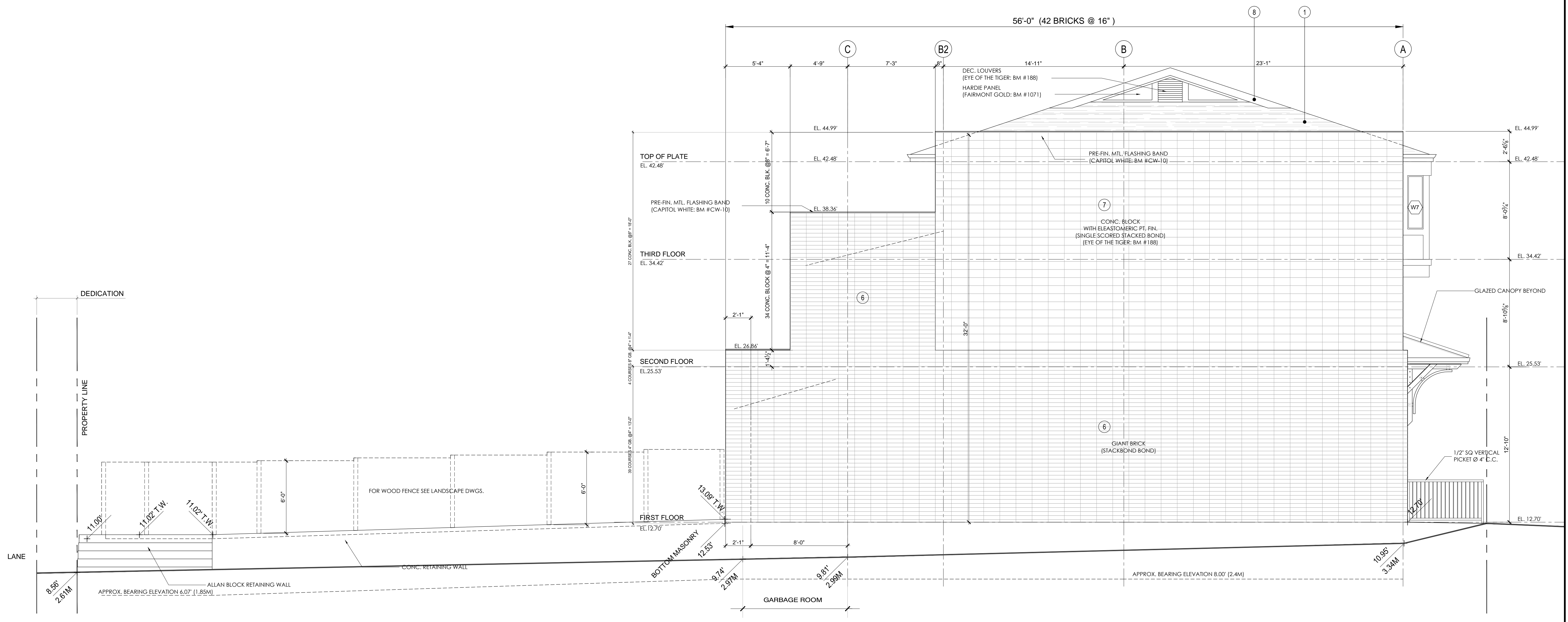
A9
DRAWING NO.

REAR ELEVATION WEST
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 JOB NO.: 17-10

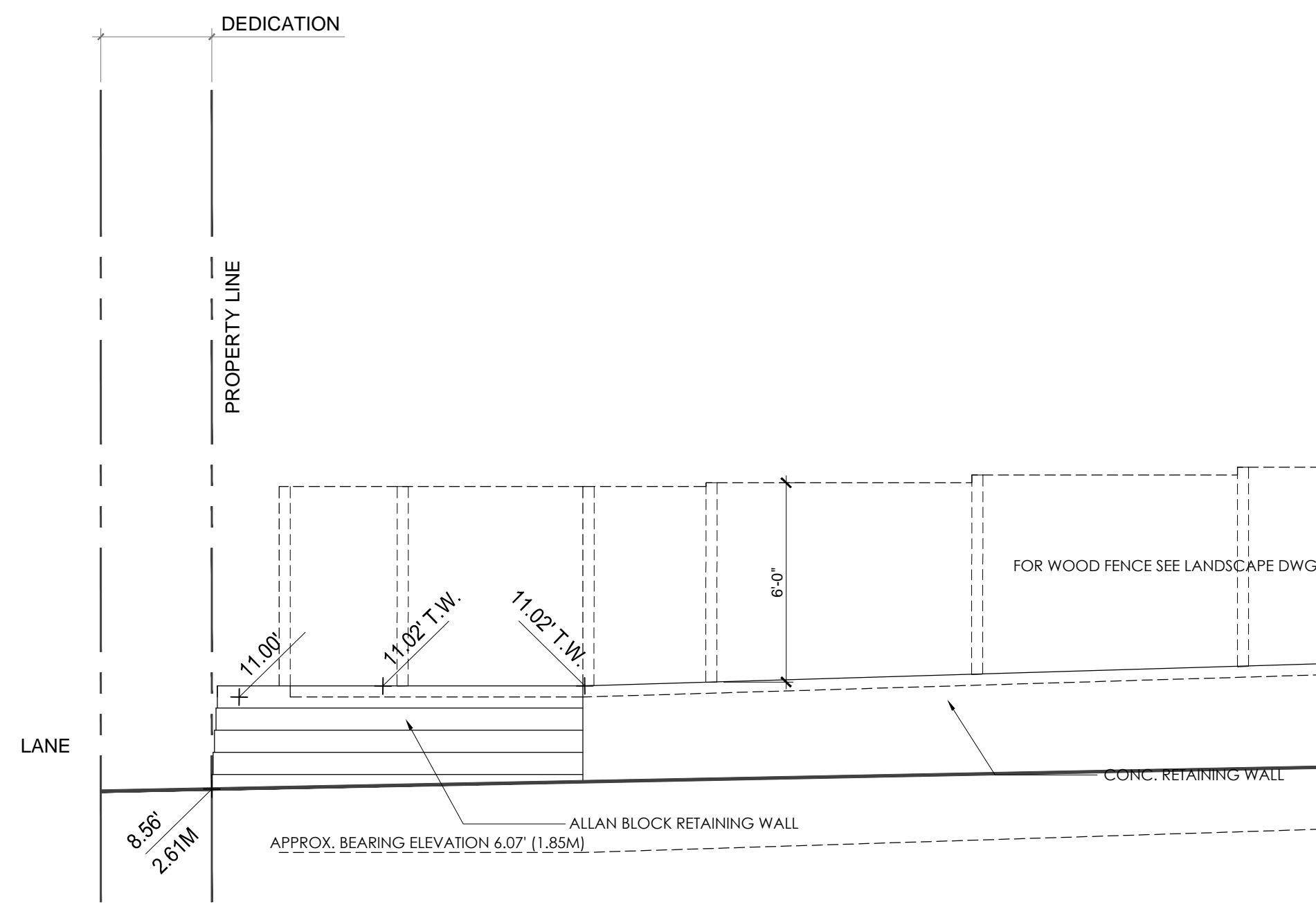
PROJECT: COMMERCIAL / RESIDENTIAL DEVELOPMENT
TAKHAR PLACE
 5645 - 177B STREET
 SURREY, B.C.

ARCHITECT: **Gerry Plonski**
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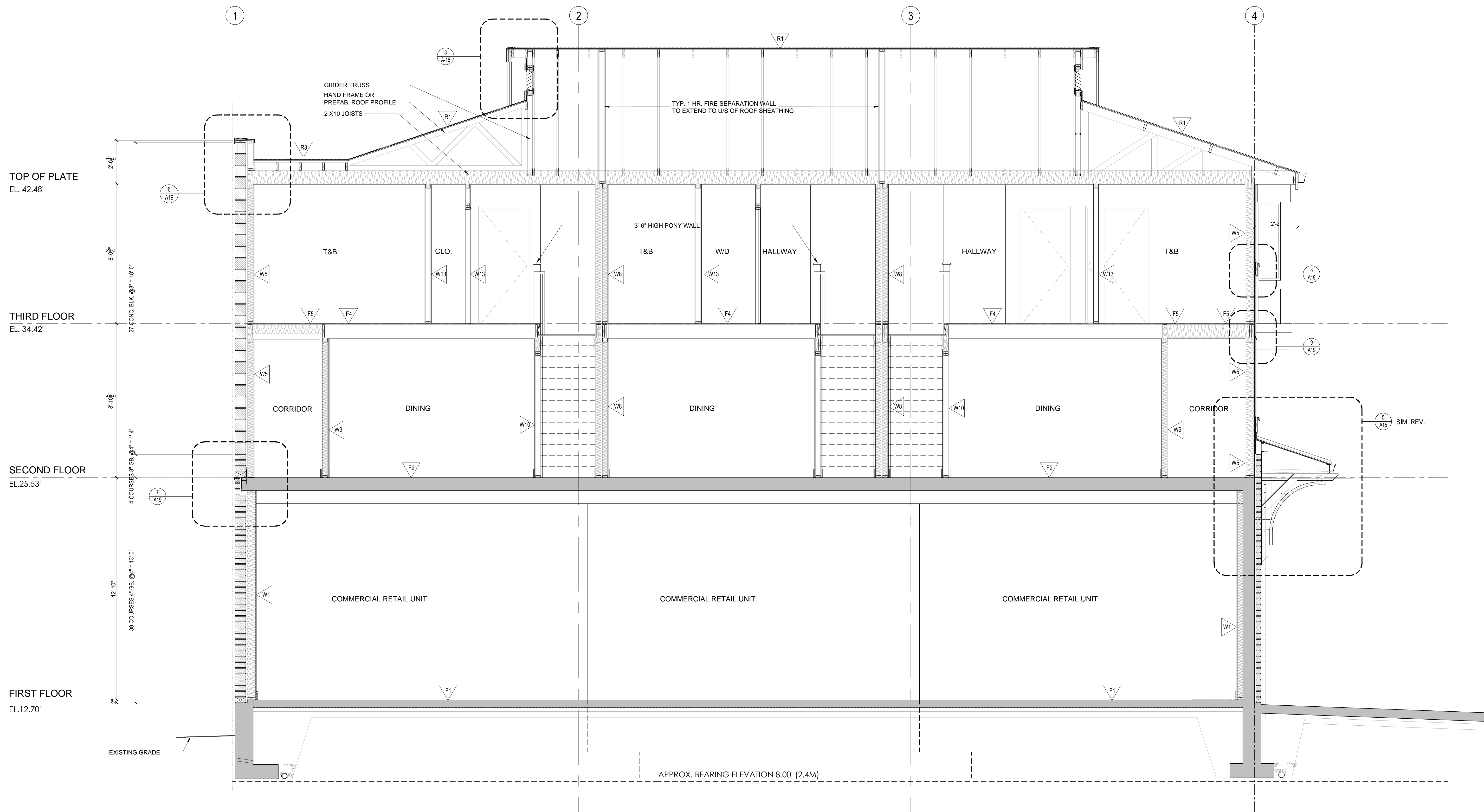




SOUTH ELEVATION
SCALE: 1/4"=1'-0"



MAR 2018 MADE REVISIONS: RBM



SECTION C-C
 A3, A4, A5, A6 SCALE: 3/8"=1'-0"



INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **Apr 16, 2018** PROJECT FILE: **7818-0098-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 5645 177B Street**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The Engineering Department supports the proposed application 7918-0098-00 for a Development Permit (DP) and Development Variance Permit (DVP) to allow for the construction of a 3-storey mixed use building as servicing requirements will be completed through servicing agreement number 7811-0231-00.

A Servicing Agreement is not required for the proposed DP/DVP under 7918-0098-00.

Rémi Dubé, P.Eng.
Development Services Manager
HB4



Tuesday, October 11, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0231 00

SUMMARY

The proposed 3 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

September 2010 Enrolment/School Capacity

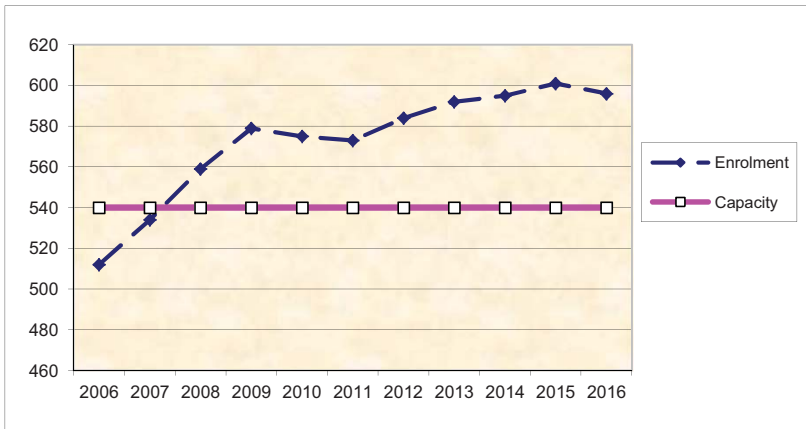
Martha Currie Elementary	
Enrolment (K/1-7):	67 K + 508
Capacity (K/1-7):	40 K + 500
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1711
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

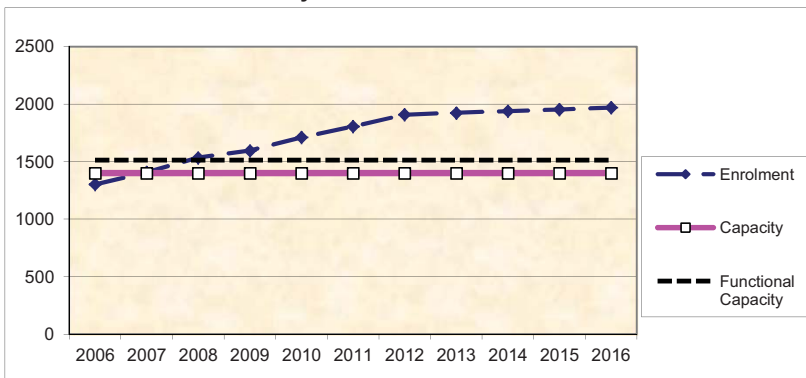
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The capacity for Martha Currie Elementary shown below has been adjusted for full day Kindergarten implementation in 2011 and inclusion of a "Strongstart" program for preschool age children and their parents. Both Martha Currie Elementary and Lord Tweedsmuir Elementary have multi track program (regular and district French Immersion). The school district is adding a modular classroom to Martha Currie in September 2011 and also is converting unused shop space into two classrooms (formerly this school was a Jr. Secondary and was converted as an elementary school and shop space was being used for storage) the added classrooms are not included in the capacity shown in the graph below. Lord Tweedsmuir Secondary is also over its capacity and has two portable classrooms. A new secondary school in the North Clayton Area is proposed in year four of the 2010-2011 Five Year Capital Plan (Site has partially been acquired) to reduce long term secondary school overcrowding in the east region of Surrey. The proposed development will not have an impact on these projections.

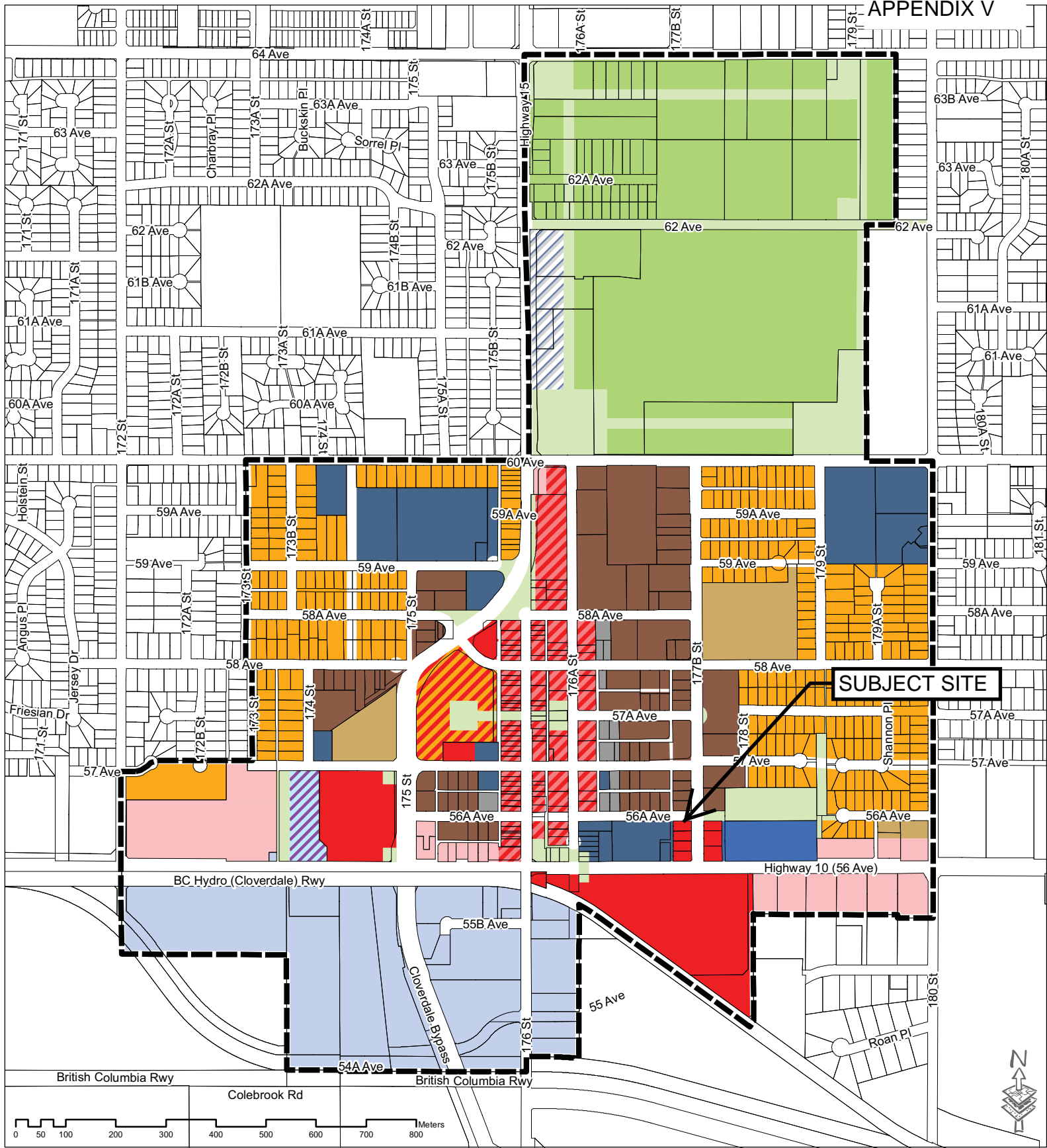
Martha Currie Elementary



Lord Tweedsmuir Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



- | | | | | | | | |
|--|---------------------------|--|----------------------------|--|-----------------------|--|--------------------------|
| | TOWN CENTRE COMMERCIAL | | MEDIUM DENSITY RESIDENTIAL | | COMMUNITY SERVICES | | SCHOOL |
| | RETAIL/SERVICE COMMERCIAL | | TOWNHOUSES | | PARKING | | INDUSTRIAL |
| | RESIDENTIAL/COMMERCIAL | | URBAN SINGLE FAMILY | | PARK/OPEN SPACE | | INDUSTRIAL BUSINESS PARK |
| | HIGHWAY COMMERCIAL | | INSTITUTIONAL | | CLOVERDALE FAIRGROUND | | STUDY BOUNDARY |

CLOVERDALE TOWN CENTRE

City of Surrey Planning & Development Department

Approved By Council on October 26, 2000 Amended July 2011

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0098-00

Issued To:

("the Owner")

Address of Owner:

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: 012-520-756
Lot 7 Block 15 Section 8 Township 8 New Westminster District Plan 2107

5645 - 177B Street

(the "Land")

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

(a) To vary the definition of "setback" in Part 1 Definitions, to allow eaves, a canopy and bay or boxed windows to encroach into the required setbacks, to a maximum of 2.0 metres (6.5 ft.), including bay or boxed windows that exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall; and

(b) To reduce the minimum front yard setback and side yard setback on a flanking street of the C-15 Zone from 2.0 metres (7 ft.) to 1.6 metres (5.2 ft.) to the northeast corner of the building for the second and third floors.

4. This development variance permit applies to only the 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.

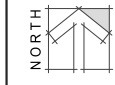
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

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 Development Permit No. 7918-0098-00 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 .

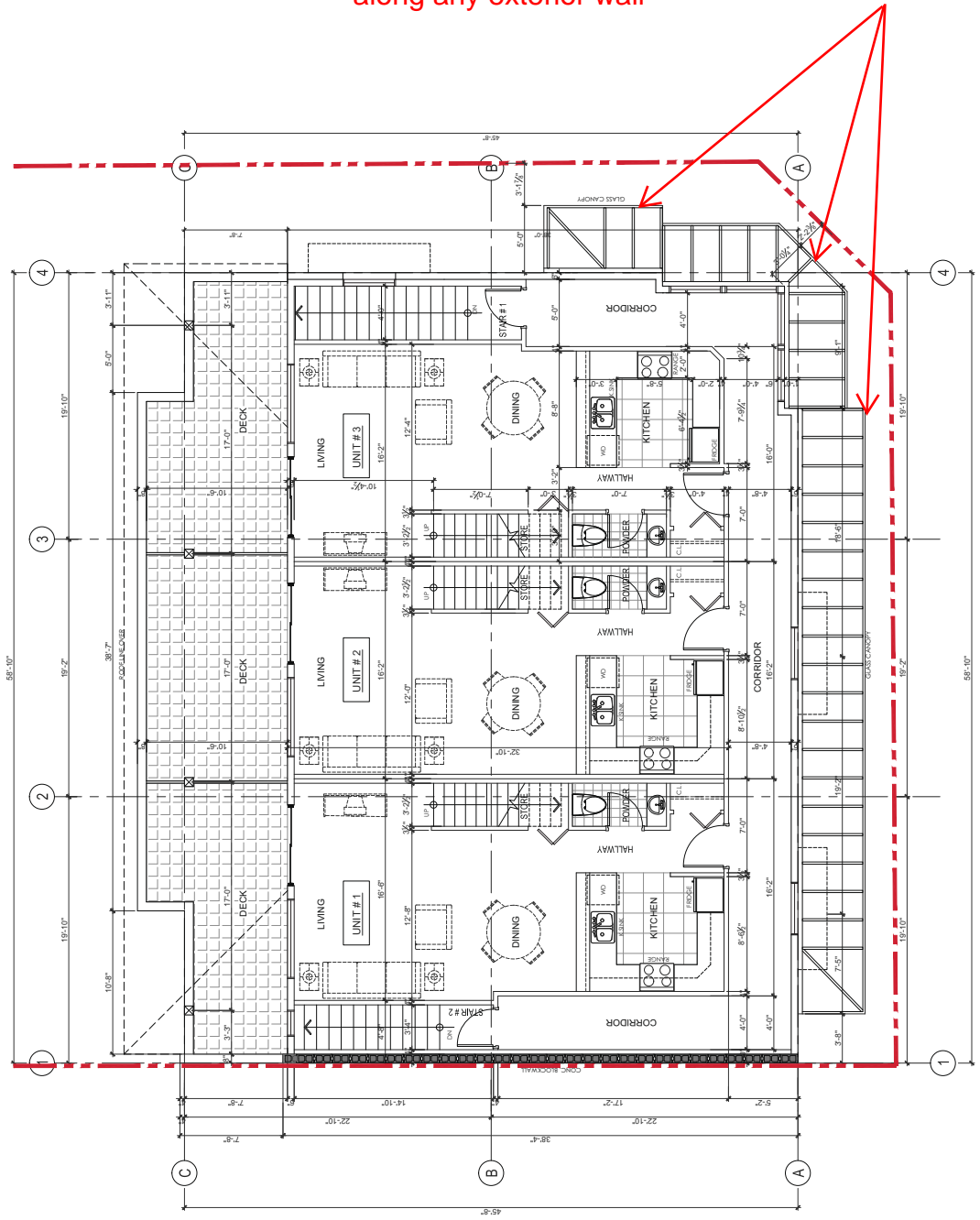
Mayor

City Clerk

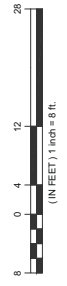


SUBMISSION TO ADVISORY DESIGN PANEL (APRIL 19, 2012)
 7911 - 0231 - 00

Variance A:
 To vary the definition of "setback" in Part 1 Definitions, to allow eaves, a canopy and bay or boxed windows to encroach into the required setbacks, to a maximum of 2.0 metres (6.5 ft.), including bay or boxed windows that exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall



1 SECOND FLOOR
 SCALE: 1/4"=1'-0"



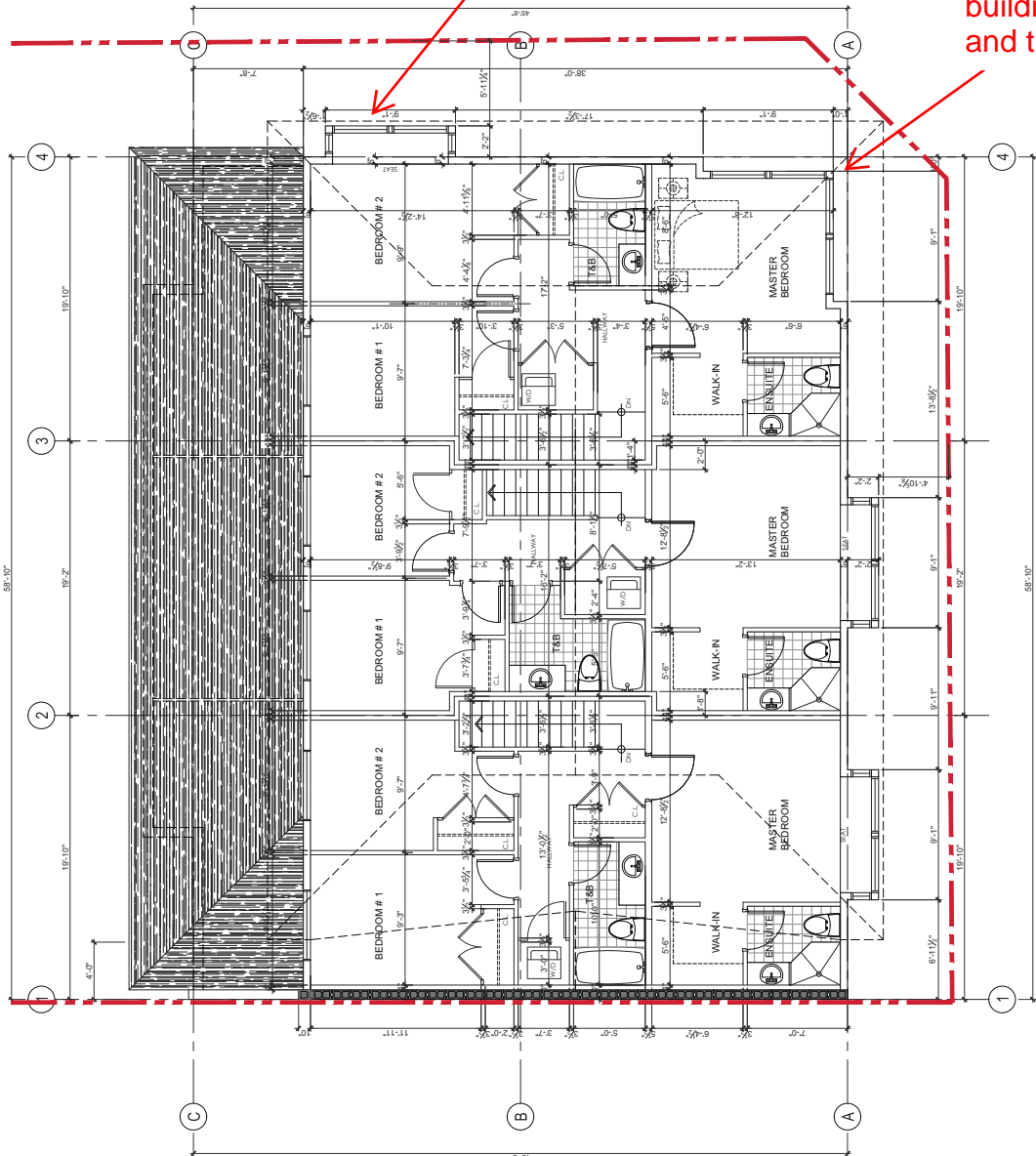


Variance A:

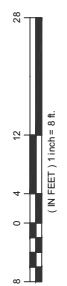
To vary the definition of "setback" in Part 1 Definitions, to allow eaves, a canopy and bay or boxed windows to encroach into the required setbacks, to a maximum of 2.0 metres (6.5 ft.), including bay or boxed windows that exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall

Variance B:

To reduce the minimum front yard setback and side yard setback on a flanking street of the C-15 Zone from 2.0 metres (7 ft.) to 1.6 metres (5.2 ft.) to the northeast corner of the building for the second and third floors

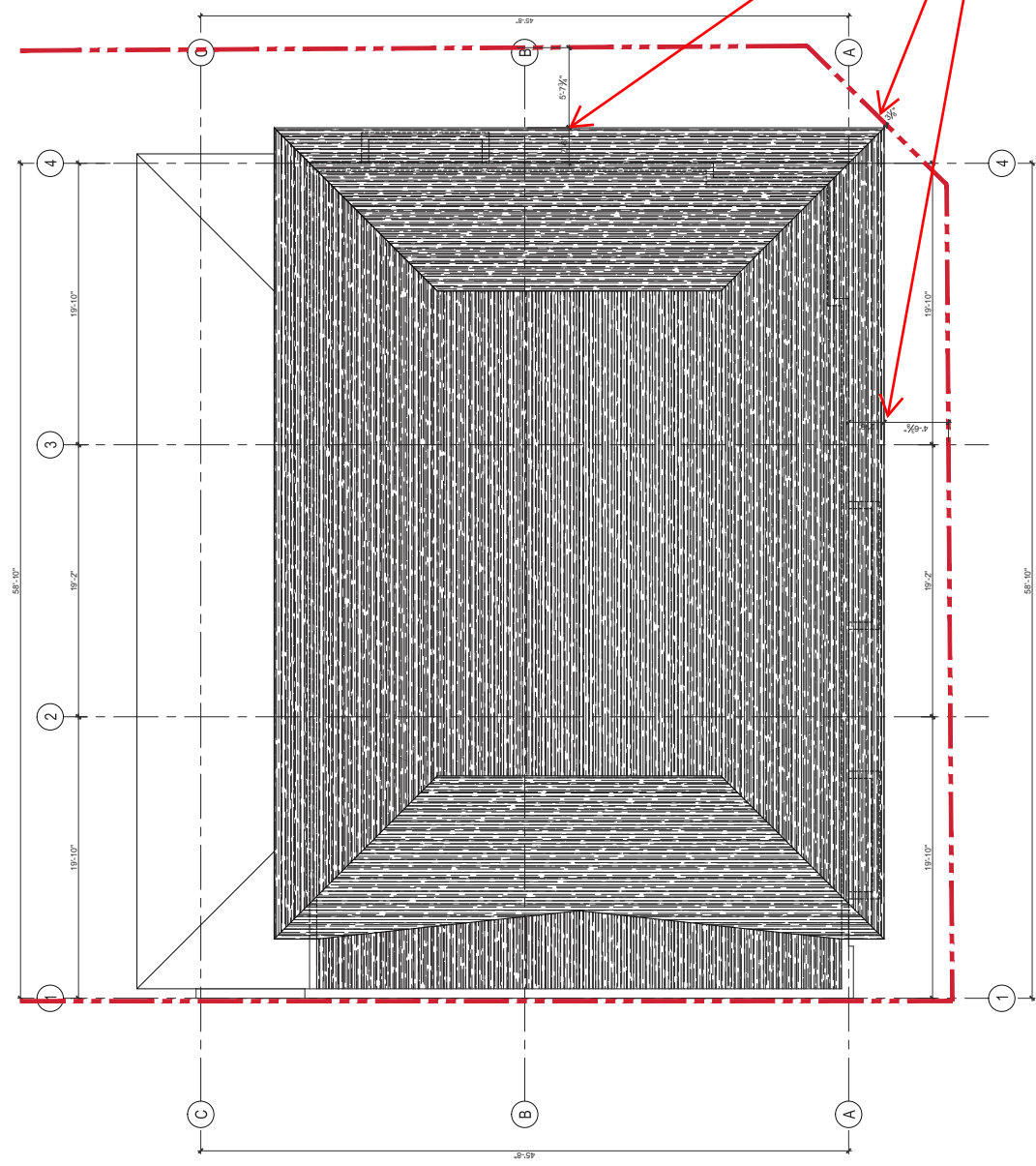


1 THIRD FLOOR
SCALE: 1/4"=1'-0"



Variance A:

To vary the definition of "setback" in Part 1 Definitions, to allow eaves, a canopy and bay or boxed windows to encroach into the required setbacks, to a maximum of 2.0 metres (6.5 ft.), including bay or boxed windows that exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall



1 ROOF PLAN
SCALE: 1/4"=1'-0"

