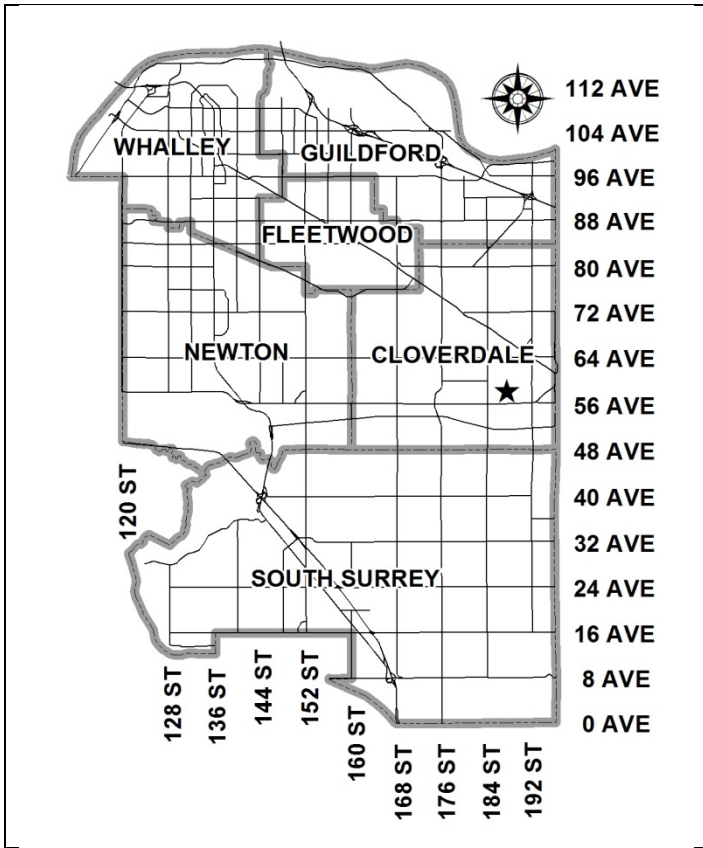


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0039-00

Planning Report Date: July 13, 2015



PROPOSAL:

- **Rezoning** of a portion from RA to PA-1
- **Development Variance Permit**

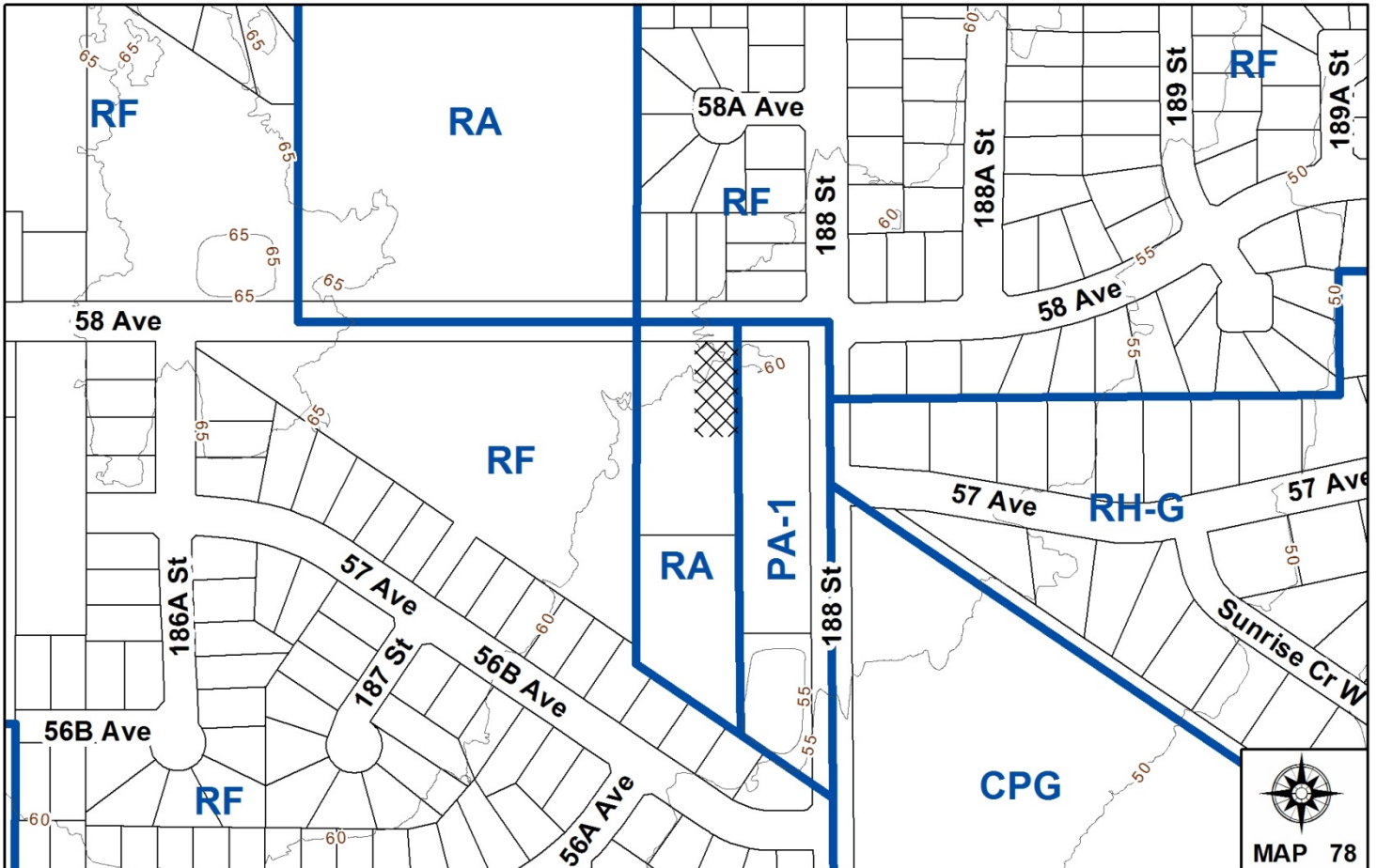
in order to permit the construction of a single-storey religious assembly building.

LOCATION: Portion of 18780 - 58 Avenue

OWNER: Christians' Gospel Society

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the minimum east side yard setback of the PA-1 Zone for the proposed church building from 5.8 metres (19 ft.) to 3.6 metres (12 ft.).

RATIONALE OF RECOMMENDATION

- Complies with Urban Designation in the OCP.
- The proposed east side yard setback relaxation will accommodate a single-storey church on the subject property, and is not expected to negatively impact the neighbouring lot to the east which is also occupied by a church.
- The applicant has agreed to dedicate 130 square metres (1,400 sq.ft.) of land at the southwest corner of the subject site, without compensation, as parkland for the Biodiversity Conservation Strategy (BCS) wildlife corridor.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the lot shown as Block A on the Survey Plan attached as Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Assembly Hall 1 Zone (PA-1)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0039-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the PA-1 Zone from 5.8 metres (19 ft.) to 3.6 metres (12 ft.).
3. 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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	No concerns.
Ministry of Transportation & Infrastructure (MOTI):	MOTI has no concerns with the proposed rezoning. Preliminary approval has been granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 58 Avenue):	Single family dwellings.	Urban	RF
East:	Church and child care centre.	Urban	PA-1
South:	City park under the BC Hydro utility ROW	Urban	RA
West:	City park under the BC Hydro utility ROW	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 18780 – 58 Avenue in Cloverdale near the southwest corner of 58 Avenue and 188 Street, and is approximately 0.50 hectare (1.25 acres) in size.
- The property is designated Urban in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)", and is currently occupied by a single family dwelling, which will be demolished.
- The property is impacted by a BC Hydro utility right-of-way (ROW), which traverses the site from northwest to southeast, and encumbers over 85% of the total area of the property.
- The subject property was originally 0.92 hectare (2.8 acres) in size. In 2008, the City purchased the southern half of the property (approximately 0.42 hectare / 1.0 acre) from the owner in order to expand the City parkland and extend the multi-use path (Cloverdale Greenway) to 188 Street.
- The property was purchased by the current owners (Christians' Gospel Society) in 2014. The owners have removed all buildings and structures from the subject property, except for the existing single family dwelling, which will be demolished as part of the current proposal.
- An existing church and child care centre (The Free Presbyterian Church and Smart Dolphin Children's Centre) is located on the abutting property to the east (18790 – 58 Avenue), which is zoned "Assembly Hall 1 Zone (PA-1)".

Current Proposal

- The owners are proposing to rezone the northeast portion of the subject property from RA to PA-1 to allow for the construction of a single-storey church and associated parking area at the northeast corner of the site. The remainder of the subject property will remain zoned RA and managed by the church as a grassed area.
- A Development Variance Permit (DVP) is also required (see By-law Variance section) to reduce the east side yard setback of the PA-1 Zone from 5.8 metres (19 ft.) to 3.6 metres (12 ft.).
- The proposed church is approximately 97 square metres (1,050 sq.ft.) in size, and will be constructed at the northeast corner of the subject property outside of the BC Hydro utility ROW. This unencumbered, northeast corner of the property is approximately 685 square metres (7,375 sq.ft.) in size and represents less than 15% of the site.
- The undevelopable area (impacted by the utility ROW) is approximately 4,387 square metres (1.1 acres) in size and represents over 85% of the total area of the property. The undevelopable area is excluded from the floor area ratio (FAR) calculation, and as a result, the proposed FAR of the church is approximately 0.14, which complies with the maximum FAR of 0.35 permitted in the PA-1 Zone.
- The PA-1 Zone limits the number of seats in the assembly area to 300. The proposed church will accommodate a maximum capacity of 50 people.
- The applicant has agreed to dedicate 130 square metres (1,400 sq.ft.) of land at the southwest corner of the subject site to the City, without compensation, as parkland for the expansion of the Biodiversity Conservation Strategy (BCS) wildlife corridor (see Biodiversity Conservation Strategy section).

PRE-NOTIFICATION

Pre-notification letters were sent on April 20, 2015 advising property owners in the area of the proposed rezoning. Staff received one (1) letter from the Cloverdale Community Association (CCA) and three (3) telephone calls in response (*staff comments in italics*):

- In the letter, the president of the CCA expressed no objections to the proposal but asked that a sidewalk and boulevard with trees and grass be installed for aesthetics and pedestrian safety.

(The applicant is required to construct the sidewalk and boulevard along the frontage of the lot as part of the subject development application.)

- All three (3) of the callers requested additional information regarding the proposal including the size of the church, their religious denomination, and its affiliation with the church to the east.

(The proposed size of the church is 97 square metres / 1,050 sq.ft., which is about half the size of the existing church directly to the east. The owners of the property are the Christians' Gospel Society and they have no affiliation with the Free Presbyterian Church directly to the east.)

- Two (2) of the callers asked when the Public Hearing would be held.

(The callers were advised that the date of the Public Hearing has yet to be confirmed. Subject to Council support, once the date of the Public Hearing has been set, a notice will be sent from the City's Legislative Services Division to property owners within 100 metres (330 ft.) of the subject site confirming the date and time.)

DESIGN PROPOSAL AND REVIEW

Building Design

- The applicant proposes to construct a single-storey church at the northeast corner of the subject property fronting 58 Avenue. The proposed building will be constructed outside of the BC Hydro utility right-of-way, which impacts over 85% of the subject lot.
- The proposed building is wood-framed with front and rear (north and south) entrance canopies, and is designed to resemble the existing church directly to the east (18790 - 58 Avenue).
- The applicant proposes a red brick veneer with masonry caps at the base of the building as well as light brown vinyl siding. Building trim and fascia boards are to be painted beige.
- Vehicle access to the subject property is via 58 Avenue. The proposed driveway will lead to the parking lot, which is located at the rear (south) of the proposed church.
- A total of thirteen (13) parking spaces are proposed, including one (1) disabled parking space, which complies with the parking requirements for churches in the Zoning By-law.
- Proposed site lighting includes downward-facing pole-mounted lights that are to be installed throughout the parking lot, as well as lighting mounted on the proposed building.
- The applicant confirms that no free-standing sign or fascia signage is proposed.

TREES & LANDSCAPING

- Terry Thrale, ISA Certified Arborist of Woodridge Tree prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0		
Cottonwood	0		
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Cherry	1	1	0
Coniferous Trees			
Atlas Cedar	1	1	0
Grand Fir	1	1	0
Total (excluding Alder and Cottonwood Trees)	4	4	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		7	
Total Retained and Replacement Trees		7	
Contribution to the Green City Fund		\$300	

- The Arborist Assessment states that there are a total of four (4) mature trees on the subject site. There are no Alder and Cottonwood trees on the site. It was determined that none of the trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, tree health, location of the utility right-of-way and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees at a 2 to 1 replacement ratio. This will require a total of eight (8) replacement trees on the site. Since only seven (7) replacement trees can be accommodated on the site, the deficit of one (1) replacement tree will require a cash-in-lieu payment of \$300, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, a total of seven (7) trees are proposed to be replaced on the site with a contribution of \$300 to the Green City Fund.

- Although the proposed institutional use does not require a Development Permit, a landscaping plan has been prepared for the site and will be secured as part of the proposed Development Variance Permit (DVP). The landscaping plan includes new trees and shrubs in a variety of species around the building and along the east property line adjacent the neighbouring church.

BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor through the southwest corner of the subject property, located within the Cloverdale BCS management area, with a low ecological value.
- The BCS further identifies the GIN area of the subject site as having a Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target corridor width of 50 metres (165 ft.) and a target area of 130 square metres (1,400 sq.ft.), which is 2.5% of the subject property.
- The applicant has volunteered to dedicate 130 square metres (1,400 sq.ft.) of land at the southwest corner of the site as parkland, which is 100% of the target GIN area. This method of GIN retention will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location which is consistent with the guidelines in the BCS.
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hi-Knoll Park Hub and is located approximately 1.5 kilometres (0.9 mile) southeast of the subject property.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 6, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located in a largely single family residential area in southeast Cloverdale. Over 85% of the site is impacted by a BC Hydro ROW.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is 0.14 FAR.

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The proposed development includes swales to alleviate any drainage concerns. The applicant has agreed to dedicate 130 square metres (1,400 sq.ft.) of land at the southwest corner of the subject site to the City, without compensation, as parkland for the expansion of the Biodiversity Conservation Strategy (BCS) wildlife corridor.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> A bus stop is located approximately 450 metres (0.25 mile) from the front (north) entrance of the proposed church.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The following Crime Prevention Through Environmental Design (CPTED) principles are incorporated: natural surveillance and fencing, well-lit pedestrian pathways, and on-site security and monitoring
6. Green Certification (F1)	<ul style="list-style-type: none"> Not applicable
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Not applicable

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum east side yard setbacks of the PA-1 Zone from 5.8 metres (19 ft.) to 3.6 metres (12 ft.).

Applicant's Reasons:

- The proposed reduced east side yard setback should not negatively impact the existing church and day care directly to the east.
- The applicant has discussed the proposed east side yard setback relaxation with the owners of the church site to the east, and no concerns have been expressed.

Staff Comments:

- The PA-1 Zone requires that all front yard, rear yard and side yard setbacks be greater than or equal to the height of the tallest building on the lot, and that buildings and structures be sited in accordance with a minimum setback of 7.5 metres (25 ft.) for a front yard, rear yard or side yard on a flanking street, and a minimum setback of 3.6 metres (12 ft.) for a non-street flanking side yard.
- The proposed height of the church is approximately 5.8 metres (19 ft.), which is measured to the average level between the eaves and ridge of the gable roof in accordance with the Zoning By-law.

- Therefore, the proposed east side yard setback of 3.6 metres (12 ft.) is not greater than or equal to the height of the tallest building on the lot, but does meet the minimum east side yard setback of 3.6 metres (12 ft.) in the PA-1 Zone.
- The proposed setback relaxation is not expected to negatively impact the neighbouring church site directly to the east, as it will be a side yard to side yard condition and interfaces with a driveway that leads to the rear yard parking area on the neighbouring church site.
- Staff support the variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, and Project Data Sheets
Appendix II.	Survey Block Plan, Site Plan, Building Elevations, and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7915-0039-00
Appendix VI.	Letter from Cloverdale Community Association

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/da

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DEVELOPMENT DATA SHEET

Proposed Zoning: PA-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA		
Gross Total		5,072 sq.m.
Road Widening area		0 sq.m.
Undevelopable area		4,387 sq.m.
Net Total		685 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		14%
Paved & Hard Surfaced Areas		46%
Total Site Coverage		60%
SETBACKS		
Front (north)	5.8 metres	7.5 metres
Rear (south)	5.8 metres	7.5 metres
Side #1 (east)	5.8 metres	3.6 metres*
Side #2 (west)	5.8 metres	7.5 metres
BUILDING HEIGHT		
Principal	9 metres	5.8 metres
Accessory	4 metres	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		N/A
FLOOR AREA: Residential		
		N/A
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
		N/A
FLOOR AREA: Institutional		
	240 sq.m.	97 sq.m.
TOTAL BUILDING FLOOR AREA		
	240 sq.m.	97 sq.m.

*Seeking variance

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
FAR (gross)		
FAR (net)	0.35	0.14
AMENITY SPACE (area in square metres)		
Indoor		N/A
Outdoor		N/A
PARKING (number of stalls)		
Commercial		N/A
Institutional		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	10	13
Total Number of Parking Spaces	10	13
Number of disabled stalls		1
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units		0
Size of Tandem Parking Spaces width/length		0

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____ OF LOT 2 SEC 9 TP 8 NWD PLAN BCP38744

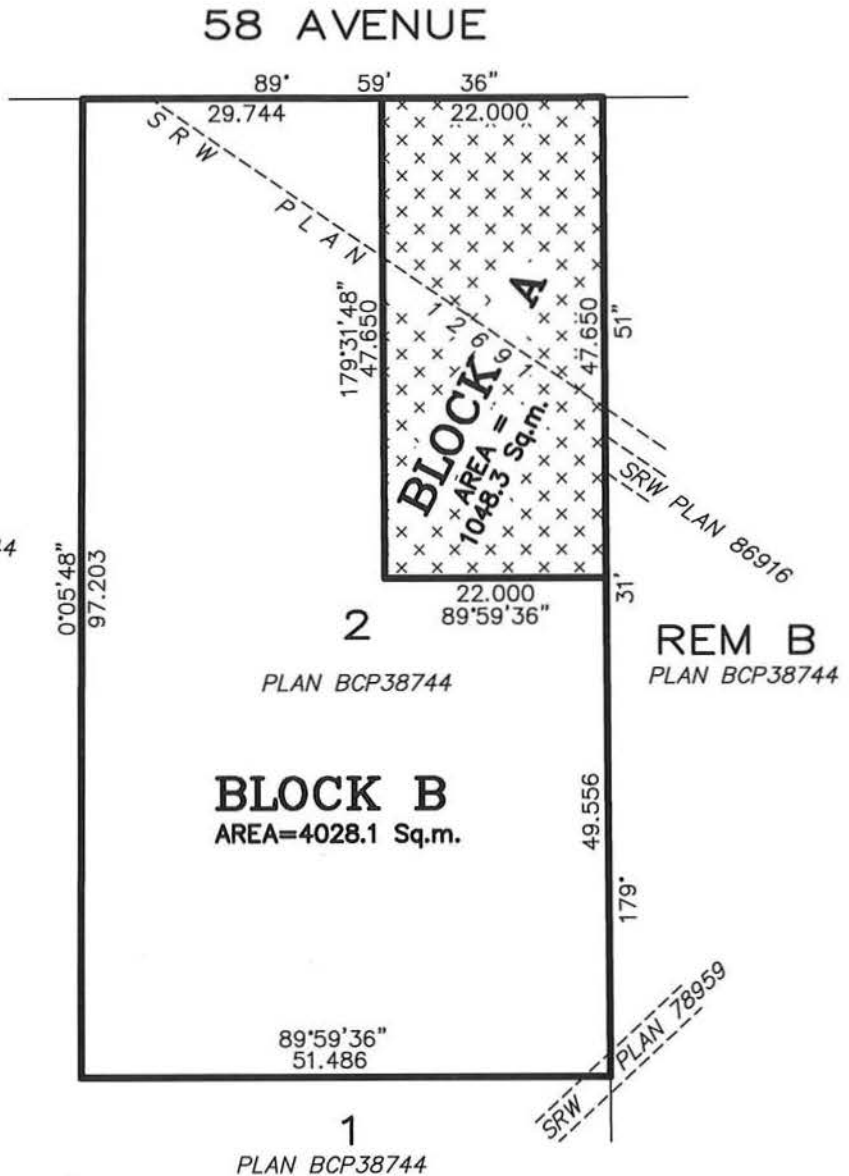
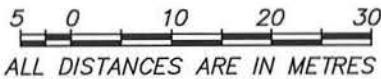
CIVIC ADDRESS:

18780 58th Ave. Surrey, BC
 P.I.D. 027-692-281
 FOR REZONING PURPOSES



1
 PLAN BCP38744

SCALE 1 : 750



This plan is based on the following Land Title and Survey Authority of BC records:

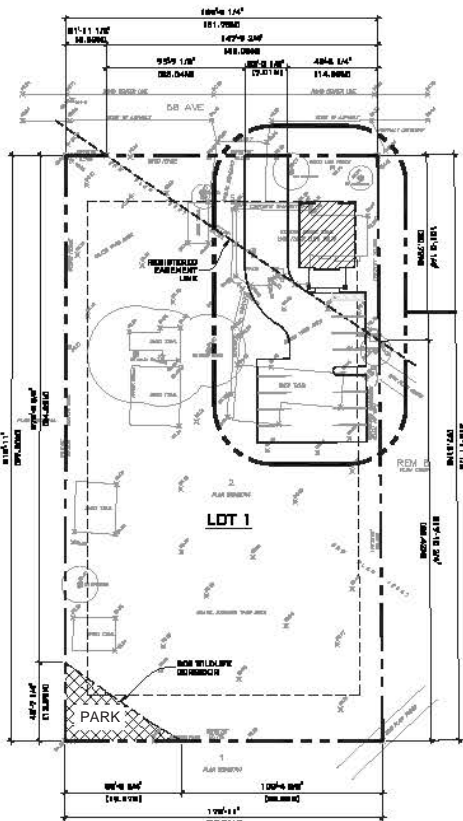
Plan BCP38744

CERTIFIED CORRECT
 DATED THIS 8th DAY OF JULY, 2015.

B.C.L.S.

M. Adam Fulkerson

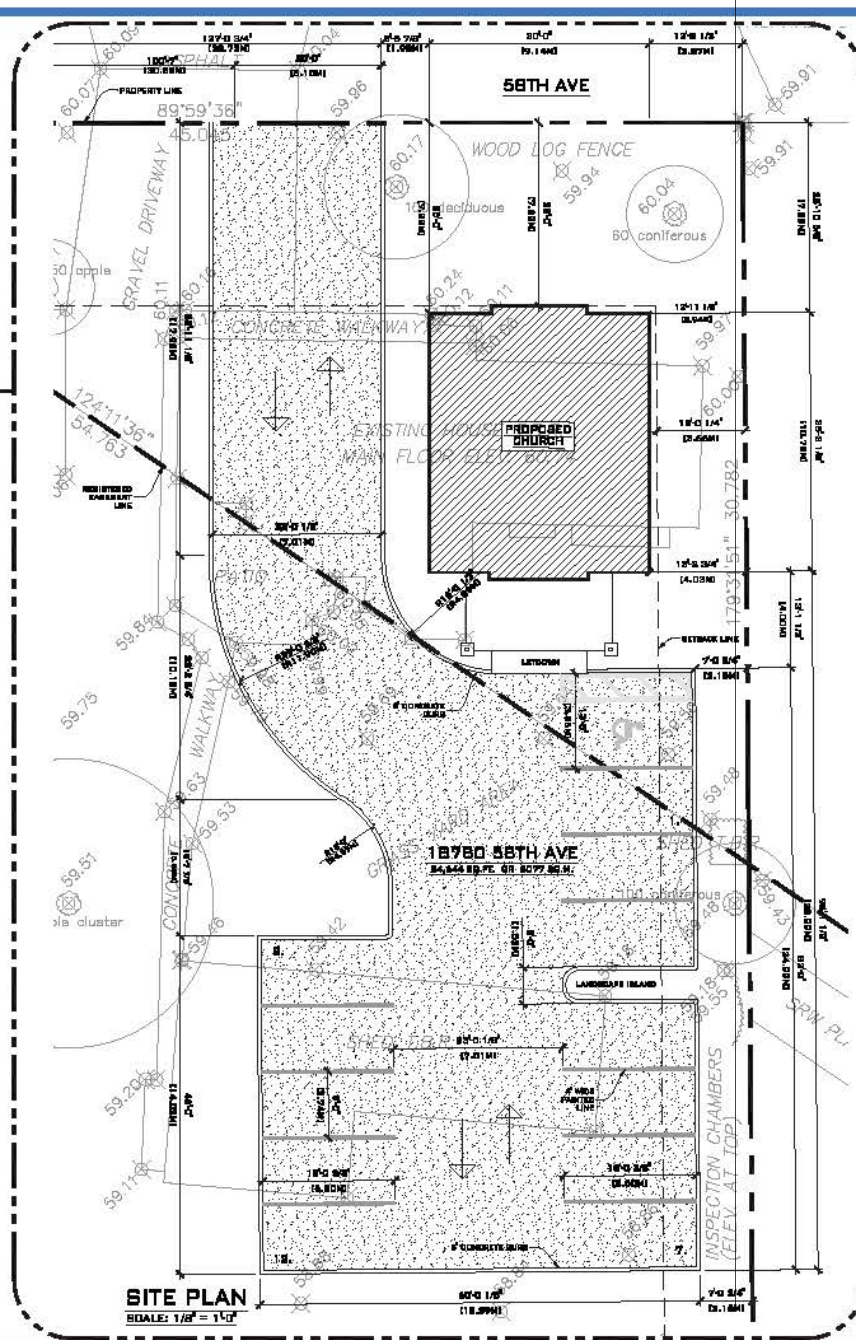




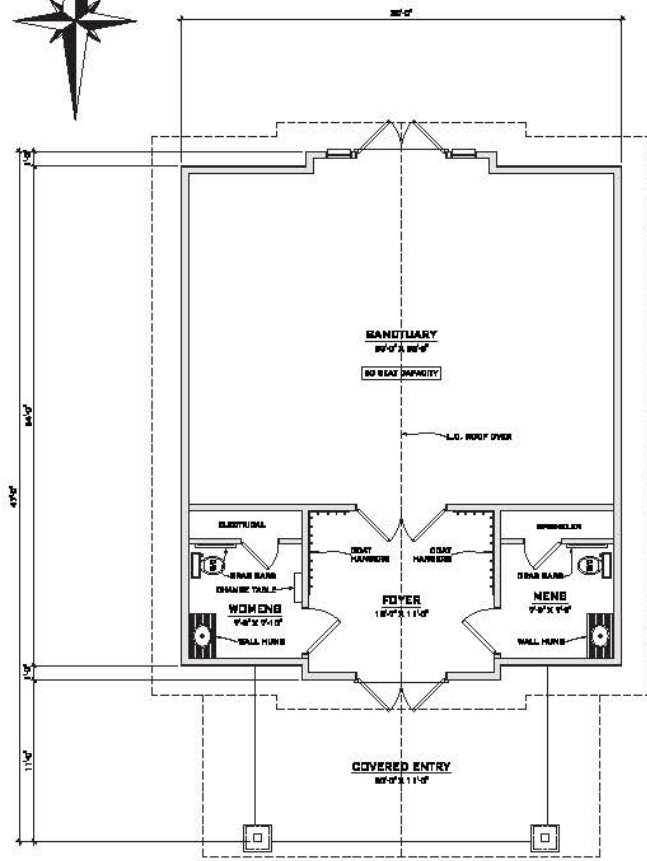
KEY PLAN
SCALE: 1/32" = 1'-0"



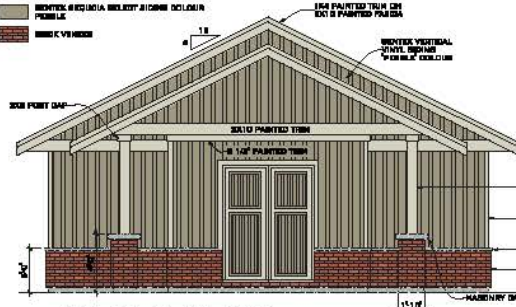
PARKING CALCULATION	
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9	PARKING SPACES REQUIRED
1	ACCESSIBLE STALL
10	PARKING STALLS TOTAL REQUIRED
13	PARKING STALLS PROVIDED



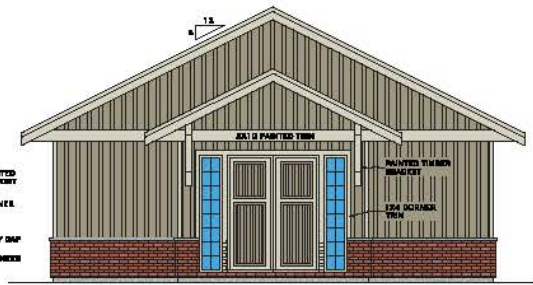
BY	
REVISIONS	
DATE	
D.P. SET	
<small>The owner (client) is not responsible for any errors or omissions in this drawing. It is the responsibility of the client to provide all necessary information and to verify the accuracy of the information provided. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities.</small>	
<small>The drawing is intended for the use of the client and is not to be used for any other purpose without the written consent of the designer. The designer is not responsible for any errors or omissions in this drawing.</small>	
FRASER VALLEY ENGINEERING INC. REGISTERED PROFESSIONAL ENGINEER	
DESIGNED BY:	J. RATZLAFF
CHECKED BY:	J. WILSON
SCALE:	AS NOTED
DATE:	15 JUNE, 2015
CUSTOMER:	CHRISTIAN GOSPEL SOCIETY
ADDRESS:	18780 58TH AVE SURREY B.C.
PLAN #:	WD-14-155
PAGE:	2



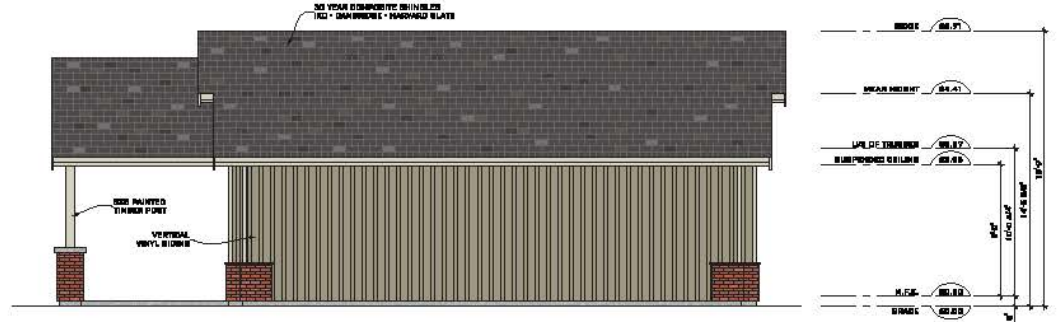
- TRIM MATERIAL
- WOOD GRAB BAR
- WOOD HANDRAIL
- WOOD KICK PLATE



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



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



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



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

NO.	
REVISIONS	
DATE	
D.P. SET <small>1500 N. 10th St. Suite 100 Raleigh, NC 27604 Phone: 919.876.8888 Fax: 919.876.8889 www.wilson-design.com</small>	
<small>The customer (client) is not responsible for providing or obtaining the necessary information for the design. The designer shall be responsible for providing the design and shall be responsible for providing the necessary information for the design.</small>	
<small>The drawing is not to be used for any other purpose without the written consent of the designer. The drawing is not to be used for any other purpose without the written consent of the designer.</small>	
FRASER VALLEY ENGINEERING REGISTERED PROFESSIONAL ENGINEER	
DESIGNED BY:	J. RATZLAFF
CHECKED BY:	J. WILSON
SCALE:	1/4" = 1'-0"
DATE:	15 JUNE, 2015
CUSTOMER:	CHRISTIAN GOSPEL SOCIETY
ADDRESS:	18760 SOUTH AVE SURREY B.C.
PLAN #:	WD-14-155-2
PAGE:	2

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

FROM: Development Services Manager, Engineering Department

DATE: June 26, 2015 **PROJECT FILE:** 7815-0039-00

RE: Engineering Requirements
Location: 18780 58 Avenue

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Provide a 0.50 metre Statutory Right of Way (SRW) along the 58 Avenue frontage.

Works and Services

- Construct the south side of 58 Avenue to the Through Local Road Standard. Subject to available funding, the City is requesting the applicant complete the south side of 58 Avenue to 188 Street as part of this development through City funded Development Coordinated Works.
- Provide on-lot sustainable drainage features in accordance with recommendations from the Cloverdale-McLellan Creek Integrated Stormwater Management Plan.
- Provide water, storm, and sanitary service connections to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

CE

Tree Preservation Summary

Surrey Project No: 7915 0039 00
 Address: 18780 58 Ave
 Registered Arborist: Woodridge Tree Consulting Arborists Ltd.

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	4
Protected Trees to be Removed	4
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio _____ 4 X two (2) = 0	8
Replacement Trees Proposed	7
Replacement Trees in Deficit	1
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	na

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio _____ X two (2) = 0	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

July 3, 2015

 Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0039-00

Issued To: CHRISTIANS' GOSPEL SOCIETY

("the Owner")

Address of Owner: 21522 - 46B Avenue
Langley, BC V3A 9G1

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 027-692-281

Lot 2 Section 9 Township 8 New Westminster District Plan BCP38744

18780 - 58 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F, Part 31 "Assembly Hall 1 Zone (PA-1)", the minimum east side yard setback for the principal building is reduced from 5.8 metres (19 ft.) to 3.6 metres (12 ft.).
4. This development variance permit applies to only that portion of the building on the Land shown on Schedule A numbered DVP #7915-0039-00(A), which is attached hereto and forms part of this development variance permit.
5.
 - (a) The landscaping shall conform to drawing numbered 7915-0039-00(B) (the "Landscaping").
 - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.

- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$_____

(the "Security")

- (d) i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
- ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
- iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
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.



Cloverdale Community Association

Website: www.cloverdalecommunity.org

May 16, 2015

Donald Nip
City of Surrey
Planning and Development Department
13450-104 Avenue
Surrey BC V3T 1V8

Re: 18780-58 Avenue / File: 7915-0039-00

Dear Mr. Nip

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

The CCA does not have any objections but would like the following item(s) addressed prior to granting approval:

1. A Sidewalk and a green boulevard with trees and grass should be installed for aesthetics and pedestrian safety.

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