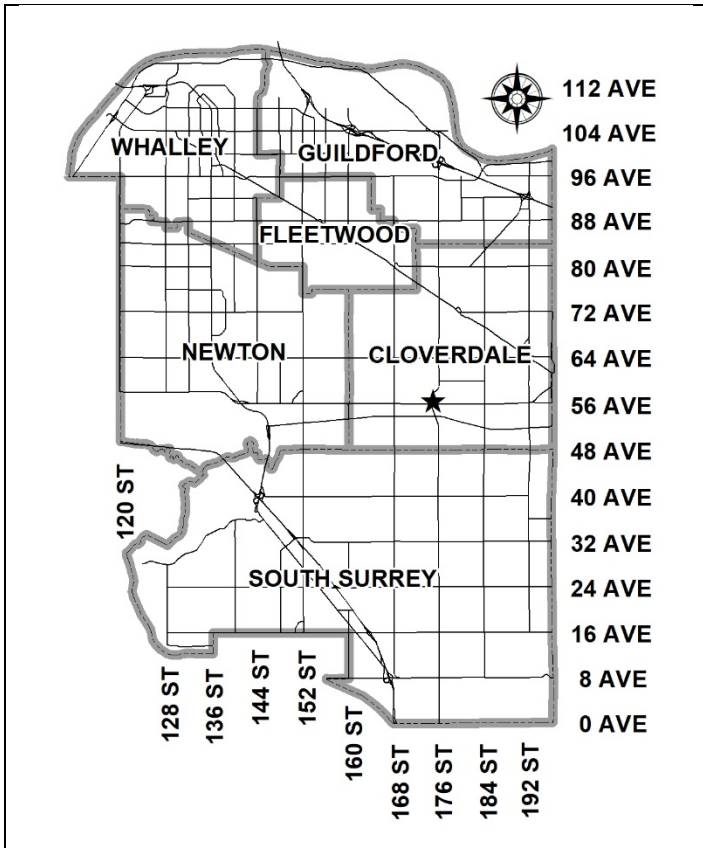


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0403-00

Planning Report Date: September 16, 2019



PROPOSAL:

- **TCP Amendment** from Highway Commercial to Town Centre Commercial
- **Rezoning** from IL to C-15
- **Development Permit**
- **Development Variance Permit**

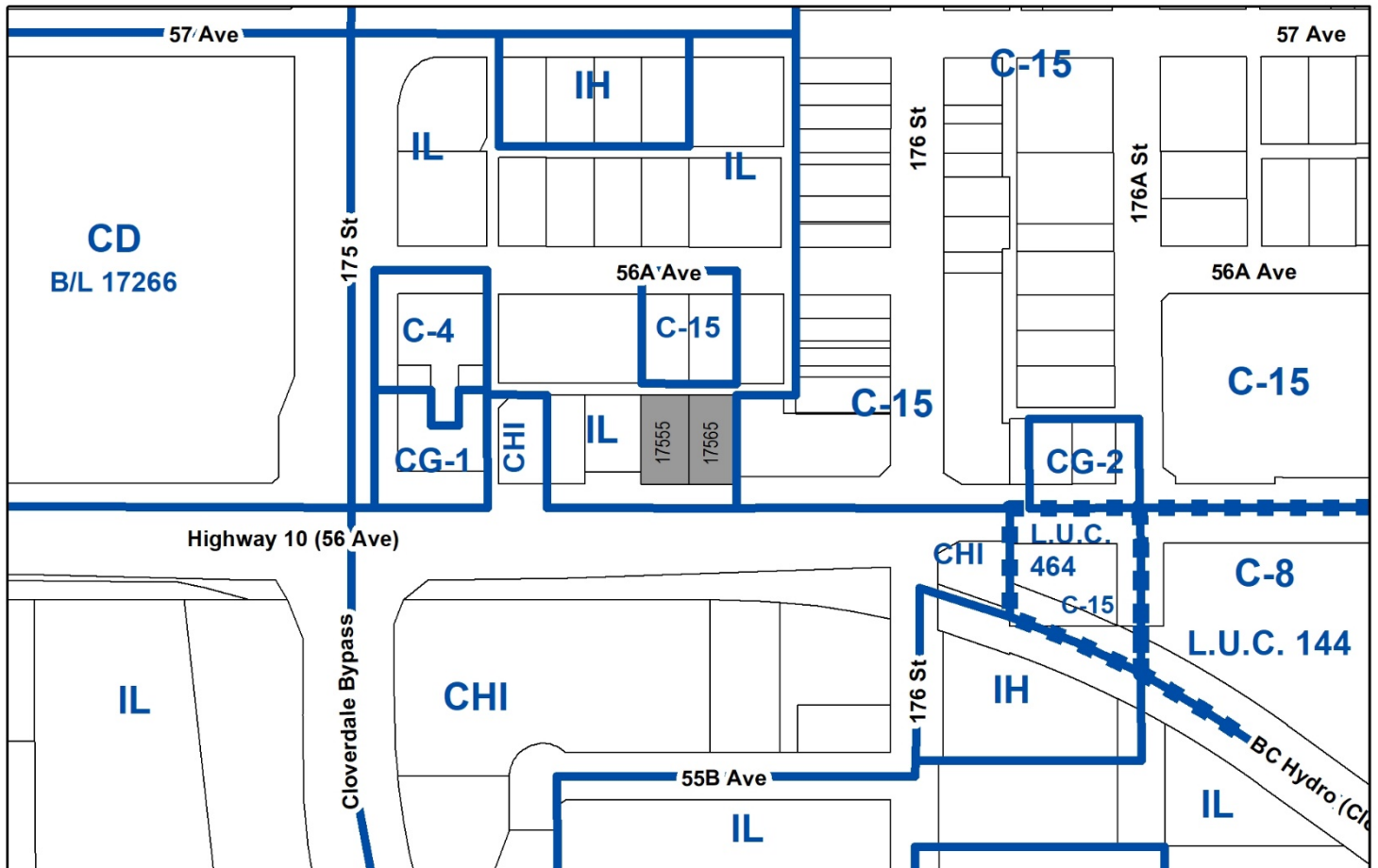
to permit the development of a two-storey commercial building.

LOCATION: 17565 - No. 10 (56 Avenue) Highway 10
 17555 - No. 10 (56 Avenue) Highway 10

ZONING: IL

OCP DESIGNATION: Town Centre

TOWN CENTRE PLAN: Highway Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing a Cloverdale Town Centre Plan (TCP) Amendment from “Highway Commercial” to “Town Centre Commercial.”
- Proposing a variance to allow for an additional two fascia signs on the main floor of the south elevation of the building through a comprehensive sign design package.
- Proposing to reduce the front (south) yard setback of the C-15 Zone to allow for a canopy attached to the building.

RATIONALE OF RECOMMENDATION

- The proposal complies with the draft land use plan for the Cloverdale Town Centre Plan update, which has completed an extensive public engagement process and is targeted to be presented to Council for consideration of approval later in the Fall, 2019.
- The proposal is supported by the Cloverdale BIA and the Cloverdale Community Association.
- The proposed density and building form are appropriate for the Cloverdale Town Centre
- The building is a high-quality design that will contribute to a more urban, pedestrian streetscape in compliance with the Cloverdale Town Centre Plan.
- Proposed signage consists of high-quality materials and design and are of an appropriate scale for the proposed commercial building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Light Impact Industrial Zone" (IL) to "Town Centre Commercial Zone" (C-15)" 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. 7918-0403-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7918-0403-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the C-15 Zone from 2.0 metres (7 ft.) to 1.1 metres (4 ft.) for a canopy; and
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) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (f) 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.
6. Council pass a resolution to amend the Cloverdale Town Centre Plan (TCP) to redesignate the subject site from "Highway Commercial" to "Town Centre Commercial," as shown in Appendix VIII, when the project is considered for Final Adoption.

REFERRALS

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

Ministry of Transportation & Infrastructure (MOTI): The applicant will require a setback permit to allow for the canopy to encroach into the 3 metre (10 ft.) provincial setback along Highway No. 10.

SITE CHARACTERISTICS

Existing Land Use: Two vacant lots.

Adjacent Area:

Direction	Existing Use	Current TCP Designation	Existing Zone
North (Across lane):	Older two-storey commercial building and contractor office.	Medium Density Residential	C-15
East (Across shared driveway/access easement):	Recently constructed two-storey commercial building.	Highway Commercial	C-15
South (Across Highway No. 10):	Translink bus facility.	Industrial	CHI
West:	Automotive service use.	Highway Commercial	IL

Background

- The 1,526-square metre (0.37 acre) site consists of two lots located at 17555 and 17565 No. 10 Highway and is in the Cloverdale Town Centre. Both lots are currently vacant and zoned Light Impact Industrial Zone (IL) and are designated Highway Commercial in the Cloverdale Town Centre Plan. Both properties are designated Town Centre in the Official Community Plan (OCP).
- The Cloverdale Town Centre Plan is currently in the process of being updated to reflect recent development and market conditions in Cloverdale. The Cloverdale Town Centre Plan update has involved an extensive public engagement process including three public open houses and multiple meetings with key stakeholders including the Cloverdale BIA and Chamber of Commerce.
- The preferred land use plan designation for the subject site in the draft Cloverdale Town Centre Plan update is Low Rise Mixed-Use. The plan is targeted to be presented to Council for consideration of approval late in the Fall, 2019.

- The proposed rezoning to C-15 complies with the Low Rise Mixed-Use designation of the draft Cloverdale Town Centre Plan updated land use plan.
- The subject proposal is to rezone both lots to Town Centre Commercial Zone (C-15), and a Development Permit to allow for the construction of a two-storey retail/office building with a shared driveway and access off of both Highway No. 10 and the rear lane. A Development Variance Permit is required to allow for a reduced front yard setback for a canopy.
- The proposed building will be sited flush to the west property line and have a floor area of 671 square metres (7,222 sq. ft.) with 396 square metres (4,262 sq. ft.) on the first floor and 275 square metres (2,960 sq. ft.) on the second floor. The proposal represents a floor area ratio (FAR) of 0.49 and a lot coverage of 30% which is compliant with the maximum FAR of 1.5 and lot coverage of 80% permitted in the C-15 Zone.

JUSTIFICATION FOR PLAN AMENDMENT

- The application is proceeding in advance of the Cloverdale Town Centre Plan update, which is recommending a “Low Rise Mixed Use” designation for the subject site, that is targeted to be presented to Council for consideration of approval later in the Fall, 2019.
- The proposed C-15 Zone complies with the proposed Cloverdale Town Centre Plan update “Low Rise Mixed Use” designation.
- An amendment to the existing Cloverdale Town Centre Plan from “Highway Commercial” to “Town Centre Commercial” is proposed to allow this project to proceed in advance of the Cloverdale Town Centre Plan update. Should Council approve the Plan update in advance of Final Adoption of the proposed rezoning by-law, the proposed TCP amendment would no longer be needed.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign has been erected on the property and pre-notification letters were sent on July 5, 2019. To date, staff have received no telephone calls or letters concerning the proposal.

Both the Cloverdale BIA and Cloverdale Community Association (Appendix VII) support the proposed development.

DESIGN PROPOSAL AND REVIEW

- The proposed two-storey building with surface parking is for a financial institution and is designed to reflect the neighbouring Cloverdale Gateway Building to the east at 17577 – Highway No. 10.
- The building, fronting Highway No. 10, is designed to be pedestrian friendly by bringing the building closer to the street and incorporating a solid steel canopy along the entire south and east elevations of the building.

- Substantial glazing is proposed along the south (front) and east (facing drive aisle) elevations and several windows are proposed along the upper floor of the north (rear) elevation.
- The primary entrance to the building is located along Highway No. 10 on the southern elevation.
- The south elevation faces Highway No. 10 and incorporates vertical columns with brown brick veneer, substantial glazing and grey cementitious cladding panels. A solid steel canopy is proposed along the entire length of the façade with a light fir underlay.
- The east elevation is a continuation of the south elevation. Along the northern elevation is a solid fin wall that acts to screen the parking at the rear of the building.
- The north elevation is visible from the parking lot and rear lane. It is comprised primarily of grey cementitious cladding panels with 5 long narrow windows along the second floor and 4 blue panels on the main floor to provide some variation. One emergency/fire door exists along this elevation.
- The west elevation is flush to the lot line and will abut an existing building and will not be visible.
- All mechanical rooftop units will be screened from public view.

Parking and Access

- The subject site has an existing 8-metre (26 ft.) shared access easement registered on the eastern edge of the property and the neighboring property to the east at 17577 – No. 10 Highway. This easement will facilitate accesses off of Highway No. 10 and the rear lane.
- The applicant is proposing 16 surface parking spaces which meet the C-15 Zone parking requirements.
- Bicycle parking is proposed along Highway No. 10 close to the main entrance and will be partially protected by the canopies.
- A walkway is proposed along the eastern edge of the building that will bring customers from the parking lot to the front entrance of the building.

Landscaping

- The applicant is proposing to plant 15 trees on this site. Along Highway No. 10, 3 zelkova trees are proposed and between the building face and drive aisle another 3 maple trees are proposed. Along the rear of the property adjacent to the rear lane are 7 beech trees and one spruce tree.
- Shrubs are proposed along the rear property line/lane, the frontage along Highway No. 10, and to the east of the proposed building.

- The applicant is proposing a fully enclosed garbage enclosure at the rear of the property that will use brown brick veneer to match the proposed building.

Signage

- The applicant proposes 4 fascia signs with 3 signs along the first floor on the south façade and one sign on the second floor. A variance is required through a comprehensive sign design package to allow for 2 additional fascia signs on the main floor of the south façade. See By-law Variances section for more details.
- All four fascia signs are blue and have the financial institution logo. All fascia signage is proposed to be internally illuminated white channel letters with blue returns.
- The applicant proposes a vinyl sign on the inside of one window, which is not regulated under the Sign By-law.
- The applicant is not proposing a free-standing sign.

TREES

- No trees are present on the subject site or abutting properties.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 1, 2018. 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"> • Meets the Highway Commercial designation in the current Cloverdale Town Centre Plan. • Site is within a walkable neighbourhood.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Provides needed commercial use/service in the area.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Site currently has no trees and 15 trees are proposed to be planted as part of the development. • Step 2 of BC Energy Code is being met. • Canopy being incorporated into south and east elevation to reduce solar heat gain. • Permeable pavers provided to reduce water runoff.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Electric vehicle wiring is being incorporated into plan. • Located close to 2 bus routes.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Offices and lobby area have windows providing eyes on the street.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notification letters and development sign were installed as part of the development.

ADVISORY DESIGN PANEL

ADP Date: April 11, 2019

The applicant has resolved most of the outstanding items from the ADP review. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department (see Appendix VII).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To relax the front yard setback from 2.0 metres (6.6 ft.) to 1.1 metres (4 ft.) for the proposed canopy.

Applicant's Reasons:

- The canopy provides for greater definition of ground floor main entry.

Staff Comments:

- The proposed relaxation is for a canopy that enhances the pedestrian experience.
- The reduced setback to 1.1 metres (4 ft.) for a canopy is supportable as it is similar to the setback of the neighbouring development to the east (17577 Highway No. 10).
- Staff support the proposed variance.

(b) Requested Variance through comprehensive sign design package:

- To increase the number of fascia signs allowed on the south façade from one to three signs.

Applicant's Reasons:

- The proposed variance will give the building similar signage to the neighbouring development to the east.
- Due to the length and size of the building, multiple tenants could be incorporated. As only one tenant is proposed, signage is limited.

Staff Comments:

- The neighbouring development to the east (17577 Highway No. 10) has a similar number of signs along both the south and east facades.
- No free-standing signage is proposed.
- All proposed signs consist of high-quality materials and design.
- The proposed increase from one to three signs are appropriate for the long building frontage and single proposed tenant.
- Staff are supportive of the variance through a comprehensive sign design package.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Proposed Sign By-law Variances Tables
Appendix III.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	ADP Comments
Appendix VI.	Proposed Development Variance Permit No. 7918-0403-00
Appendix VII.	Cloverdale Community Association letter
Appendix VIII.	Proposed Town Centre Plan Amendment Plan

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

JKS/cm

APPENDIX I
DEVELOPMENT DATA SHEET

Proposed Zoning: C-15

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		1,527 m ²
Undevelopable area		141 m ²
Net Total	2,000 m ²	1,385 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	80%	30%
Paved & Hard Surfaced Areas		62%
Total Site Coverage		92%
SETBACKS (in metres)		
Front	2 m	3.5 m
Rear	7.5 m	7.5 m (accessory)
Side #1 (East)	3 m	9.63 m
Side #2 (West)	0 m	0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	11 m
Accessory	4.5 m	3.65 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial	2,079 m ²	671 m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		671 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.50	0.484
FAR (net)	1.50	0.426
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	16.4	16
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	16.4	16
Number of accessible stalls	1	1
Number of small cars	5	5
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 Variances	Sign By-law Requirement	Rationale
1	To allow (2) additional fascia signs for a total of three (3) on first storey and allow the three (3) fascia signs on one facade (south).	A maximum of two fascia signs are permitted for each premise provided that the fascia signs are not on the same façade of the premise; (Part 5, Section 27(2)(a)).	<p>The proposed fascia signs are comprehensively designed for the building, and are high quality signs that are of an appropriate size and scale in relation to the building.</p> <p>Similar number of fascia signs on one façade as the neighbouring building to the east(17577 - No. 10 Hwy).</p> <p>No free-standing signage is proposed on site.</p>



COMMERCIAL BUILDING

17555 & 17565 56 AVE, SURREY BC

RENDERING

AUG. 29, 2019	RE-ISSUE FOR DP	
	SURREY FILE #18-0403	
AUG. 23, 2019	RE-ISSUE PRE-ADP COMMENTS	ME
JULY 25, 2019	SUBMISSION TO ADP AUG. 8, 2019	ME
REV	DATE	DESCRIPTION

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

DEVELOPMENT FOR 0952126 BC LTD

1704

SCALE:
SEPTEMBER 11, 2019

A0.1



1 SOUTH PERSPECTIVE
SCALE: A0.2



2 SOUTH WEST PERSPECTIVE
SCALE: A0.2

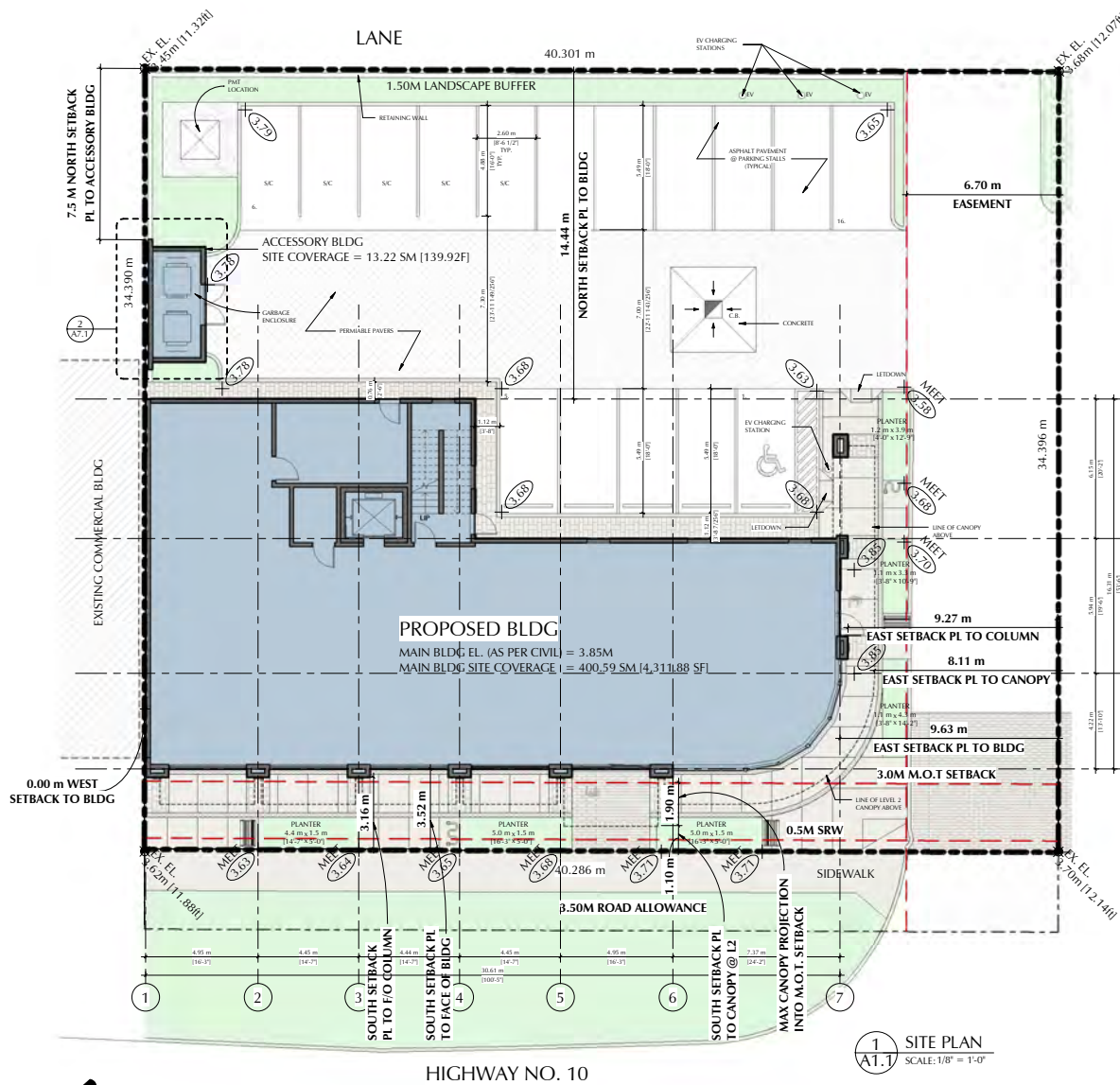


3 SOUTH EAST PERSPECTIVE
SCALE: A0.2



4 NORTH EAST PERSPECTIVE
SCALE: A0.2

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ALC. 22, 2019	SURVEY FILE #18-0403	
JULY 20, 2019	RE-ISSUE PER ADP COMMENTS	ME
JULY 25, 2019	REVISED FOR ADP	ME
REV	SUBMISSION TO ADP ALC. 8, 2019	ME
DATE	DESCRIPTION	BY



1 SITE PLAN
A1.1 SCALE: 1/8" = 1'-0"

SYNOPSIS

ZONING:

EXISTING: IL
PROPOSED: C-15

LEGAL ADDRESS:

LOT 13 BLOCK 4 SECTION 7 TOWNSHIP 8 PLAN 1839 NEW WESTMINSTER DISTRICT
LOT 12 BLOCK 4 SECTION 7 TOWNSHIP 8 PLAN 1839 PART SE 1/4

CIVIC ADDRESS:

17555 & 17565 NO. 10 HIGHWAY, SURREY BC

SITE AREA:

GROSS SITE AREA: 1,526.80 SM (16,434.29 SF)
DEDICATION: 141.00 SM (1,517.68 SF)
NET SITE AREA: 1,385.80 SM (14,916.61 SF)

SITE COVERAGE: (NET SITE AREA USED FOR CALCULATION)

BLDGs & STRUCTURES			
MAIN BLDG	400.59 SM (4,311.88 SF)		
ACCESSORY BLDG	13.22 SM (139.92 SF)		
TOTAL	413.81 SM (4,451.80 SF)	29.86%	
PAVED/HARD SURFACE	865.17 SM (9,312.58 SF)	62.43%	
TOTAL		92.29%	

PROVIDED SETBACKS

MAIN BLDG

	TO BLDG FACE	TO F/O COLUMN	TO L2 CANOPY	ACCESSORY BLDG
FRONT (SOUTH)	3.52 M	3.16 M	1.10 M	-
REAR (NORTH)	14.44 M	-	-	7.50 M
SIDE 1 (EAST)	9.63 M	9.27 M	8.11 M	-
SIDE 2 (WEST)	0.00 M	-	-	0.00 M

FLOOR AREA

	NET AREA	STAIRS/ELEV/SERVICE	GROSS AREA
LEVEL 1:	341.52 SM (3,679.09 SF)	54.65 SM (588.22 SF)	396.17 SM (4,267.31 SF)
LEVEL 2:	248.87 SM (2,678.80 SF)	26.09 SM (280.79 SF)	274.96 SM (2,959.59 SF)
TOTAL	590.39 SM (6,357.89 SF)	80.74 SM (869.01 SF)	671.13 SM (7,226.90 SF)

F.A.R.

GROSS: 671.13 SM / 1,385.80 SM = **0.484**
NET: 590.39 SM / 1,385.80 SM = **0.426**

BUILDING HEIGHT

PRINCIPAL 11.0 M (36.0 FT)
ACCESSORY 3.65 M (12.0 FT)

REQUIRED PARKING

LEVEL 1: 341.52 SM / 100 x 3.0 = 10.2 STALLS
LEVEL 2: 248.87 SM / 100 x 2.5 = 6.2 STALLS
TOTAL 16.4 STALLS

PROVIDED VEHICLE PARKING

STANDARD 10 STALLS
SMALL CAR 5 STALLS
ACCESSIBLE 1 STALL
TOTAL 16 STALLS
4 EV CHARGING STATIONS

PROVIDED BICYCLE PARKING

2 BIKE RACKS



COMMERCIAL BUILDING

17555 & 17565 56 AVE, SURREY BC

SITE PLAN

Ankenman Associates Architects Inc.
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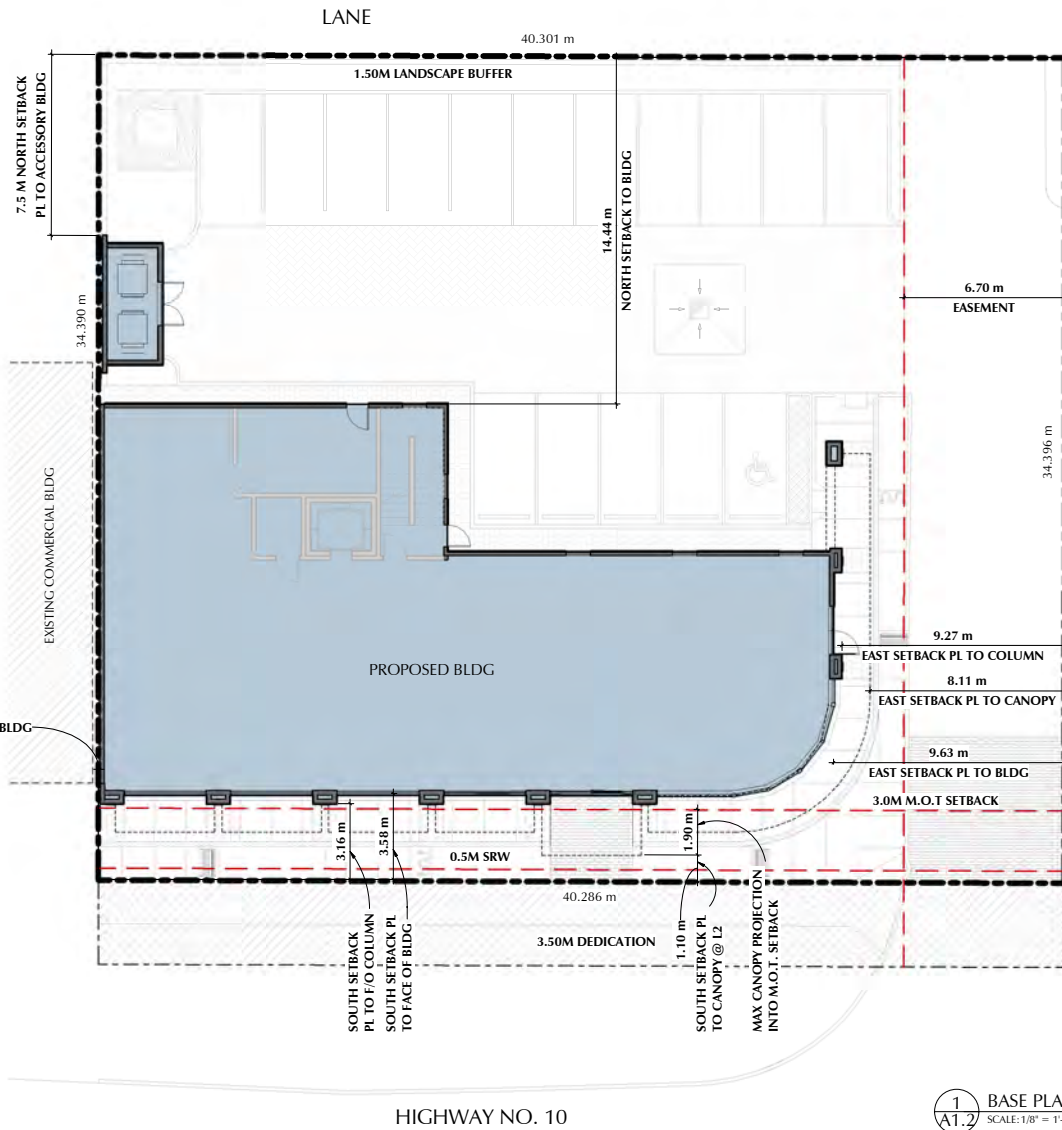
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SEPTEMBER 11, 2019

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AUG. 23, 2019		SURREY FILE #18-003	
JULY 25, 2019		RE-ISSUE PER ADP COMMENTS	ME
JULY 25, 2019		SUBMISSION TO ADP AUG. 8, 2019	ME



A1.1



1 BASE PLAN
A1.2 SCALE: 1/8" = 1'-0"



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17555 & 17565 56 AVE, SURREY BC

BASE PLAN

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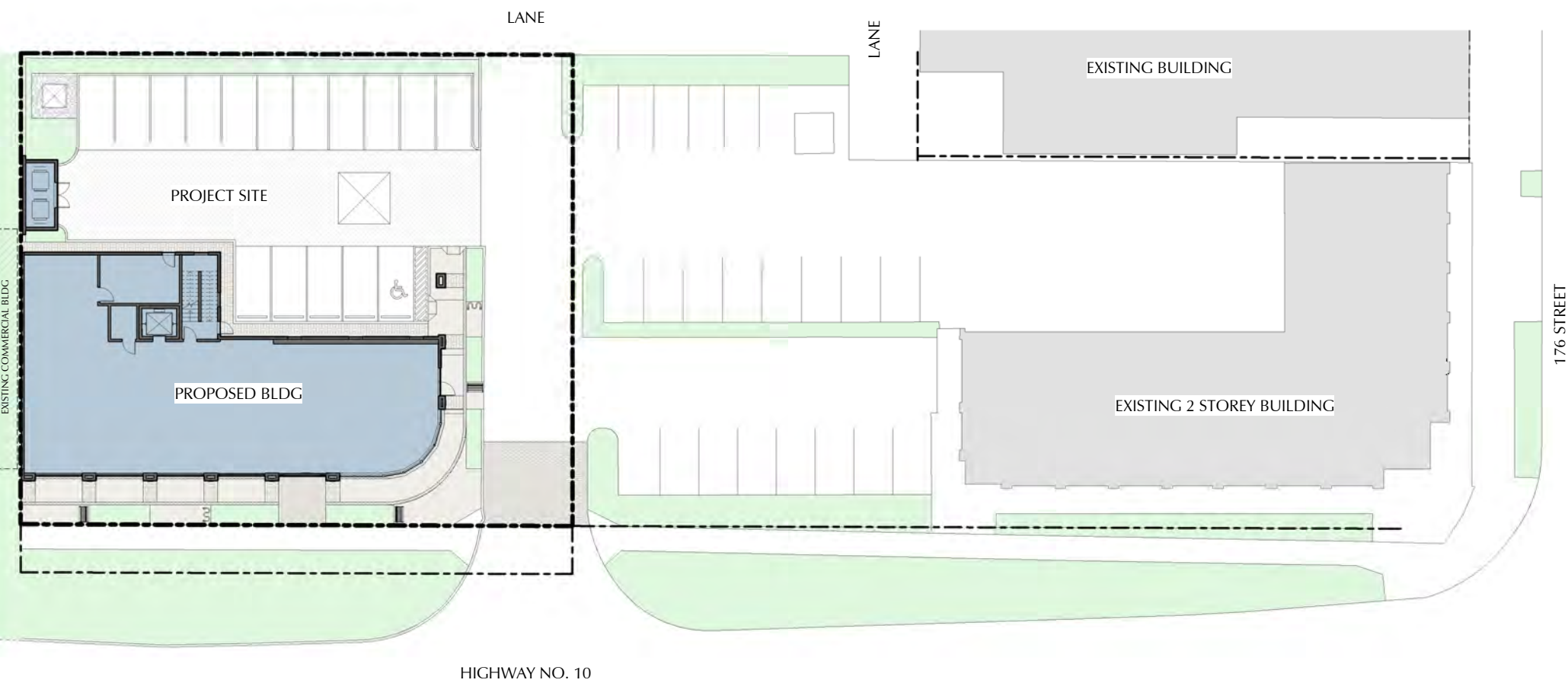
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SCALE: 1/8" = 1'-0"
SEPTEMBER 11, 2019

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		SURREY FILE #18-003	
AUG. 23, 2019		RE-ISSUE PER ADP COMMENTS	ME
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A1.2



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

COMMERCIAL BUILDING

17555 & 17565 56 AVE, SURREY BC OVERALL SITE PLAN

DEVELOPMENT FOR 0952126 BC LTD

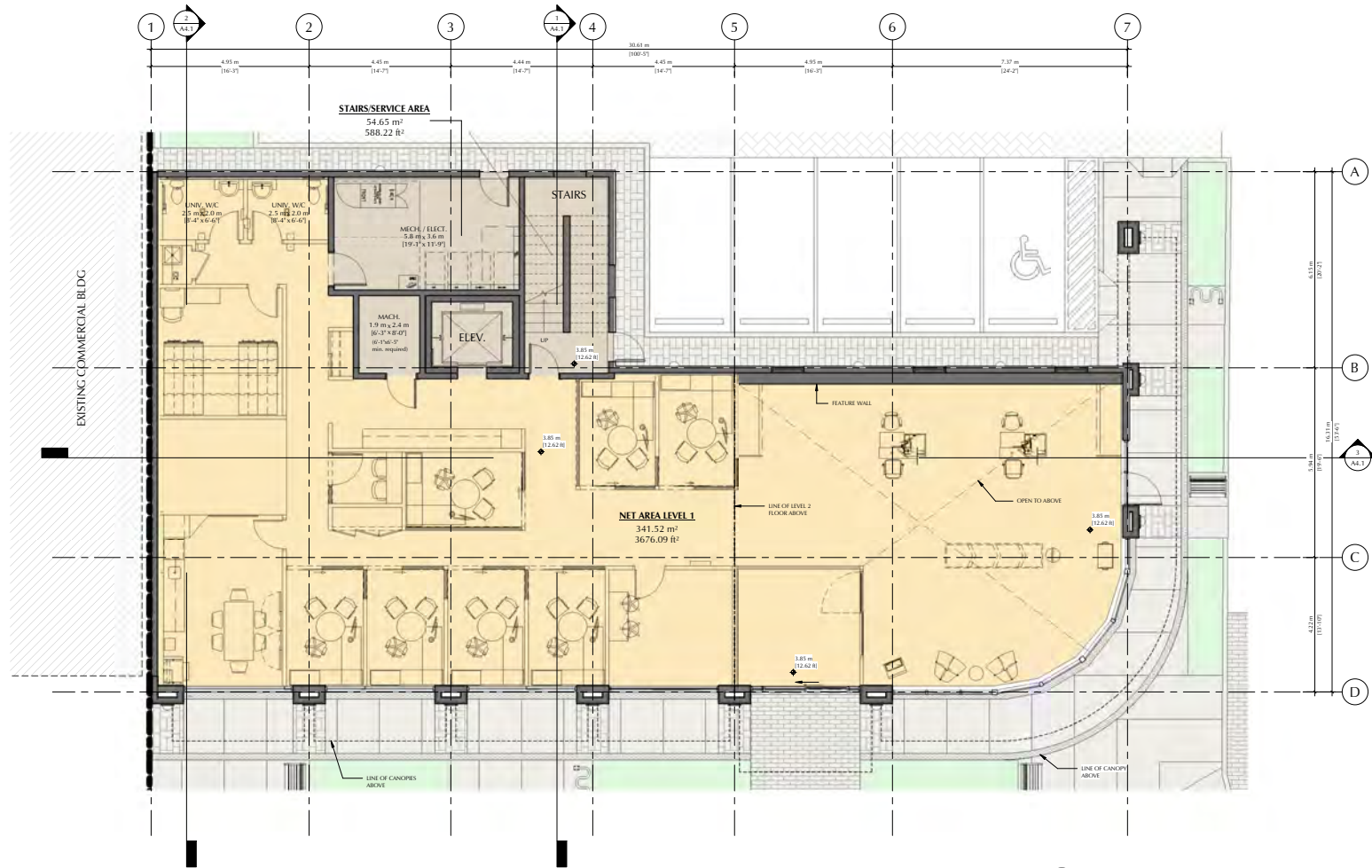
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	SURREY FILE #18-0403	
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JULY 25, 2019	SUBMISSION TO ADP AUG. 8, 2019	ME
REV	DATE	DESCRIPTION

SCALE: 3/32" = 1'-0"
SEPTEMBER 11, 2019



A1.3



2 LEVEL 1
A2.1 SCALE: 3/16" = 1'-0"



COMMERCIAL BUILDING

17555 & 17565 56 AVE, SURREY BC

LEVEL 1 PLAN

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DEVELOPMENT FOR 0952126 BC LTD

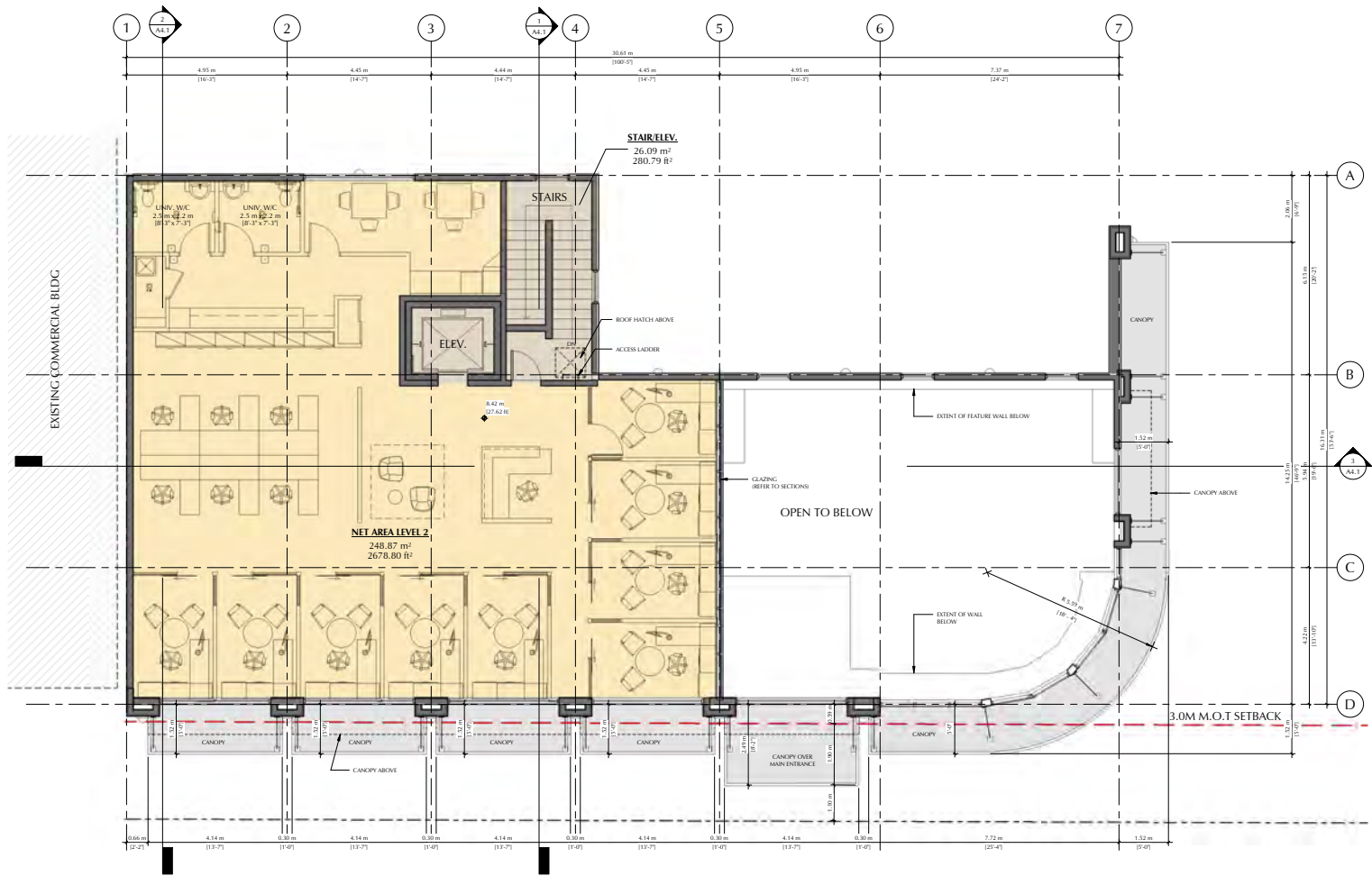
1704

SCALE: 3/16" = 1'-0"
SEPTEMBER 11, 2019

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	SURREY FILE #18-000	
ALC. 23, 2019	RE-ISSUE PER ADP COMMENTS	ME
JULY 25, 2019	SUBMISSION TO ADP ALC. 8, 2019	ME
REV	DATE	DESCRIPTION



A2.1



1 LEVEL 2
A2.2 SCALE: 3/16" = 1'-0"



COMMERCIAL BUILDING

17555 & 17565 56 AVE, SURREY BC

LEVEL 2 PLAN

1704

ALC. 20, 2019	RE-ISSUE FOR DP	
ALC. 23, 2019	SURREY FILE #18-003	
JULY 25, 2019	RE-ISSUE PER ADP COMMENTS	ME
REV	DATE	DESCRIPTION

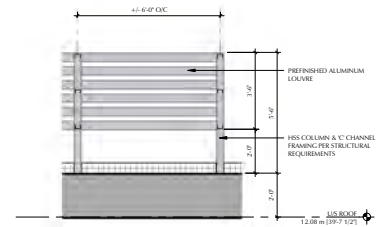
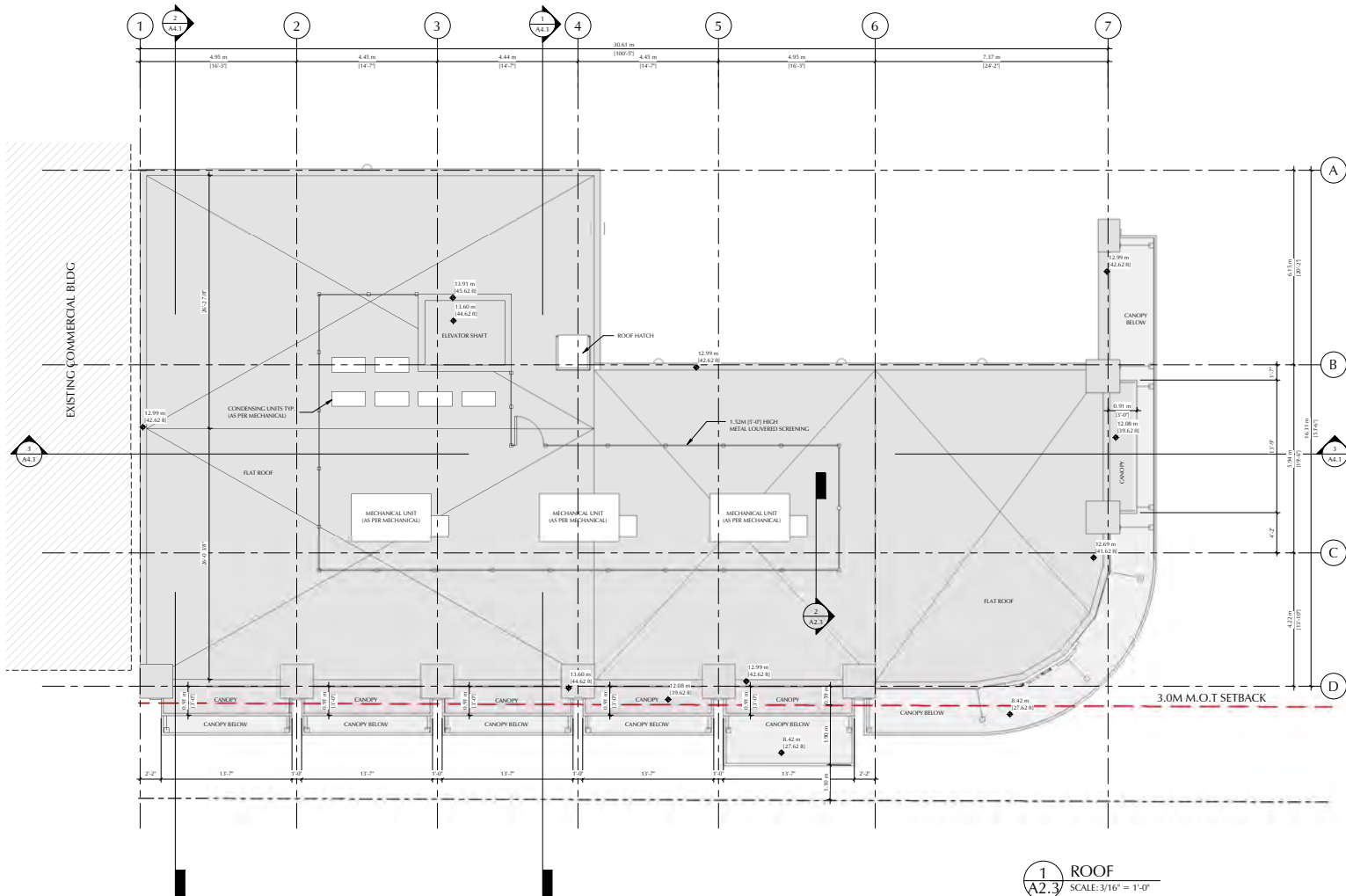
SCALE: 3/16" = 1'-0"
SEPTEMBER 11, 2019



A2.2

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

DEVELOPMENT FOR 0952126 BC LTD

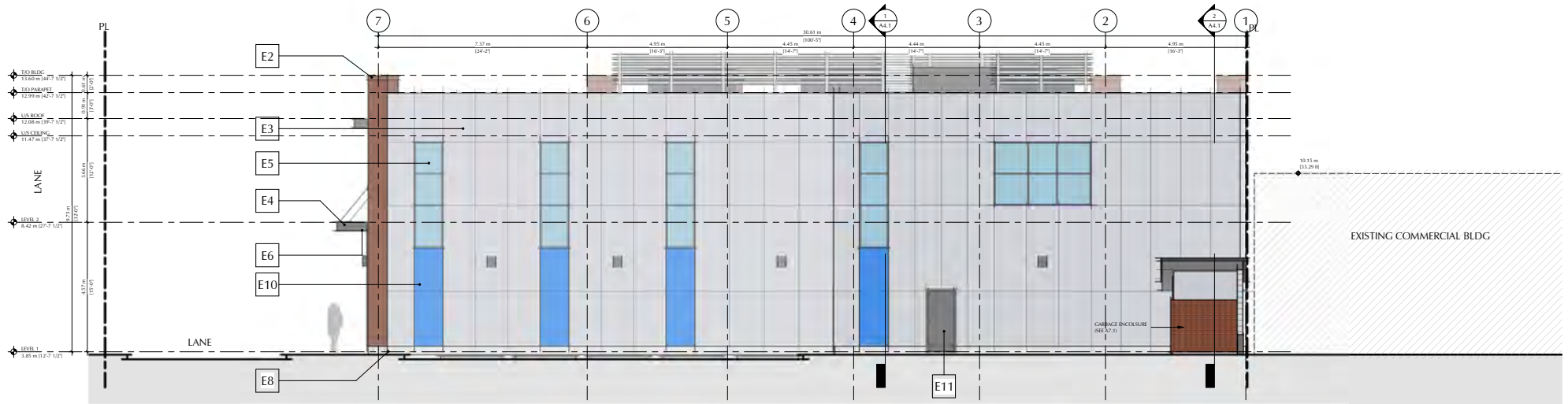


1 ROOF
A2.3 SCALE: 3/16" = 1'-0"

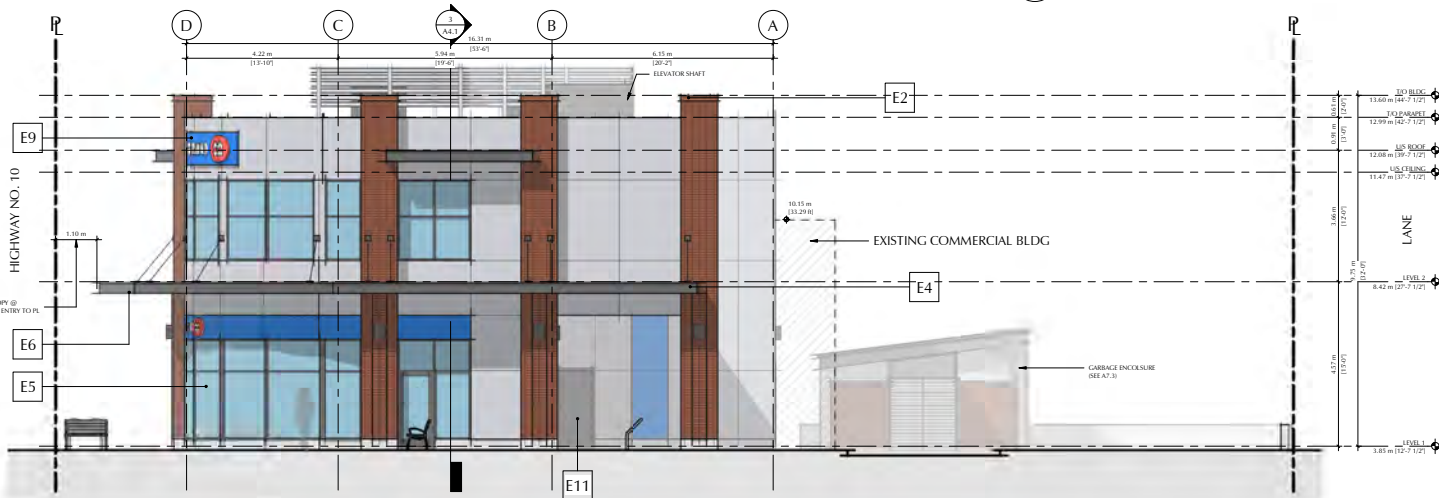
2 MECHANICAL SCREEN
A2.3 SCALE: 3/8" = 1'-0"

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JULY 25, 2019	RE-ISSUE PER ADP COMMENTS	ML
	SUBMISSION TO ADP AUG. 8, 2019	ML
REV	DATE	DESCRIPTION





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



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

MATERIAL LEGEND	
E1	MATERIAL: BRICK VENEER STACK BOND (2 CENTRAL BRICKS SET FORWARD 16mm LEVEL 1 TO 2) COLOUR: MUTUAL MATERIALS COLUMBIA RED
E2	MATERIAL: PARAPET CAP FLASHING COLOUR: TO MATCH BENJAMIN MOORE 2094-30 GIANT SEQUOIA
E3	MATERIAL: CEMENTITIOUS CLADDING PANEL C/W PAINTED REVEALS (HARDIE REVEAL 2.0) COLOUR: TO MATCH BENJAMIN MOORE 2121-30 PEWTER
E4	MATERIAL: C-CHANNEL WITH 12" PROFILE COLOUR: TO MATCH BENJAMIN MOORE 2121-10 GRAY
E5	MATERIAL: THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM C/W DOUBLE GLAZING FRAME: TO MATCH STARLINE WINDOWS GREY VELVET GLAZING: CLEAR SPANDREL PANEL: OPACI-COAT 300 'BIRDIE BLUE' #6-1595
E6	MATERIAL: HORIZONTALLY INSTALLED LONGBOARD SOFFIT COLOUR: LIGHT FIR
E7	MATERIAL: ALUMINUM COMPOSITE METAL PANEL SIGN BAND COLOUR: PPG DURANAR PAINT 'MONTREAL BLUE' WITH ILLUMINATED CHANNEL LETTERING
E8	MATERIAL: EXPOSED CONCRETE WITH ELASTOMERIC PAINT FINISH COLOUR: TO MATCH BENJAMIN MOORE 2121-30 PEWTER
E9	MATERIAL: ALUMINUM COMPOSITE METAL PANEL COLOUR: PPG DURANAR PAINT 'MONTREAL BLUE' WITH ILLUMINATED CHANNEL LETTERING
E10	MATERIAL: CEMENTITIOUS CLADDING PANEL C/W PAINTED REVEAL (HARDIE REVEAL 2.0) COLOUR: COLOUR TO MATCH PPG DURANAR PAINT 'MONTREAL BLUE'
E11	MATERIAL: INSULATED METAL DOOR COLOUR: TO MATCH STARLINE WINDOWS VELVET GREY



COMMERCIAL BUILDING

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

17555 & 17565 56 AVE, SURREY BC

DEVELOPMENT FOR 0952126 BC LTD

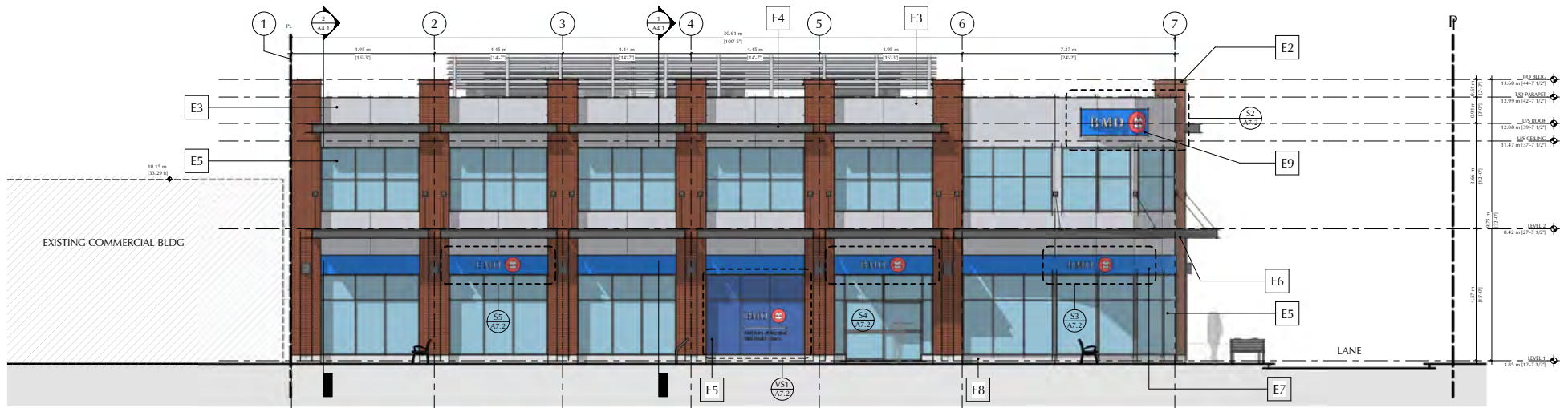
ELEVATIONS

1704

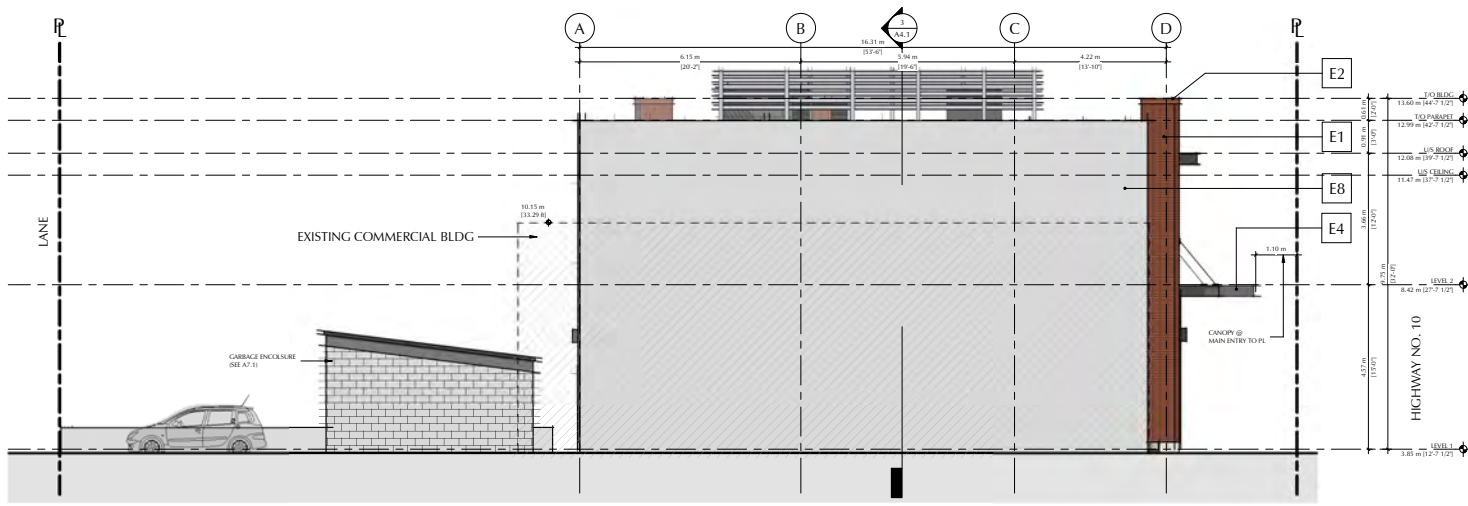
REV	DATE	DESCRIPTION	BY
AUG. 29, 2019		RE-ISSUE FOR DP	
AUG. 23, 2019		SURREY FILE #18-0003	
JULY 25, 2019		RE-ISSUE PER ADP COMMENTS	ML
		SUBMISSION TO ADP AUG. 8, 2019	ML

SCALE: 3/16" = 1'-0"
SEPTEMBER 11, 2019

A3.1



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



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

MATERIAL LEGEND	
E1	MATERIAL: BRICK VENEER STACK BOND (2 CENTRAL BRICKS SET FORWARD 16mm) LEVEL 1 TO 2) COLOUR: MUTUAL MATERIALS COLUMBIA RED
E2	MATERIAL: PARAPET CAP FLASHING COLOUR: TO MATCH BENJAMIN MOORE 2094-30 GIANT SEQUOIA
E3	MATERIAL: CEMENTITIOUS CLADDING PANEL C/W PAINTED REVEALS (HARDIE REVEAL 2.0) COLOUR: TO MATCH BENJAMIN MOORE 2121-30 PEWTER
E4	MATERIAL: C-CHANNEL WITH 12" PROFILE COLOUR: TO MATCH BENJAMIN MOORE 2121-10 GRAY
E5	MATERIAL: THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM C/W DOUBLE GLAZING COLOUR: FRAME: TO MATCH STARLINE WINDOWS GREY VELVET GLAZING: CLEAR SPANDREL PANEL: OPACI-COAT 300 'BIRDIE BLUE' #6-1595
E6	MATERIAL: HORIZONTALLY INSTALLED LONGBOARD SOFFIT COLOUR: LIGHT FIR
E7	MATERIAL: ALUMINUM COMPOSITE METAL PANEL SIGN BAND COLOUR: PPG DURANAR PAINT "MONTREAL BLUE" WITH ILLUMINATED CHANNEL LETTERING
E8	MATERIAL: EXPOSED CONCRETE WITH ELASTOMERIC PAINT FINISH COLOUR: TO MATCH BENJAMIN MOORE 2121-30 PEWTER
E9	MATERIAL: ALUMINUM COMPOSITE METAL PANEL COLOUR: PPG DURANAR PAINT "MONTREAL BLUE" WITH ILLUMINATED CHANNEL LETTERING
E10	MATERIAL: CEMENTITIOUS CLADDING PANEL C/W PAINTED REVEAL (HARDIE REVEAL 2.0) COLOUR: COLOUR TO MATCH PPG DURANAR PAINT "MONTREAL BLUE"
E11	MATERIAL: INSULATED METAL DOOR COLOUR: TO MATCH STARLINE WINDOWS VELVET GREY



COMMERCIAL BUILDING

17555 & 17565 56 AVE, SURREY BC

ELEVATIONS

REV	DATE	DESCRIPTION	BY
ALC. 29, 2019		RE-ISSUE FOR DP	
ALC. 23, 2019		SURREY FILE #18-003	
JULY 25, 2019		RE-ISSUE PER ADP COMMENTS	ME
		SUBMISSION TO ADP ALC. 8, 2019	ME

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

DEVELOPMENT FOR 0952126 BC LTD

1704 SCALE: 3/16" = 1'-0"
SEPTEMBER 11, 2019

A3.2

- E1** MATERIAL: BRICK VENEER STACK BOND
(2 CENTRAL BRICKS SET FORWARD 16mm LEVEL 1 TO 2)
COLOUR: MUTUAL MATERIALS COLUMBIA RED
- E2** MATERIAL: PARAPET CAP FLASHING
COLOUR: TO MATCH BENJAMIN MOORE
2094-30 GIANT SEQUOIA
- E3** MATERIAL: CEMENTITIOUS CLADDING PANEL
C/W PAINTED REVEALS (HARDIE REVEAL 2.0)
COLOUR: TO MATCH BENJAMIN MOORE
2121-30 PEWTER
- E4** MATERIAL: C-CHANNEL WITH 12" PROFILE
COLOUR: TO MATCH BENJAMIN MOORE
2121-10 GRAY
- E5** MATERIAL: THERMALLY BROKEN ALUMINUM
STOREFRONT SYSTEM C/W DOUBLE GLAZING
COLOUR: FRAME: TO MATCH STARLINE WINDOWS
GREY VELVET
GLAZING: CLEAR
SPANDREL: OPACI-COAT 300 "BIRDIE BLUE" #6-1595

- E6** MATERIAL: HORIZONTALLY INSTALLED LONGBOARD SOFFIT
COLOUR: LIGHT FIR

- E7** MATERIAL: ALUMINUM COMPOSITE METAL PANEL SIGN BAND
COLOUR: PPG DURANAR PAINT "MONTREAL BLUE"
WITH ILLUMINATED CHANNEL LETTERING

- E8** MATERIAL: EXPOSED CONCRETE WITH ELASTOMERIC
PAINT FINISH
COLOUR: TO MATCH BENJAMIN MOORE 2121-30 PEWTER

- E9** MATERIAL: ALUMINUM COMPOSITE METAL PANEL
COLOUR: PPG DURANAR PAINT "MONTREAL BLUE" WITH
ILLUMINATED CHANNEL LETTERING

- E10** MATERIAL: CEMENTITIOUS CLADDING PANEL
C/W PAINTED REVEAL (HARDIE REVEAL 2.0)
COLOUR: TO MATCH PPG DURANAR PAINT "MONTREAL BLUE"

- E11** MATERIAL: INSULATED METAL DOOR
COLOUR: TO MATCH STARLINE WINDOWS GREY VELVET



1 COLOUR BOARD - SOUTH ELEV.
A3.3 SCALE: 3/16" = 1'-0"



2 COLOUR BOARD - NORTH ELEV.
A3.3 SCALE: 3/16" = 1'-0"



COMMERCIAL BUILDING

17555 & 17565 56 AVE, SURREY BC

COLOUR BOARD

DEVELOPMENT FOR 0952126 BC LTD

1704

AUG. 29, 2019	RE-ISSUE FOR DP
AUG. 23, 2019	SURREY FILE #18-003
JULY 25, 2019	RE-ISSUE PER ADP COMMENTS
REV. DATE	SUBMISSION TO ADP AUG. 8, 2019
	DESCRIPTION
	BY

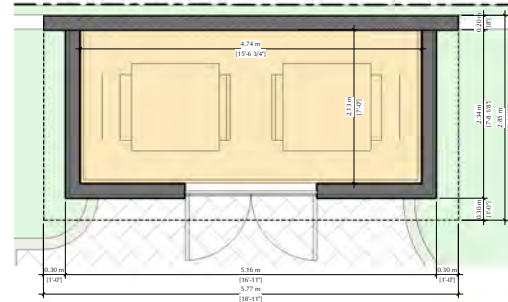
SCALE: As indicated
SEPTEMBER 11, 2019

A3.3

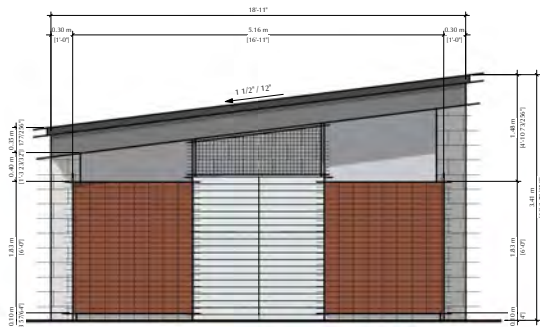


- CEMENTITIOUS CLADDING PANEL
FASCIA C/W PAINTED REVEALS
HARBOR REVEAL 2.0"
- 2" WELDED WIRE MESH STEEL ANGLE
FRAME COLOUR TO MATCH FASCIA
- CONCRETE BLOCK WALL AT
WEST ELEVATION
- STEEL FRAME GATE C/W 1/4"
HORIZONTAL BOARDS WITH
1/4" SPACING
- CONCRETE

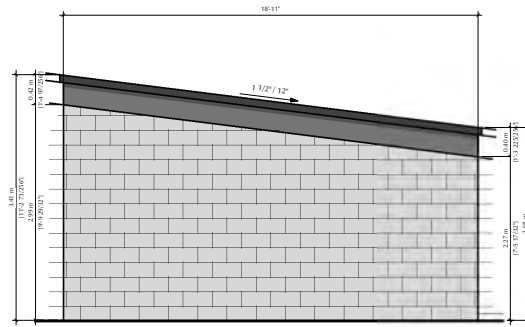
1 GARBAGE ENCLOSURE 3D VIEW
SCALE: A7.1



2 GARBAGE ENCLOSURE PLAN
SCALE: A7.1



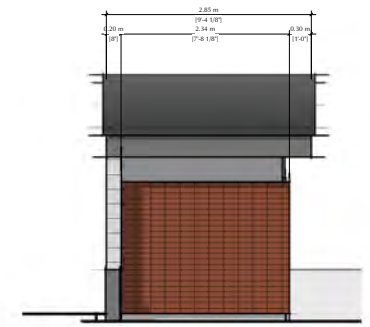
3 EAST ELEVATION (FRONT)
SCALE: A7.1



4 WEST ELEVATION (BACK)
SCALE: A7.1

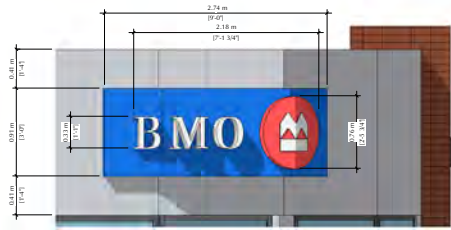


5 NORTH ELEVATION (SIDE 1)
SCALE: A7.1

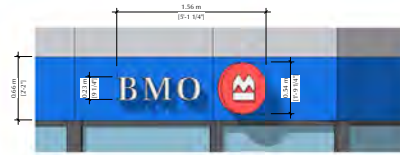


6 SOUTH ELEVATION (SIDE 2)
SCALE: A7.1

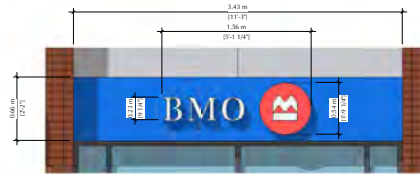
ALC. 29, 2019	RE-ISSUE FOR DP	
	SURREY FILE #18-003	
ALC. 23, 2019	RE-ISSUE PRE-ADP COMMENTS	ME
JULY 25, 2019	SUBMISSION TO ADP ALC. 8, 2019	ME
REV	DATE	DESCRIPTION



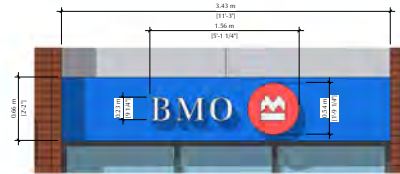
S2 SOUTH ELEVATION SIGN S2
A7.2 SCALE: 1/2" = 1'-0"



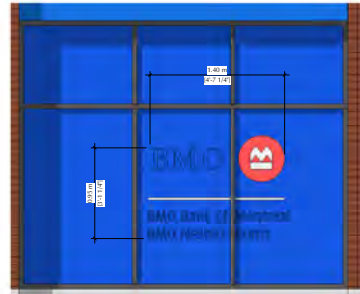
S3 SOUTH ELEVATION SIGN S3
A7.2 SCALE: 1/2" = 1'-0"



S4 SOUTH ELEVATION SIGN S4
A7.2 SCALE: 1/2" = 1'-0"



S5 SOUTH ELEVATION SIGN S5
A7.2 SCALE: 1/2" = 1'-0"



VS1 SOUTH ELEVATION SIGN VS1
A7.2 SCALE: 1/2" = 1'-0"

PERMANENT SIGNAGE LEGEND

NOTE 1:
LANDLORD TO PROVIDE BLUE ACM BACKERS AT ALL PERMANENT SIGNAGE LOCATIONS. REFER TO ELEVATIONS FOR INDIVIDUAL SIGNAGE DIMENSIONS.

S2 - S5 - PERMANENT SIGN 2 - 5 - BMO UNIVERSAL LOGO

- INTERNALLY ILLUMINATED WHITE CHANNEL LETTERS WITH BLUE RETURNS.
- BLUE HALO.
- INTERNALLY ILLUMINATED RED BMO ROUNDEL WITH RED RETURN.
- LETTER BACKING CHANNEL, NON ILLUMINATED.
- ALUMINUM COMPOSITE BACKING PANELS BY LANDLORD

VINYL SIGNAGE LEGEND

NOTE 1:
LANDLORD TO PROVIDE BLUE SPANDREL PANELS AT VINYL SIGNAGE LOCATION. REFER TO ELEVATIONS FOR INDIVIDUAL SIGNAGE DIMENSIONS.

VS1 - VINYL SIGN 1 - BMO LOGO

- BMO VINYL UNIVERSAL LOGO GRAPHIC
- SINGLE WHITE LINE, AND
- WHITE FONT TO READ: "BMO BANK OF MONTREAL"
- WHITE FONT TO READ: "BMO NESBITT BURNS"
- APPLIED TO 1ST SURFACE OF EXISTING BLUE GLAZING, (GLAZING BY LANDLORD).

ALC. 29, 2019	RE-ISSUE FOR DP	
	SURVEY FILE #18-0483	ML
ALC. 22, 2019	RE-ISSUE PER ADP COMMENTS	ML
REV	DATE	DESCRIPTION

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

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

DATE: **July 12, 2019** PROJECT FILE: **7818-0403-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 17555 No 10 (56 Ave) Hwy**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate the existing 3.5 m statutory right of way along Highway 10 as road allowance;

Works and Services

- Construct the rear lane to current design criteria standards with barrier curb and gutter;
- Upsize the existing 150 mm sanitary main in the rear lane to 250 mm;
- Provide storm, sanitary and water service connections to service the lot;
- Assess and verify the road drainage system in the rear lane;
- Conduct fire flow analysis to confirm sufficient fire flow for the C-15 development;
- Register restrictive covenant (RC) for water quality/sediment control chamber; and
- Register a reciprocal access/parking easement with the adjacent property.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.



Tommy Buchmann, P.Eng.
Development Services Manager
R29



Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, AUGUST 8, 2019
Time: 4:00 p.m.

Present:

Chair - R. Drew
Panel Members:
A. Callison
B. Howard
I. MacFadyen
M. Patterson
S. Standfield

Guests:

Meredith Mitchell, M2 Landscape Architecture
Caelan Griffiths, PMG Landscape Architects
Kenneth Kim, Architect AIBC, Kenneth Kim
Architecture
Mark Lesack, Ankenman of Associates
Martin Liew, Martin Liew Architecture Ltd.
Pat Campbell, BCSLA, PMG Landscape
Architects

Staff Present:

A. McLean, City Architect
S. Maleknia, Urban Design Planner
L. Blake, Administrative Assistant

B. NEW SUBMISSIONS**3. 5:30 p.m.**

File No.:	7918-0403-00
Address:	17555 and 17565 No 10 (56 Ave) Highway
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from IL to C-15, Development Variance Permit to reduce the lot size, Development Permit to allow construction of a two (2) storey commercial building (financial institution) with surface parking for sixteen (16) stalls.
Developer:	Feisal Panjwani
Architect:	Mark Lesack, Ankenman of Associates
Landscape Architect:	Bahareh Nassiri, M2 Landscape Architecture
Planner:	John Koch-Schulte
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that staff have no specific issues.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations.

The Landscape Architect presented an overview of the general concept for the Landscape plans.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by I. MacFadyen
Seconded by M Patterson
That the Advisory Design Panel (ADP)
SUPPORT the project and recommends that the applicant address the following
issues to the satisfaction of the Planning & Development Department.

Defeated

With R. Drew, A. Callison and B. Howard

opposed.

It was Moved by A. Callison
Seconded by R. Drew
That the Advisory Design Panel (ADP) is
NOT IN SUPPORT of the project and recommends that the applicant address the
following issues to the satisfaction of the Planning & Development Department
and resubmit the project to the ADP for review.

Defeated

With B. Howard, I. MacFadyen, M. Patterson
and S. Standfield opposed.

It was Moved by B. Howard
Seconded by M Patterson
That the Advisory Design Panel (ADP) is in
CONDITIONAL SUPPORT of the project and recommends that the applicant
address the following issues to the satisfaction of the Planning & Development
Department and, at the discretion of Planning staff, resubmit the project to the
ADP for review.

Carried

With A. Callison opposed.

Key Points:

- Consider exploring stronger brick expression of the main entry to the building to assist with the legibility of entrance and better wayfinding
- Consider resolution of east elevation fin wall and suggest terminating with a brick column.
- Reconsider requirement for let down at the midpoint of the shared access drive on the east side and pedestrian movement indication to the parking lot to the east.
- Reconsider paver infill detail.
- Reconsider more columnar trees selection facing the south side (HW 10)
- Reconsider spacing of trees against lane, it appears to be too dense
- Extend paving at drive aisle to the entire parking lot area.
- Consider bike parking for staff and guests and end of trip facilities.

Site

- Reconsider requirement for let down at the midpoint of the shared access drive on the east side and pedestrian movement indication to the parking

lot to the east.

- Show the curbs on the parking lot and sidewalk.
- Suggest an alternative material for the special band fill for more durability and practicality such as aggregate.

Form and Character

- Consider a stronger brick expression at the entrance to provide more prominence and better wayfinding.
- Suggest terminating the north fin wall on the east elevation with a brick column, so it appears more resolved.
- Consider opportunities to rework the corner to make the building more prominent and noticeable as part of the streetscape with the adjacent building to the east. Consider using the vocabulary of the neighboring building to inspire the corner, as the rounded corner does not appear to fit with the rhythm of the street.
- Correctly illustrate the size of the Hardie-panel utilized on the north elevation.
- Consider roof amenity for the staff.

Landscape

- Recommend removing the pedestrian connection from the front entrance onto the lane or provide alternative paving treatment to indicate a pedestrian crossing to vehicles.
- Ensure soil volumes are provided for trees on the south and the east sides of the site.
- Consider extending the herringbone paver pattern into the entire parking area.
- Consider extending permeable paving to the entire parking area and update the landscape drawings accordingly.
- Suggest a taller and more columnar tree along the frontage to help with wayfinding and the commercial building expression.

CPTED

- No specific issues were identified.

Sustainability

- Consider bicycle parking for staff and customers, as well as the end of trip facilities for cyclists.
- Consider extending permeable paving on the entire parking area.

Accessibility

- No specific issues were identified.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0403-00

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: 012-317-233
 Lot 12 Block 4 Section 7 Township 8 New Westminster District Plan 1839
 17565 - No. 10 (56 Avenue) Highway

Parcel Identifier: 012-317-241
 Lot 13 Block 4 Section 7 Township 8 New Westminster District Plan 1839
 17555 - No. 10 (56 Avenue) Highway

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

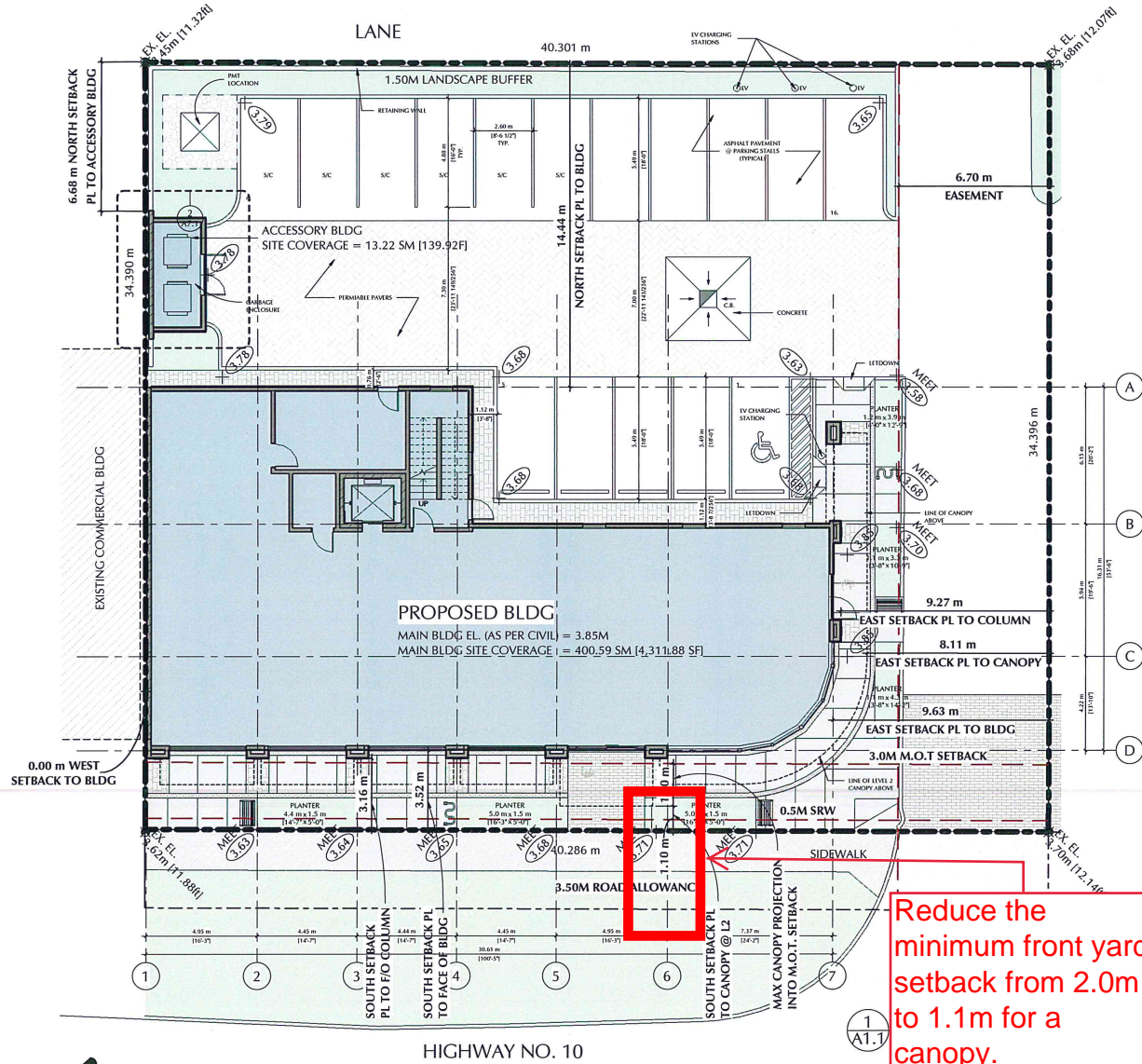
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 37 "Town Centre Commercial Zone" (C-15)", the minimum front yard setback is reduced from 2.0 metres (6.6 ft.) to 1.1 metres (4 ft.) for a canopy.
5. 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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 – Doug McCallum

City Clerk – Jennifer Ficocelli



SYNOPSIS

ZONING:
 EXISTING: IL
 PROPOSED: C-15

LEGAL ADDRESS:

LOT 13 BLOCK 4 SECTION 7 TOWNSHIP 8 PLAN 1839 NEW WESTMINSTER DISTRICT
 LOT 12 BLOCK 4 SECTION 7 TOWNSHIP 8 PLAN 1839 PART SE 1/4

CIVIC ADDRESS:

17555 & 17565 NO. 10 HIGHWAY, SURREY BC

SITE AREA:

GROSS SITE AREA: 1,526.80 SM (16,434.29 SF)
 DEDICATION: 141.00 SM (1,517.68 SF)
 NET SITE AREA: 1,385.80 SM (14,916.61 SF)

SITE COVERAGE: (NET SITE AREA USED FOR CALCULATION)

BLDG'S & STRUCTURES		
MAIN BLDG	400.59 SM (4,311.88 SF)	
ACCESSORY BLDG	13.22 SM (139.92 SF)	
TOTAL	413.81 SM (4,451.80 SF)	29.86%
PAVED/HARD SURFACE		
	865.17 SM (9,312.58 SF)	62.43%
TOTAL		92.29%

PROVIDED SETBACKS

	PL TO BLDG FACE	PL TO F/O COLUMN	PL TO L2 CANOPY
FRONT (SOUTH)	3.52 M	3.16 M	1.10 M
REAR (NORTH)	14.44 M	-	-
SIDE 1 (EAST)	9.63 M	9.27 M	8.11 M
SIDE 2 (WEST)	0.00 M	-	-

FLOOR AREA

	NET AREA	STAIRS/ELEV/SERVICE	GROSS AREA
LEVEL 1:	341.52 SM (3,679.09 SF)	54.65 SM (588.22 SF)	396.17 SM (4,267.31 SF)
LEVEL 2:	248.87 SM (2,678.80 SF)	26.09 SM (280.79 SF)	275.96 SM (2,959.59 SF)
TOTAL	590.39 SM (6,357.89 SF)	80.74 SM (869.01 SF)	671.13 SM (7,226.90 SF)

F.A.R.

GROSS: 671.13 SM / 1,385.80 SM = **0.484**
 NET: 590.39 SM / 1,385.80 SM = **0.426**

BUILDING HEIGHT

PRINCIPAL 11.0 M (36.0 FT)
 ACCESSORY 3.65 M (12.0 FT)

REQUIRED PARKING

LEVEL 1: 341.52 SM / 100 x 3.0 = 10.2 STALLS
 LEVEL 2: 248.87 SM / 100 x 2.5 = 6.2 STALLS
TOTAL 16.4 STALLS

PROVIDED VEHICLE PARKING

STANDARD 10 STALLS
 SMALL CAR 6 STALLS
 ACCESSIBLE 1 STALL
TOTAL 16 STALLS
 4 EV CHARGING STATIONS

PROVIDED BICYCLE PARKING

2 BIKE RACKS

Reduce the minimum front yard setback from 2.0m to 1.1m for a canopy.





Cloverdale Community Association

Website: www.cloverdalecommunity.org

September 11, 2019

John Koch-Schulte
City of Surrey
Planning and Development Department
13450-104 Avenue
Surrey BC V3T 1V8

Re: 7918-0403-00 / 17555 and 17565 56 Avenue

Dear Mr. Koch-Schulte:

The Cloverdale Community Association (CCA) has received the preliminary notice for the proposed development noted above.

After receiving confirmation from the City with regards to the minimum number of onsite parking stalls being proposed, we are glad to hear that the applicant has not asked for a reduction and is adhering to the applicable parking bylaw.

With the lack of public parking in downtown Cloverdale, we ask that the developer consider providing more parking spaces if possible.

Please keep us updated with any changes which may occur after this letter has been received by you.

We trust the above information is satisfactory and as always, we expect our comments to be added in the planning report and project file for council to review.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Bola".

Mike Bola
President
Cloverdale Community Association
604-318-0381

Cc: Board of Directors

