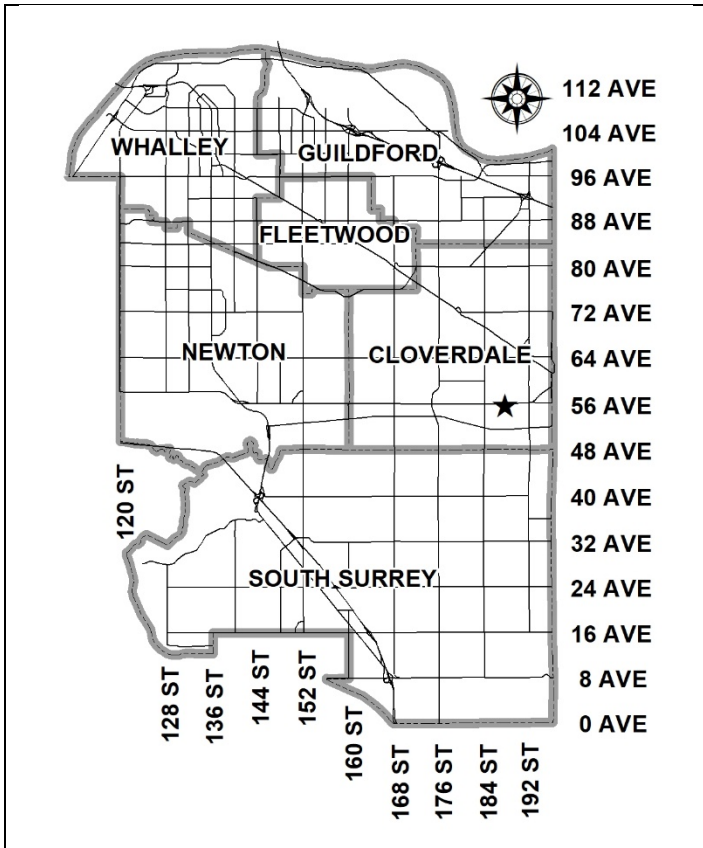


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0441-00

Planning Report Date: October 7, 2019



PROPOSAL:

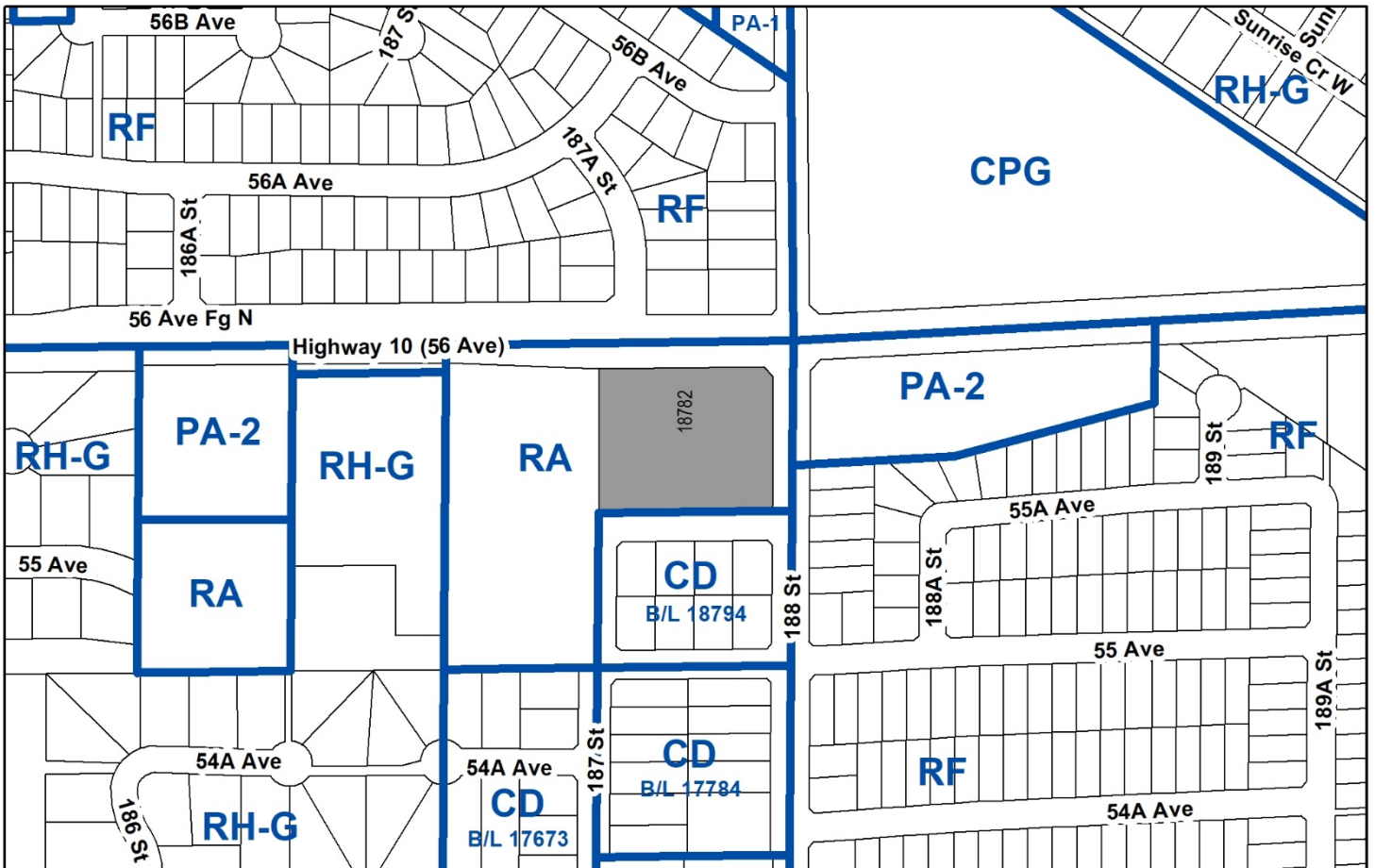
- **Rezoning** from RA to CD (based on RH-G) and C-5
- **Development Permit**
- **Development Variance Permit**

to permit the development of two commercial buildings on the northern portion of the site and to allow subdivision into five single family small suburban lots on the southern portion of the site.

LOCATION: 18782 - No. 10 (56 Avenue) Highway

ZONING: RA

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning (Two By-laws).
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.
- Approval to vary the Sign By-law through a comprehensive sign design package.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Variances are proposed for setbacks and building height for the commercial component of the project.
- Proposing a variance to allow for additional fascia signage on the north and west façade of Building 1 and the east façade of Building 2 through a comprehensive sign design package

RATIONALE OF RECOMMENDATION

- The proposed Neighbourhood Commercial Zone (C-5) for the northern portion of the site complies with the Suburban designation in the OCP.
- The applicant retained a commercial realtor who prepared a report supporting the proposed neighbourhood commercial development on the northern portion of the site. The report indicates that commercial vacancy rates in the area are low and there is a market demand for additional neighbourhood scale commercial uses in the immediate area.
- The proposed commercial development on the northern portion of the site will provide commercial amenities within walking distance for residents within surrounding residential neighbourhoods and a short drive for employees within the Cloverdale industrial area to the south along 52 Avenue.
- The C-5 Zone is intended for neighbourhood scale commercial shopping nodes with a limited range of commercial uses and a maximum individual business size of 370 square metres (4,000 sq.ft.). Drive-through establishments are not permitted.
- Both of the proposed commercial buildings are of a high-quality design.
- No access is proposed from Highway No. 10 (56 Avenue). A single vehicular access off of 188 Street is proposed for the commercial portion of the project. The applicant has proposed a variety of design features in curb and intersection design to address community concerns with the access location to the commercial portion of the project.
- The 5 proposed suburban residential lots on the south portion of the site are of similar size and follow a similar lot pattern to the existing small suburban lots to south, on the west side of 188 Street.
- 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 portion of the subject site shown as Block A on the Survey Plan attached in Appendix I from "One Acre Residential Zone" (RA) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. A By-law be introduced to rezone the portion of the subject site shown as Block B on the Survey Plan attached as Appendix I, from "One Acre Residential Zone" (RA) to "Neighbourhood Commercial Zone (C-5)" and a date be set for Public Hearing.
3. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
4. Council authorize staff to draft Development Permit No. 7916-0441-00, for the commercial component of the project on the northern portion of the site (proposed Lot 6), including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).
5. Council approve Development Variance Permit No. 7916-0441-00 (Appendix XIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard building setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) on proposed Lot 6 (proposed commercial lot);
 - (b) to reduce the minimum front (east) yard building setback of the C-5 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) on proposed Lot 6 (proposed commercial lot); and
 - (c) to increase the height of a principal building in the C-5 Zone from 9 metres (30 ft.) to 9.2 metres (30 ft.) on proposed Lot 6 (proposed commercial lot).
6. 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) the applicant address the cash-in-lieu of parkland requirement, comparable to other gross density developments;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (h) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (i) 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;
- (j) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
- (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (l) registration of a Section 219 restrictive covenant to require minimum double wide (side-by-side) garage dimensions of 6.1 metres (20 ft.) wide by 6.4 metres (21 ft.) deep, as measured from the interior faces of the side walls of the garage, for all proposed residential lots;
- (m) submission of a finalized landscaping plan, cost estimate, and appropriate securities for installation of a landscaped buffer along the rear lot line of proposed Lots 1 to 5;
- (n) registration of a Section 219 no-build Restrictive Covenant for protection and maintenance of a landscaped buffer along the rear lot line of proposed Lots 1 to 5;
- (o) registration of a Section 219 Restrictive Covenant to alert future owners and tenants that the proposed vehicular access to the commercial site may be converted to a right-in right-out access in the future; and
- (p) registration of a Section 219 Restrictive Covenant to prohibit a free-standing sign on the subject property.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.
- Fire Department: The City of Surrey Bylaw No.19108 for Public Safety E-Comm Radio Amplification may apply to these buildings.

Parks, Recreation & Culture:

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant has proposed a park amenity contribution in the amount of \$1,500 per proposed newly created residential lot and Parks has accepted this proposed voluntary contribution to address this concern.

School District:**Projected number of students from this development:**

3 Elementary students at Sunrise Ridge Elementary School
1 Secondary student at Lord Tweedsmuir Secondary School

(Appendix V)

The applicant has advised that the dwelling unit in this project is expected to be constructed and ready for occupancy by Fall of 2020.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Highway No. 10):	Single family dwellings.	Urban	RF
East (Across 188 Street):	Assembly hall and single family dwellings.	Urban and Suburban	PA-2 and RF
South (Across 55A Avenue):	Recently created vacant lots.	Suburban	CD (based on RF-G)
West:	Single family dwelling and farm business.	Suburban	RA

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 18782 – Highway No. 10 (56 Avenue) at the southwest corner of 188 Street and Highway No. 10 (56 Avenue). The subject site is 9,568 square metres (2.36 acres) in area, zoned One Acre Residential Zone (RA) and is designated Suburban in the OCP.
- The subject site is a remnant parcel from previous Development Application No. 7915-0041-00 which received final approval from Council on March 12, 2018 to create the 8 small suburban lots to the south, and the subject remnant property.

- To the southwest of the subject site, Development Application No. 7911-0071-00 was approved by Council on April 13, 2015 for 11 small suburban single family lots under a Comprehensive Development (CD) Zone (By-law No. 17673) based on the RH-G Zone.

PROPOSAL

Northern Commercial Portion

- The applicant proposes to rezone the northern 1.36 acre (0.553 hectare) portion of the site (proposed Lot 6) from RA to Neighbourhood Commercial Zone (C-5) which is a permitted zone within the Suburban OCP designation.
- The applicant proposes to construct two commercial buildings each with ground floor commercial retail units (CRU's) and a small second storey office component. Both buildings are oriented in a north-south direction with surface parking in between.
- Proposed Building 1 is located along the western portion of the site and proposed Building 2 is located along the eastern portion. Both buildings have similar footprints and configurations, Both buildings have main floor areas of approximately 592 square metres (6,372 sq. ft.), which is comprised of 6 commercial units ranging from 69 square metres (745 sq. ft.) to 110 square metres (1,185 sq. ft.). Both second floors are comprised of 171 square metres (1,846 sq. ft.) of office space with the remaining area proposed to be covered terrace.
- In total, 1,527 square metres (16,436 sq. ft.) of commercial floor area is proposed on the commercial site (proposed Lot 6) for a total FAR of 0.28 and a lot coverage of 23%, which complies with the C-5 Zone.
- The applicant retained a commercial realtor who prepared a report supporting the proposed neighbourhood commercial development on the northern portion of the site. The report indicates that commercial vacancy rates in the area are low and there is a market demand for additional neighbourhood scale commercial uses in the immediate area.
- The proposed commercial development on the northern portion of the site will provide commercial amenities within walking distance for residents within surrounding residential neighbourhoods and a short drive for employees within the Cloverdale industrial area to the south along 52 Avenue.
- The C-5 Zone is intended for neighbourhood-scale commercial shopping nodes with a limited range of commercial uses and a maximum individual business size of 370 square metres (4,000 sq.ft.). Drive-through establishments are not permitted.

Southern Residential Portion

- The applicant proposes to rezone the southern 1-acre (0.40 hectare) portion of the site from RA to Comprehensive Development (CD) Zone based on RH-G, similar to the small suburban lots across 55A Avenue to the south.

- The applicant proposes to create 5 small suburban lots that range in size from 800 square metres (8,611 sq. ft.) to 803 square metres (8,643 sq. ft.). Lot widths range from 21.3 metres (70 ft.) to 22.1 metres (73 ft.) and lot depths range from 36.6 metres (120 ft.) to 37.6 metres (123 ft.). All five lots will front and have access from 55A Avenue to the south.
- All proposed residential lots will include a 3.4 metre (11 ft.) to 4.4 metre (14 ft.) wide landscape buffer along their rear lot line to provide visual screening from the proposed commercial development to the north. A Restrictive Covenant will be registered to ensure ongoing protection and maintenance of the buffer, and a landscaping plan with appropriate securities to ensure installation of the landscaping, will be required as a condition of final adoption of the proposed rezoning by-law.
- No public open space is being proposed as part of the proposed subdivision. The applicant has volunteered to provide 15% cash-in-lieu of parkland dedication, comparable to other gross-density developments for the proposed residential lots.
- The 5 proposed suburban residential lots on the south portion of the site are of similar size and follow a similar lot pattern to the existing small suburban lots to south, on the west side of 188 Street.

Affordable Housing Strategy

- On April 9, 2018 Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As a condition of Final Adoption of the Rezoning By-law, the applicant will be required to provide a \$1,000 per unit contribution to the Affordable Housing Reserve Fund, totaling \$5,000 for five (5) proposed lots.

Proposed CD By-law (Appendix IX) for proposed Residential Lots

- The proposed CD By-law is generally based on the Half-Acre Residential Gross Density Zone (RH-G) with some allowances made to provide a transition between standard-sized Urban lots to the east (across 188 Street) and Suburban residential lots to the south (across 55A Avenue).
- The table below provides a comparison between the RH-G Zone and the proposed CD By-law:

	RH-G Zone	Proposed CD By-law for Subject Site
Principal Building Setback	Front yard: 7.5 m. (25 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 3.0 m. (10 ft.) Side yard on flanking street: 7.5 m. (25 ft.)	Front yard: 7.5 m. (25 ft.) Rear yard: 10 m. (33 ft.) Side yard: 2.0 m. (6.5 ft.) Side yard on flanking street: 3.8 m. (12 ft.)
Unit Density	5 dwelling units per hectare (2.0 upa)	10.0 dwelling units per hectare (4.0 upa)

	RH-G Zone	Proposed CD By-law for Subject Site
Floor Area Ratio (FAR)	0.32	0.60 for the first 560 square metres (6,000 sq.ft.) of lot area and 0.35 for the remaining lot area in excess of 560 square metres (6,000 sq.ft.)
Maximum Floor Area	N/A	465 sq. m. (5,000 sq. ft.)
Lot Coverage	25%	32%
Subdivision (Lot Size)	<u>Standard:</u> Lot area: 1,300 sq. m. (14,000 sq. ft.) Lot width: 30 m. (100 ft.) Lot depth: 30 m. (100 ft.) <u>Permissible Reduction:</u> Lot area: 1,120 sq. m. (12,000 sq. ft.) Lot width: 24 m. (80 ft.) Lot depth: 30 m. (100 ft.)	Lot area: 800 sq. m. (8,600 sq. ft.) Lot width: 21 m. (69 ft.) Lot depth: 36 m. (118 ft.)

- The overall gross density for the development is 10 units per hectare (4 upa) which is consistent with the Official Community Plan for Suburban areas more than 200 metres (656 ft.) from the ALR.
- The proposed minimum lot width of 21 metres (69 ft.) is narrower than the minimum lot width of the RH-G Zone but is comparable to the widths of other small suburban lots in the neighbourhood at the southwest corner of 188 street and 55 Avenue. The proposed minimum lot depth of 36 metres (118 ft.) is greater than the minimum lot depth of the RH-G Zone.
- The CD By-law proposes a maximum house size (total floor area) of 465 square metres (5,000 sq. ft.) which is the same as the neighbouring lots to the south (across 55A Avenue) and the same as the maximum floor area permitted under the RF Zone.

Building Scheme and Lot Grading for Residential Properties

- The applicant retained Aplin and Martin Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings, proposed a set of building design guidelines.
- A summary of the proposed building design guidelines is attached as Appendix VI.
- A preliminary lot grading plan was prepared and submitted by Aplin and Martin Consultants Ltd. and all lots will be able to achieve basements with minimal fill. The plan was reviewed by staff and found to be generally acceptable.

Parking and Access for Residential Properties

- To ensure a more efficient parking layout on the residential properties, the applicant will register a Section 219 restrictive covenant to require minimum double wide (side-by-side) garage dimensions of 6.1 metres (20 ft.) wide by 6.4 metres (21 ft.) deep, as measured from the interior faces of the side walls of the garage, for all proposed residential lots.
- The proposed locations of the driveways will be coordinated with the residential driveways across 55A Avenue to the south.

DESIGN PROPOSAL AND REVIEW OF THE COMMERCIAL PORTION

- The applicant proposes to construct two similar style two-storey commercial buildings on the north portion of the site (proposed Lot 6) that both orient in a north-south direction towards the internal parking lot.
- Proposed Building 1 is located along the western portion of the site and proposed Building 2 is located along the eastern portion, both buildings have similar footprints and configurations with a main floor area of approximately 592 square metre (6,372 sq. ft.) and is comprised of 6 commercial units ranging from 69 square metres (745 sq. ft.) to 110 square metres (1,185 sq. ft.). The second floor is proposed to have a 171 square metre (1,846 sq. ft.) of office space with the remaining area proposed to be a covered terrace.
- In total, 1,527 square metres (16,436 sq. ft.) of commercial floor area is proposed within the two buildings.
- The proposed site design concept (Appendix III) is to create a strong parking courtyard flanked by commercial buildings on either side.
- Both proposed buildings include stepped floor slabs to better transition with the grades on the site.
- Both proposed buildings include the same colours and materials palette. The buildings are designed to have a contemporary appearance. The proposed materials include grey porcelain tile, stucco, spandrel glass and glazed windows.

Parking and Access for the Commercial Portion

- The applicant proposes 59 surface parking spaces which is 13 spaces above the 46 spaces required under the Zoning By-law No. 12000. All spaces are located between the two buildings.
- The commercial site has a full movement single access from 188 Street at the southeast corner of the property. A restrictive covenant will be required to alert future owners and tenants that this access may be converted to a right-in right-out access in the future.
- A westbound transit stop is located across the street along Highway No. 10 and an eastbound transit stop is located east of 188 Street along Highway No. 10. Two pedestrian walkways provide access to Highway No. 10.

Landscaping, Walkways and Retaining Walls for the Commercial Portion

- The commercial portion of the development is fairly flat except for the northern portion as Highway No. 10 has a steep southern side slope within the highway dedication which requires the use of grading, short interior retaining walls and two sets of stairs along the northern property line to provide pedestrian access to Highway 10.
- The parking lot includes approximately 15 islands which include trees and structural soil underneath.
- A 5-metre (16 ft.) wide landscape buffer is proposed between the commercial and residential properties. Approximately 3.4 metres (11 ft.) to 4.4 metres (14 ft.) of the buffer will be located on the proposed residential lots to the south (and secured by Restrictive Covenant) with 1.6 metres (5 ft.) to 0.6 metres (2 ft.) of the buffer located on the commercial property. The buffer includes 25 trees and a mix of shrubs. Along the property line a black chain-link fence is proposed which will be partially screened from the commercial property by a hedge. Large boulders will be required along the south side of the buffer (on the residential lots) to further delineate the landscape buffer and dissuade residential encroachment into it.

Signage for the Commercial Portion

- The applicant proposes high quality aluminum channel lettering signage that complies with the Sign By-law.
- Each commercial unit includes a fascia sign above the entrance facing the parking lot.
- The applicant requires Sign By-law Variances to allow for additional fascia signage on the north and west façade of Building 1 and the east façade of Building 2. See the Sign By-law Variances section for further details.
- Each building includes an address fascia sign along the top of the upper floor which is permitted under the Sign By-law.
- The applicant is not proposing a free-standing sign and will register a Restrictive Covenant to restrict any free-standing signage in the future.

PRE-NOTIFICATION

Letters were mailed on February 19, 2019 and Development Signs were installed on February 5, 2019. Staff received responses from 24 residents (2 support and 22 opposed which included 18 form letters), and letters from both the Cloverdale Community Association (Appendix X) and Cloverdale Business Improvement Association (Appendix XI).

The applicant also submitted a package of 62 letters of support from neighbourhood residents.

Resident comments are summarized below (staff comments in italics):

- Residents had concerns that the proposed development will make the intersection of 188 Street and Highway 10 more dangerous.

(The intersection of Highway 10 and 188 Street is under the jurisdiction of the Ministry of Transportation and Infrastructure (MoTI). The subject rezoning application was referred to MoTI staff for comments, and they expressed no concerns with the proposed development and its accesses. The commercial access is proposed to be approximately 50 metres south of Highway 10, which meets the City's spacing standards in accordance to the Engineering Design Criteria. A restrictive covenant is required on the proposed commercial portion of the site to restrict the access to right-in/right-out should a median be required along 188 Street in the future.)

- A previous concept for the subject site included only residential lots.

(As part of the previous application to the south (Development Application No. 7911-0019-00), the applicant did show a concept for 9 residential lots for the subject site but has chosen instead to pursue a C-5 commercial development on the north portion of the site, which complies with the Suburban designation in the OCP.)

- Commercial properties are located approximately three blocks to the south of the proposed development at 52 Avenue.

(The two lots, located to the south at 52 Avenue and 188 Street are large industrial properties, including a logistics company (18833 – 52 Avenue) and manufacturing company (18787 – 52 Avenue), and neither site has a commercial component. The proposed commercial development would serve employees of the industrial businesses along 52 Avenue.)

- Commercial zones next to residential zones is concerning and will add noise to the neighbourhood.

(The proposed C-5 Zone is for neighbourhood scale commercial nodes, designed to be compatible with residential uses. The subject proposal includes a 5-metre (16 ft.) landscape buffer for the five proposed residential lots included in the application on the south portion of the site.)

- The proposed location for commercial is unwanted in the surrounding neighbourhood.

(Responses to pre-notification have been mixed with staff receiving comments and form letters from 22 residents that were opposed to the proposed commercial portion of the development and form letter from 62 residents as well as responses letters/phone calls of support from another 2 residents that were supportive of the proposed commercial development.)

- One resident stated they are driving to Langley for shopping and the proposed development will allow them to have closer shopping options to home and potential jobs for their children. This caller wanted to see a mix of small commercial units.

(The proposed commercial development will serve the surrounding residential neighbourhood, as well as employees of the industrial businesses to the south (along 52 Avenue), which should reduce vehicular trips. The proposed development includes 12 small CRU's and office space.)

Cloverdale Business Improvement Association (BIA) Concerns

The Cloverdale Business Improvement Association (BIA) has concerns that the proposed project increases the commercial uses outside of the Cloverdale Town Centre along Highway No. 10. The BIA believes that the retail leakage will impact the viability of retailers in the Cloverdale Town Centre (see Appendix XI).

In response to the BIA concerns, the applicant submitted a report/memo (see Appendix XII) from a commercial realtor (Colliers International) with the following rebuttals:

- There is a lack of commercial supply in Downtown Cloverdale. There are only 4 vacant commercial spaces with 2 of the spaces currently having offers in place (as of August 20, 2019).
- Due to the small size of the proposed commercial units, possible tenants will be local retailers looking to gain exposure and expand their homegrown businesses within Cloverdale.
- Residents, office and industrial space within an eight-block radius would thrive knowing amenities are within walking distance. This would help Surrey retain and attract businesses that may otherwise select Langley in the future.

(The Cloverdale BIA has expressed concerns to staff that this proposal may set precedent for future expansion of commercial uses east of the town centre on other large suburban lots on the south side of Highway 10. Staff have indicated that opportunities for additional commercial development are likely limited due to access limitations and other site constraints in this area. In addition, future commercial proposals would require rezoning applications, which would require consultation with the BIA, and would be subject to the development application review process and Council approval.)

Cloverdale Community Association (CCA)

The Cloverdale Community Association (CCA) supports the proposed development subject to a variety of conditions that have been met by the applicant (Appendix X).

TREES

- Glen Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. 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	13	13	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Willow	3	3	0
Total (excluding Alder and Cottonwood Trees)	3	3	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		68	
Total Retained and Replacement Trees		68	
Contribution to the Green City Fund		Nil	

- The Arborist Assessment states that there is a total of 3 protected trees on the site, excluding Alder and Cottonwood trees. Thirteen (13) existing trees, approximately 81% of the total trees on the site, are Cottonwood trees. It was determined that no on-site trees can be retained as part of this development proposal but a row of 7 off-site trees can be retained including four - Douglas Fir, a Poplar, a Maple and an Apple. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 19 replacement trees on the site. The applicant is proposing 55 replacement trees within the commercial portion consisting of a variety of trees including spruce, green vase zelkova, sweet gum, iron wood and serviceberry.
- Within the five residential lots, the applicant proposes 15 trees, averaging 3 trees per lot, consisting of a variety of trees including Dogwood, Maple, Magnolia and Japanese snowbell.
- In addition to the replacement trees, boulevard street trees will be planted on Highway No. 10, 188 Street and 55A Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 70 trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 29, 2016. 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"> • C-5 and CD (based on RH-G) zones are both consistent with the Suburban designation in the OCP. • Site is 1.5 kilometres (1 mile) east of Cloverdale Town Centre and provides closer shopping options to neighbouring residents.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Mix of commercial uses to provide more walkable options within the neighbourhood.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Recycling & Organic Waste Pickup made available thru the Garbage / Recycling building. • A total of 70 new trees are proposed to be planted on the commercial portion of the site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Commercial component is located on a bus route. • Pedestrian connections between the commercial and Highway No. 10. • Bicycle parking is provided on site. • Electric vehicles charging station is provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • CPTED principles have been incorporated into the design of the commercial site.
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 was installed through the development process.

BY-LAW VARIANCES AND JUSTIFICATION**(a) Requested Variance:**

- To reduce the minimum north side yard building setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) of the C-5 Zone, for proposed Lot 6 (Commercial lot); and
- To reduce the minimum front (east) yard building setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) of the C-5 Zone, for proposed Lot 6 (Commercial lot).

Applicant's Reasons:

- The proposed relaxation to the north and east yard setbacks creates a better street presence along Highway No. 10 and 188 Street, respectively.

Staff Comments:

- The proposed relaxations to the east and north yard setbacks creates a more urban streetscape with no anticipated impact on adjacent residential properties across Highway 10 and 188 Street respectively.
- Staff support the proposed variance.

(b) Requested Variance:

- To increase the height of a principal building from 9 metres (29.5 ft.) to 9.2 metres (30 ft.) of the C-5 Zone, for proposed Lot 6 (Commercial lot).

Applicant's Reasons:

- The applicant designed the buildings using imperial calculations (30 ft.) rather than metric (9 metres).
- The applicant proposes to finish the building using 15 – 0.6 metre (2 ft.) wide panels which requires a 9.2 metre (30 ft.) height.

Staff Comments:

- The visual impact of the 0.2 metre (8 inch) height relaxation is expected to be minor.
- The proposed height relaxation is along the northern portion of the site for the office component of the second floor. The neighbouring residential property to the west (18726 Highway No. 10) is screened by a row of mature trees.
- Staff support the proposed variance.

(c) Requested Variance through comprehensive sign design package:

- To increase the number of fascia signs allowed on the east façade of Building 2 from one to six signs.
- To increase the number of fascia signs allowed on the north façade of Building 1 from one to three signs.
- To increase the number of fascia signs allowed on the west façade of Building 1 from one to three signs.
- To allow for increased third party advertising up to 100% of the copy area for proposed corner feature signs.

Applicant's Reasons:

- The proposed variances will allow each unit to have two fascia signs each which is allowed within the Sign By-law.

- Due to trees and landscaping, there are few practical areas to place the allowed number of signs.
- No free-standing sign is proposed.

Staff Comments:

- No free-standing signage is proposed.
- All proposed signs consist of high-quality materials and design.
- Both the south and west elevations for Building 1 have limited visibility, the applicant has proposed 3 signs along each of the north and west elevations at the corner of the building.
- Along the east elevation of Building 2 (along 188 Street) only the north corner of the elevation will be visible for signage due to proposed trees and landscaping.
- Applicant is not proposing a total increase in the number of fascia signs allowed.
- Due to lack of practical locations for allowable fascia signage, the applicant needs to cluster signs together on the corners of the building which requires a variance to third party signage requirements.
- Staff are supportive of the variance through a comprehensive sign design package.

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 VIII).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Project Data Sheets and Block Plan
Appendix II. Proposed Sign By-law Variances Tables

Appendix III.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	ADP Comments
Appendix IX.	Proposed CD By-law
Appendix X.	Cloverdale Community Association Letter
Appendix XI.	Cloverdale Business Improvement Association Letter
Appendix XII.	Commercial Realtor (Colliers) Report/Memo
Appendix XIII.	Development Variance Permit No. 7916-0441-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

JKS/cm

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed	
	CD (Based on RH-G)	C-5
GROSS SITE AREA		
Acres	1.36 acre	1
Hectares	0.552 hectare	0.40
NUMBER OF LOTS		
Existing	1	1
Proposed	5	1
SIZE OF LOTS		
Range of lot widths (metres)	20.3 – 21.5 metres	51 metres
Range of lot areas (square metres)	800 – 803 square meters	107 metres
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	9.5 uph / 3.5 upa	
Lots/Hectare & Lots/Acre (Net)	12.5 uph / 5.1 upa	
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	38%	23%
Estimated Road, Lane & Driveway Coverage	5%	57%
Total Site Coverage	43%	80%
PARKLAND		
Area (square metres)		
% of Gross Site		
	Required	
PARKLAND		
15% money in lieu	YES	
TREE SURVEY/ASSESSMENT	YES	
MODEL BUILDING SCHEME	YES	
HERITAGE SITE Retention	YNO	
FRASER HEALTH Approval	NO	
DEV. VARIANCE PERMIT required		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Relaxation of North and East Setbacks	YES	

DEVELOPMENT DATA SHEET

Proposed Zoning: C-5

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		5,553 m ²
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		5,553 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		22.72%
Paved & Hard Surfaced Areas		57.14%
Total Site Coverage		80%
SETBACKS (in metres)		
Front	7.5 m	6 m
Rear	7.5 m	7.5 m
Side #1 (North)	7.5 m	3.0 m
Side #2 (South)	7.5 m	8.29 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	9.14 m
Accessory	4 m	3.88 m
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Retail	2,777 m ²	1,184 m ²
Office		343 m ²
Total	2,777 m ²	1,527 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,777 m ²	1,527 m ²

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

Development Data Sheet cont'd

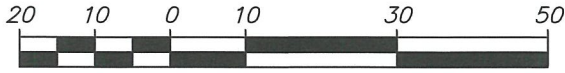
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	.50	.28
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	46	59
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	46	59
Number of accessible stalls	0	2
Number of small cars	12	0
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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

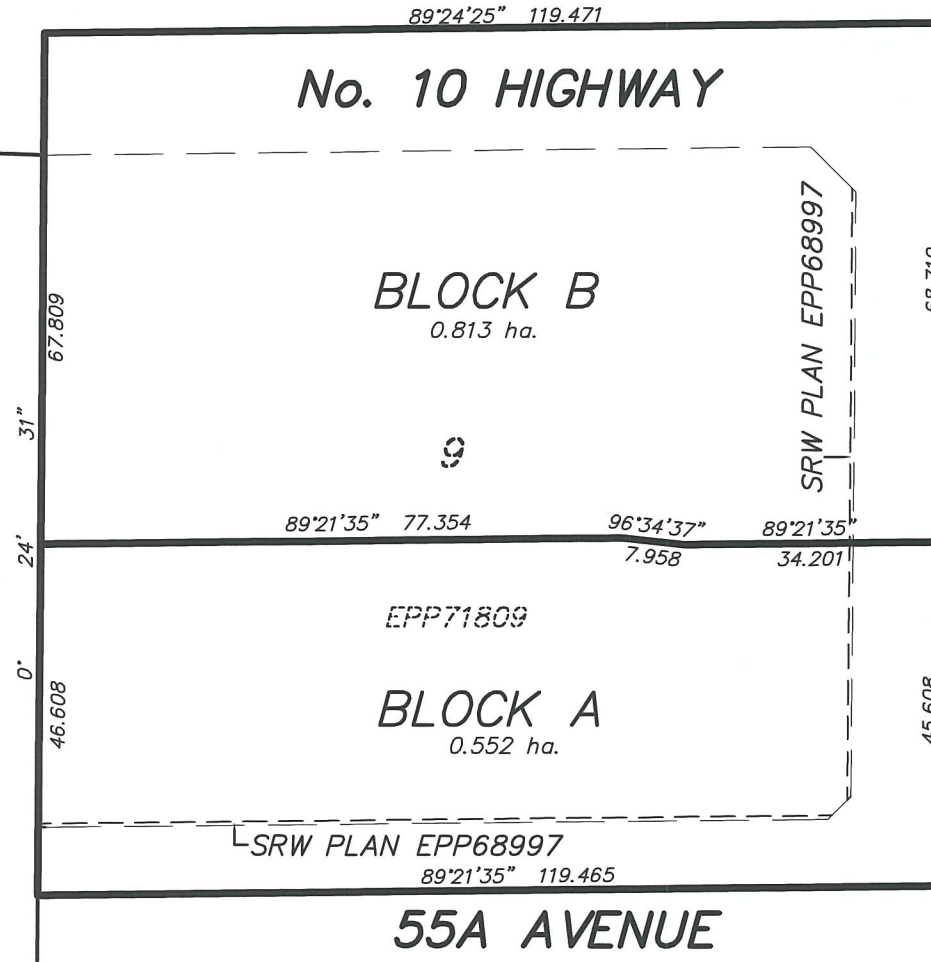
#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow 5 additional fascia signs for a total of 6 signs on the east elevation of Building 2.	A maximum of two fascia signs are permitted for each premise provided that the fascia signs are not on the same façade of the premise; (Part 5, Section 27(2)(a)).	All 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.
2	To allow 2 additional fascia signs for a total of 3 signs on the north elevation of Building 1.		No free-standing signage is proposed on site.
3	To allow 2 additional fascia signs for a total of 3 signs on the west elevation of Building 1.		<p>Proposed variance 1 - Each premise is allowed two fascia signs and the applicant would prefer that their signage is clustered together along the corner of 188 Street as most of the east elevation of Building 1 is proposed to be screened by trees.</p> <p>Proposed variances 2 and 3 - Each premise is allowed two fascia signs and the applicant would prefer that the second allowed signage is clustered together along the northwest corner of building adjacent to Highway No. 10. The applicant is proposing 3 signs on both the north and west elevation of Building 2.</p>
4	To allow for increased third party advertising up to 100% of the copy area for proposed corner feature signs.	Third party advertising is permitted provided it does not exceed 30% of the total copy area. (Part 1 Section 6 (11)).	Proposed variance 4 allows additional third party signage at the building corners due to limited other practical areas for signage.

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW# _ _ _ _ OF
LOT 9, SECTION 4, TOWNSHIP 8,
NEW WESTMINSTER DISTRICT, PLAN EPP71809**



SCALE 1 : 1000
ALL DISTANCES ARE IN METRES

Rem N 1/2 7
PLAN 1457



MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189

CERTIFIED CORRECT ACCORDING TO SURVEY
DATED THIS 9TH DAY OF JULY, 2019.

Joginder S. Riari
JOGINDER SINGH RIARI B. C. L. S.
BRITISH COLUMBIA LAND SURVEYOR
No. 863
FILE 10098-06

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow 5 additional fascia signs for a total of 6 signs on the east elevation of Building 2.	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)).	All 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.
2	To allow 2 additional fascia signs for a total of 3 signs on the north elevation of Building 1.		No free-standing signage is proposed on site.
3	To allow 2 additional fascia signs for a total of 3 signs on the west elevation of Building 1.		<p>Proposed variance 1 - Each premise is allowed two fascia signs and the applicant would prefer that their signage is clustered together along the corner of 188 Street as most of the east elevation of Building 1 is proposed to be screened by trees.</p> <p>Proposed variances 2 and 3 - Each premise is allowed two fascia signs and the applicant would prefer that the second allowed signage is clustered together along the northwest corner of building adjacent to Highway No. 10. The applicant is proposing 3 signs on both the north and west elevation of Building 2.</p>
4	To allow for increased third party advertising up to 100% of the copy area for proposed corner feature signs.	Third party advertising is permitted provided it does not exceed 30% of the total copy area. (Part 1 Section 6 (11)).	Proposed variance 4 allows additional third party signage at the building corners due to limited other practical areas for signage.



PERSPECTIVE - PEDESTRIAN VIEW OF BUILDING 2 FROM DRIVEWAY ENTRANCE

COMMERCIAL DEVELOPMENT

18782 – 56TH AVENUE
SURREY, BC

Highway 10 (56th Avenue) & 188th Street



DEVELOPMENT PERMIT APPLICATION

DATE OF FILE: 2019-07-10
 REVISION: 2018-05-16 ISSUED FOR DP SUBMISSION
 2018-11-13 RE-ISSUED FOR DP SUBMISSION
 2019-03-28 SUBMISSION TO ADP
 2019-05-29 ISSUED FOR PLANNING REVIEW
 2019-07-10 ISSUED FOR PLANNING



300 - 7337 137 Street, Surrey, BC V3W 1A4
 T: 604 594 4787
 E: office@boldwing-continuum.com

PROJECT: COMMERCIAL DEVELOPMENT

18782 – 56TH AVENUE
SURREY, BC

0915633 BC LTD.

2019-07-09 9:46:15 AM

REVISION: COVER

21509
PROJECT No.

CITY FILE NO: 7916-0441-00
 1 : 1
 SCALE

A.B., S.B. SB,GM
 DESIGN DRAWING





BUILDING 2 (BUILDING 1 SIMILAR)



BLDGS 1 & 2 SOUTHWEST AERIAL

DATE: 2019-07-10
 REVISION:
 2017-11-02 ISSUED FOR CLIENT REVIEW
 2017-12-06 ISSUED FOR CLIENT REVIEW
 2017-12-21 ISSUED FOR COOR WITH LANDSCAPE
 2018-03-16 ISSUED FOR DP SUBMISSION
 2018-11-13 RE-ISSUED FOR DP SUBMISSION
 2019-03-29 SUBMISSION TO ASP
 2019-05-29 ISSUED FOR PLANNING REVIEW
 2019-07-10 ISSUED FOR PLANNING



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 E: office@boldwing-continuum.com

PROJECT:
COMMERCIAL DEVELOPMENT
18782 - 56TH AVENUE
SURREY, BC

CLIENT:
0915633 BC LTD.

2019-07-08 3:30:30 PM

21509
 PROJECT NO.

REVISION:
AXONOMETRIC VIEWS

CITY FILE NO: 7916-0441-00

A.B., SB,GM
 S.B. DESIGN

AC001
 REVISED



HIGHWAY 10 (56th AVENUE) STREET VIEW - DRIVING EAST



HIGHWAY 10 (56th AVENUE) STREET VIEW - DRIVING WEST

DATE OF FILE
 2017-05-29 ISSUED FOR COORDINATION
 2017-10-27 ISSUED FOR CLIENT REVIEW
 2017-11-02 ISSUED FOR CLIENT REVIEW
 2017-12-06 ISSUED FOR CLIENT REVIEW
 2017-12-21 ISSUED FOR COOR WITH LANDSCAPE
 2018-03-16 ISSUED FOR DP SUBMISSION
 2018-11-13 RE-ISSUED FOR DP SUBMISSION
 2019-03-28 SUBMISSION TO ADP
 2019-05-29 ISSUED FOR PLANNING REVIEW
 2019-07-10 ISSUED FOR PLANNING

REVISION:



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PROJECT:
COMMERCIAL DEVELOPMENT
18782 - 56TH AVENUE
SURREY, BC

CLIENT:
0915633 BC LTD.

2019-07-08 5:42:11 PM

21509
 PROJECT NO.

DRAWING:
PERSPECTIVES

CITY FILE NO: 7916-0441-00

A.B., SB,GM
 S.B. DESIGN





PERSPECTIVE - PEDESTRIAN VIEW OF BUILDING 2 FROM SOUTH/WEST CORNER

DATE: 01/10/2019
 REVISION:
 2018-11-13 RE-ISSUED FOR DP SUBMISSION
 2019-03-28 SUBMISSION TO ADP
 2019-05-29 ISSUED FOR PLANNING REVIEW
 2019-07-10 ISSUED FOR PLANNING



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PROJECT:
COMMERCIAL DEVELOPMENT
18782 - 56TH AVENUE
SURREY, BC

CLIENT:
0915633 BC LTD.

2019-07-08 04:45:12 PM

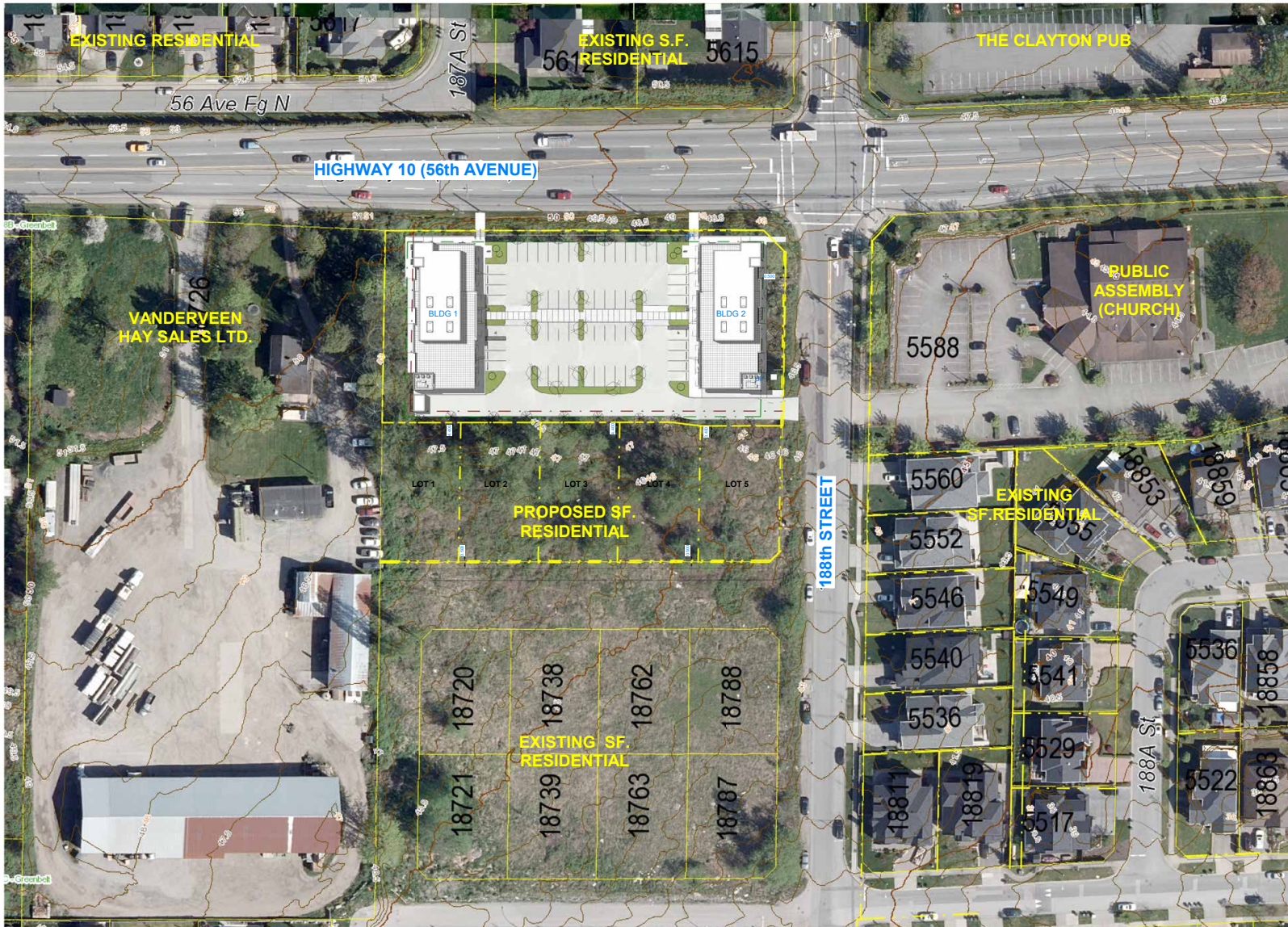
21509
 PROJECT NO.

DRAWING:
PERSPECTIVE

CITY FILE NO: 7916-0441-00

A.B., Author
 S.B., REVISED BY





CONTEXT PLAN
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0m 10m 20m 30m 40m 50m
SCALE 1:500



DATE OF FILE:
2018-02-16 ISSUED FOR DP SUBMISSION
2018-11-13 RE-ISSUED FOR DP SUBMISSION
2019-03-28 SUBMISSION TO ADP
2019-05-29 ISSUED FOR PLANNING REVIEW
2019-07-10 ISSUED FOR PLANNING

REVISION:



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COMMERCIAL DEVELOPMENT
18782 - 56TH AVENUE
SURREY, BC

CLIENT:
0915633 BC LTD.

2019-07-08 05:16 PM

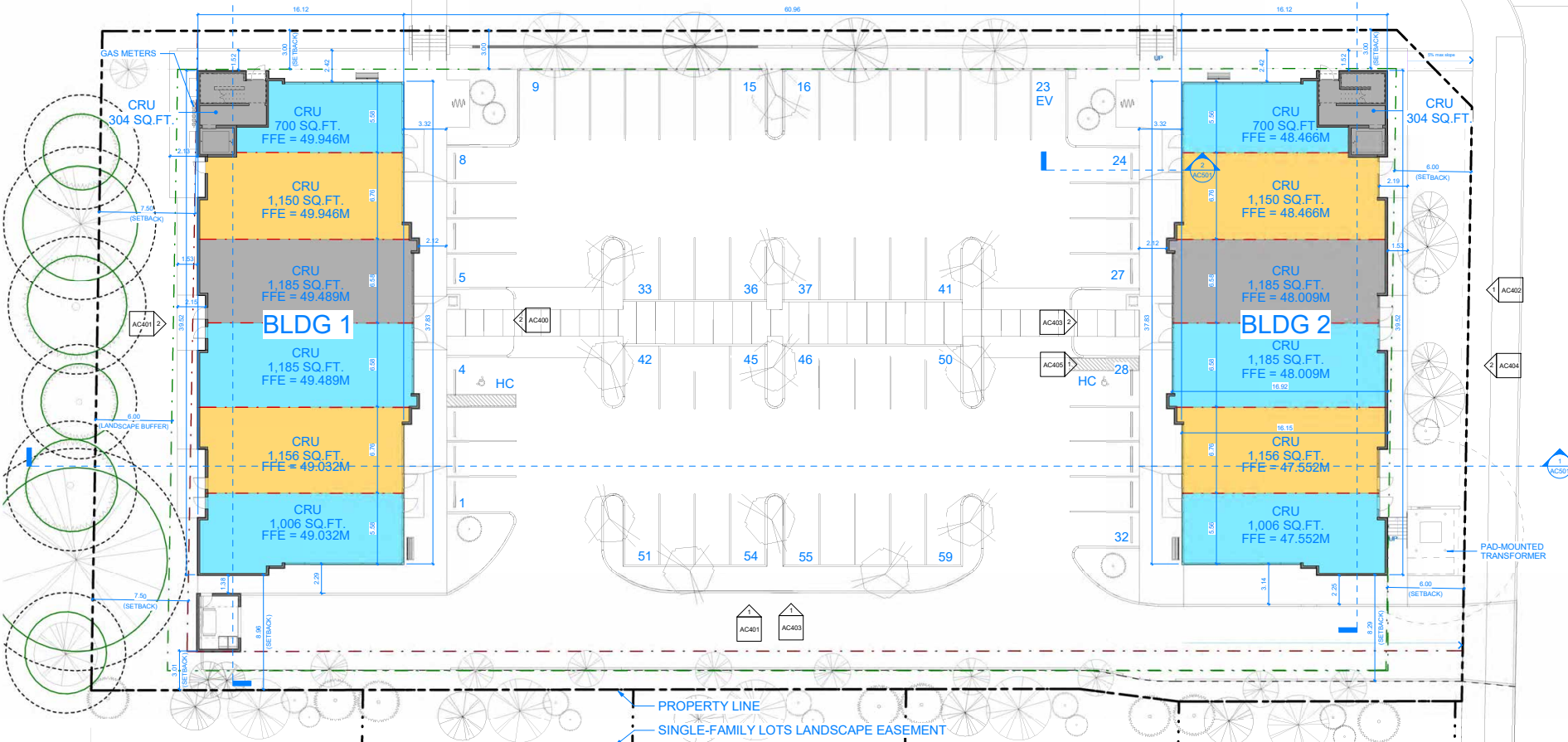
21509
PROJECT NO.

CONTEXT SITE PLAN

CITY FILE NO: 7916-0441-00

1:500
SCALE
A.B., SB, GM
S.B. DESIGN





188 TH. STREET

CONCEPT BLDGS 1 & 2 MAIN LEVELS & SITE PLAN



ZONING: FROM RA TO C-5 ZONE
SITE AREA: 59,770 SQ.FT. (0.55337 SQ.M.), OR 1.37 ACRES.

MAX. LOT COVERAGE: 50 %
PROPOSED LOT COVERAGE: 22.72 % (13,584 SQ.FT., OR 1,262 SQ.M.)
14 CRU UNITS:
4 END UNITS
8 MIDDLE UNITS
2 SECOND LEVEL SUITES

MAX. F.A.R.: 0.5 (29,888 SQ.FT., OR 2,777 SQ.M.)
PROPOSED F.A.R.: 0.275 (16,436 SQ.FT., OR 1,527 SQ.M.)

MAX. BUILDING HEIGHT: 30 FT. (9.14 M)
PROPOSED BUILDING HEIGHT: 30 FT. (9.14 M)

INTERIOR SETBACKS: 24'-7 9/32" (7.5M)
EXTERIOR SETBACKS: 9'-10 1/8" (3.0M), AND 19'-8 1/4" (6.0M)

PARKING - OPTION 1: ALL RETAIL USE:
TOTAL PARKING REQUIRED: 46 STALLS:
RETAIL USES: (16,436 SQ.FT.) x 3 STALLS
= 46 STALLS
TOTAL PARKING PROVIDED: 59 STALLS
HC STALLS PROVIDED: 2 STALLS

PARKING - OPTION 2: RETAIL MAIN LEVEL & CHILD CARE SECOND LEVEL
TOTAL PARKING REQUIRED: 57 STALLS:
A. RETAIL USES: (13,394 SQ.FT.) x 3 STALLS = 37 STALLS
B. CHILD CARE USES: 1/ EMPLOYEE + SAME AMOUNT FOR DROP OFF
(2 X 1,135.7 SQ.FT. USEABLE SPACE / 40 SQ.FT.) = 57 CHILDREN
57 PRESCHOOL CHILDREN = 10 EMPLOYEES REQUIRED
10 EMPLOYEE PARKING + 10 DROP OFF PARKING = 20 STALLS
TOTAL PARKING PROVIDED: 59 STALLS
HC STALLS PROVIDED: 2 STALLS

DATE: 2017-10-27
2017-10-27 ISSUED FOR CLIENT REVIEW
2017-11-02 ISSUED FOR CLIENT REVIEW
2017-12-06 ISSUED FOR CLIENT REVIEW
2017-12-21 ISSUED FOR COOR WITH LANDSCAPE
2018-03-16 ISSUED FOR DP SUBMISSION
2018-11-13 RE-ISSUED FOR DP SUBMISSION
2019-03-28 SUBMISSION TO ADP
2019-05-29 ISSUED FOR PLANNING REVIEW
2019-06-19 RE-ISSUED FOR PLANNING REVIEW
2019-07-10 ISSUED FOR PLANNING



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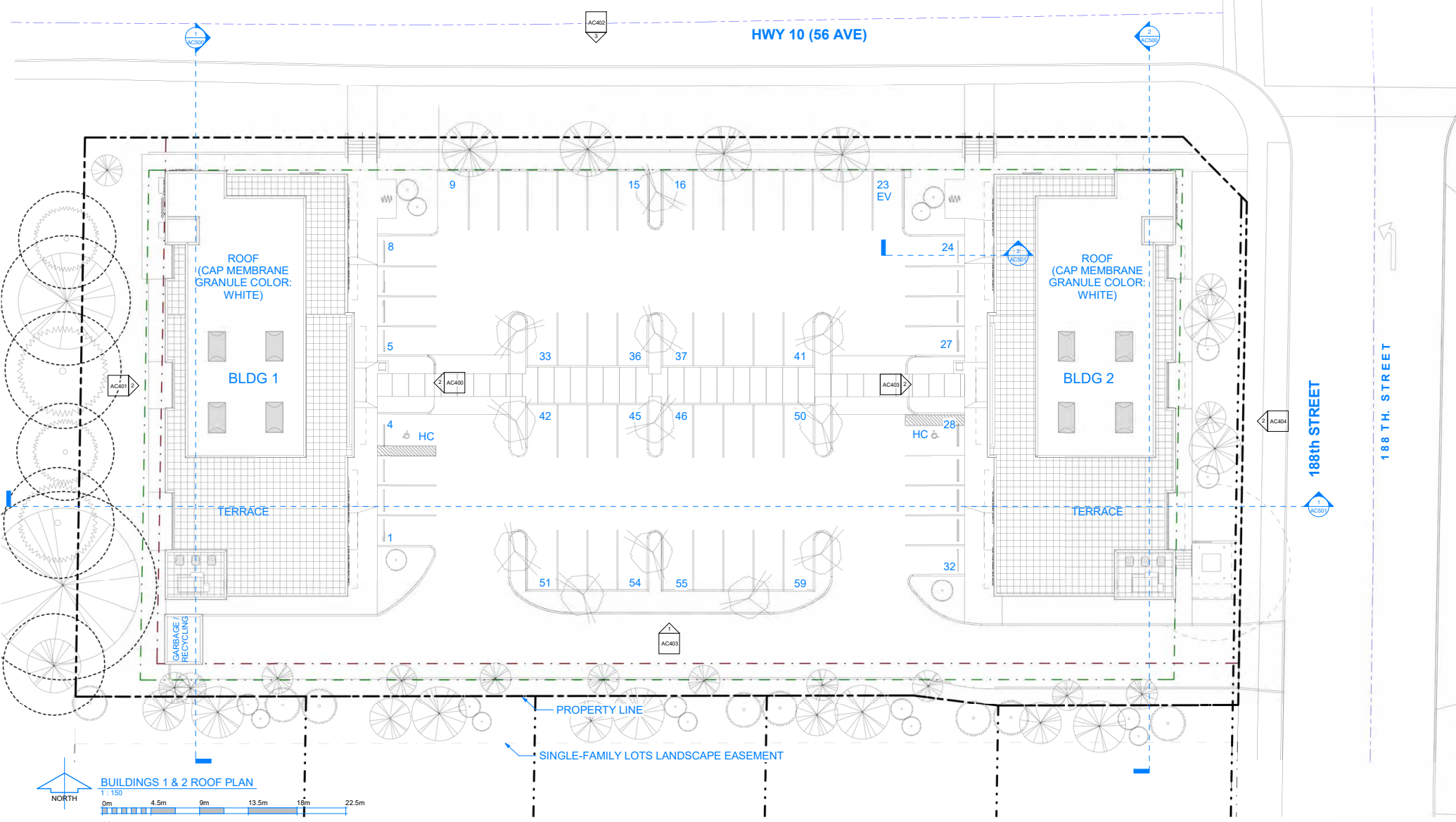
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18782 - 56TH AVENUE
SURREY, BC

CLIENT: **0915633 BC LTD.**

2019-07-08 09:38 AM
PROJECT NO: **21509**

PROJECT: **CONCEPT BLDGS 1 & 2 MAIN LEVELS & SITE PLAN**

CITY FILE NO: 7916-0441-00
As indicated
A.B. SB,GM
S.B. REVISED
AC300



BUILDINGS 1 & 2 ROOF PLAN
 1:150
 0m 4.5m 9m 13.5m 18m 22.5m
 SCALE 1:150

DATE OF P.O.C.
 2018-05-16 ISSUED FOR DP SUBMISSION
 2018-11-13 RE-ISSUED FOR DP SUBMISSION
 2019-03-28 SUBMISSION TO ADP
 2019-05-29 ISSUED FOR PLANNING REVIEW
 2019-07-10 ISSUED FOR PLANNING

REVISION:



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 T: 604 594 4787
 E: office@boldwing-continuum.com

PROJECT: **COMMERCIAL DEVELOPMENT**
18782 - 56TH AVENUE
SURREY, BC

CLIENT: **0915633 BC LTD.**

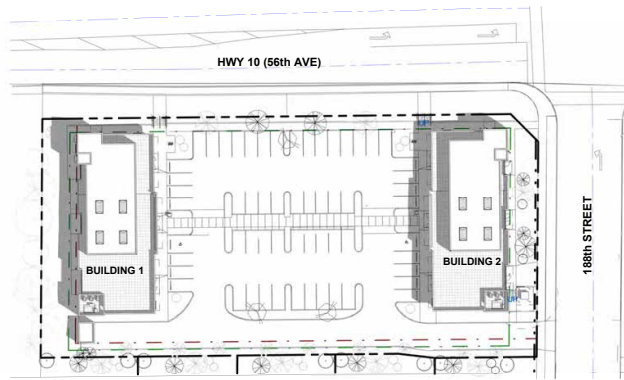
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21509

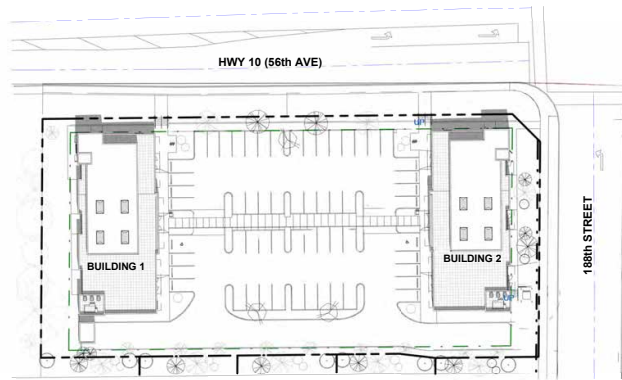
BUILDINGS 1 & 2 ROOF PLAN

CITY FILE NO: 7916-0441-00
 1:150
 A.B., SB,GM
 S.B.





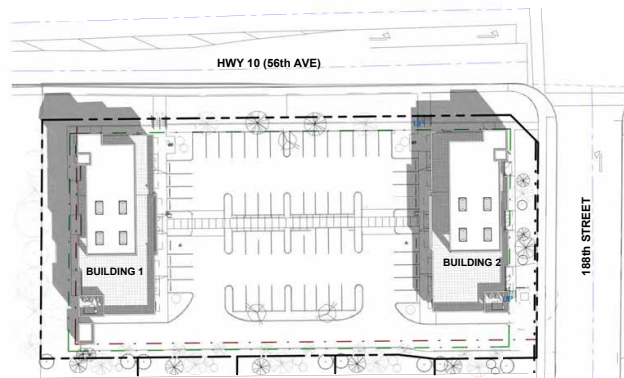
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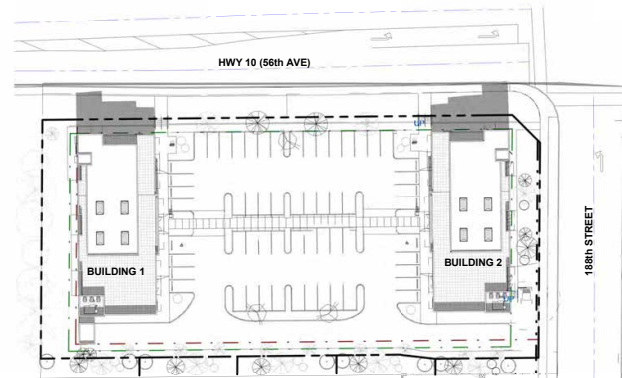
SHADOW DIAGRAM - JUNE 21 - 12 NOON
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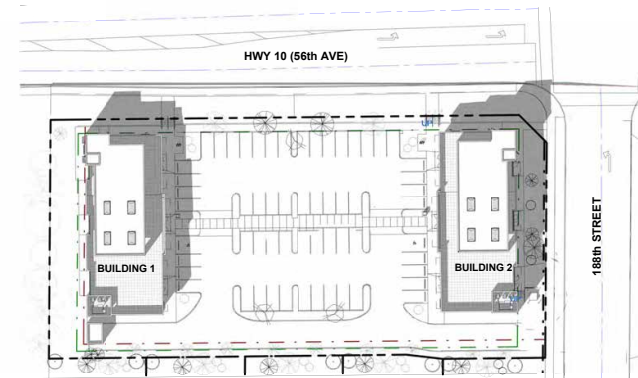
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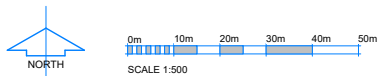
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1 : 500



SHADOW DIAGRAM - SEPT. 21 - 12 NOON
1 : 500



SHADOW DIAGRAM - SEPT. 21 - 2 PM
1 : 500



DATE: 2019-07-10
 2018-03-16 ISSUED FOR DP SUBMISSION
 2018-11-15 RE-ISSUED FOR DP SUBMISSION
 2019-03-28 SUBMISSION TO ADP
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PROJECT: COMMERCIAL DEVELOPMENT
 18782 - 56TH AVENUE
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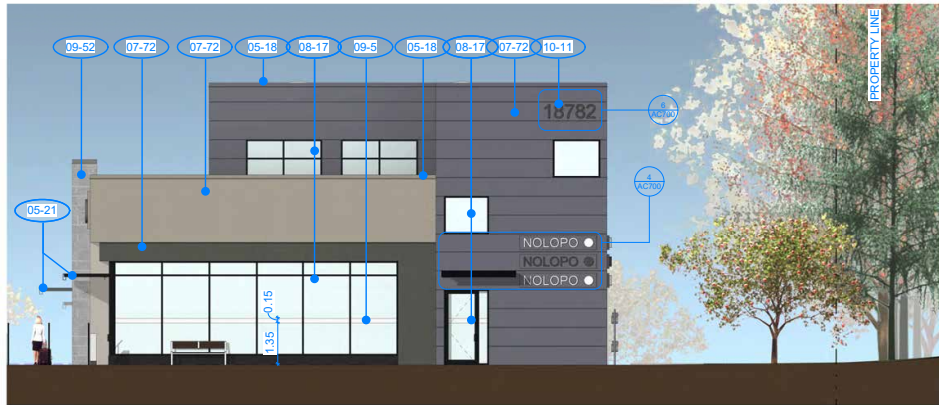
CLIENT: 0915633 BC LTD.

DATE: 2019-07-08 09:27 PM
 PROJECT NO.: 21509

TYPE: SHADOW DIAGRAMS

CITY FILE NO: 7916-0441-00
 SCALE: 1 : 500
 DRAWN BY: A.B., SB,GM
 CHECKED BY: S.B.





BUILDING 1 - NORTH ELEVATION (HIGHWAY 10)

1:7.5

- STUCCO - BM (BENJAMIN MOORE) 2118-40 'SEA LIFE'
- STUCCO - BM 2120-30 'WITCHING HOUR'
- STUCCO - BM 2126-70 'CHALK WHITE'
- STUCCO - BM CC-518 'ESCARPMENT'
- STUCCO - BM HC-186 'KENDALL CHARCOAL'
- SPANDREL GLASS - ICD OPAC-COAT 0-1060 'WHITE'
- GLAZING FRAMES & RAILINGS - BM 2120-30 'WITCHING HOUR'

No.	DESCRIPTION
03-12	CONCRETE CURB PAINTED COLOUR: BENJAMIN MOORE BLACK - COMPLETE WITH ANTI-GRAFFITI COATING. REFER TO SPECIFICATIONS
05-18	PREFINISHED METAL CAP FLASHING, COLOUR TO MATCH ADJACENT FASCIA COLOUR, REFER TO SPECIFICATIONS
05-20	METAL RAILING OR GUARDRAIL PAINTED TO MATCH BENJAMIN MOORE COLOUR 2120-30 'WITCHING HOUR'
05-21	STEEL CANOPY, PAINTED TO MATCH BENJAMIN MOORE COLOUR 2120-30 'WITCHING HOUR' - WITH TEMPERED/LAMINATED GLASS PANELS
07-72	ACRYLIC STUCCO FINISH OVER RAINSCREEN, REFER TO ELEVATIONS FOR REVEAL LOCATIONS, TEXTURE: ROCK'N ROLL, COLORS: REFER TO COLOR LEGEND ON ELEVATIONS
08-11	OVERHEAD SECTIONAL GARAGE DOOR, PAINTED TO MATCH BENJAMIN MOORE COLOUR 2120-30 'WITCHING HOUR'
08-17	ALUMINUM FRAME WINDOWS AND DOORS WITH CLEAR GLASS - ALUMINUM FRAME COLOUR TO MATCH BENJAMIN MOORE COLOUR 2120-30 'WITCHING HOUR'
09-5	IMPACT WARNING STRIP (TBD)
09-52	WALL FINISH: COLORBODY PORCELAIN TILE HORIZONTAL RUNNING BOND PATTERN, SIZE: 610MM X 305MM, COLOR: DR11 'GOVERNOR BLACK', BY DAL TILE
10-11	BUILDING ADDRESS: PREFINISHED ALUMINUM PINNED NUMBERS, 18" HIGH, FONT: ARIAL, PAINTED TO MATCH BENJAMIN MOORE COLOR 2130-30 'WITCHING HOUR', MOUNTED ON 1/2" ACRYLIC STANDOFFS WITH ALUMINUM PINS GLUED INTO WALL - REFER TO ELEVATIONS FOR LOCATION
10-12	PREMISE/CRU FASCIA SIGNAGE BY OTHERS: CENTERED ON FACIA HEIGHT AND WIDTH, PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), LED FACE-LIT, MOUNTED ON 3" THICK RACEWAY PANEL, RACEWAY PANEL COLOR TO MATCH COLOR OF MOUNTING FASCIA'S STUCCO COLOR



BUILDING 1 - EAST ELEVATION (BUILDING 2 WEST ELEVATION SIM.)

1:7.5



DATE: 2019-07-10
 2018-03-16 ISSUED FOR DP SUBMISSION
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REVISION:



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PROJECT: COMMERCIAL DEVELOPMENT
 18782 - 56TH AVENUE
 SURREY, BC

CLIENT: 0915633 BC LTD.

2019-07-08 09:34 PM

21509
 PROJECT NO.

BUILDING 1 ELEVATIONS

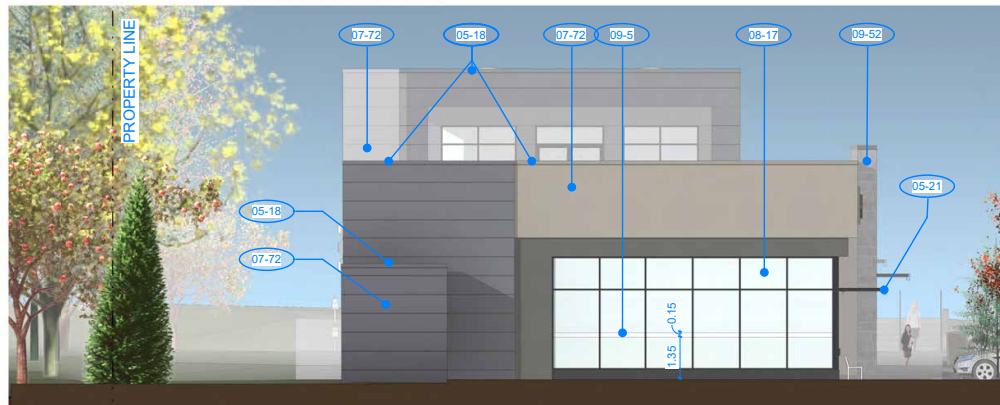
CITY FILE NO: 7916-0441-00

As Indicated
 PREPARED BY: A.B., S.B., G.M.
 CHECKED BY: S.B., G.M.
 DATE: 2019-07-08 09:34 PM



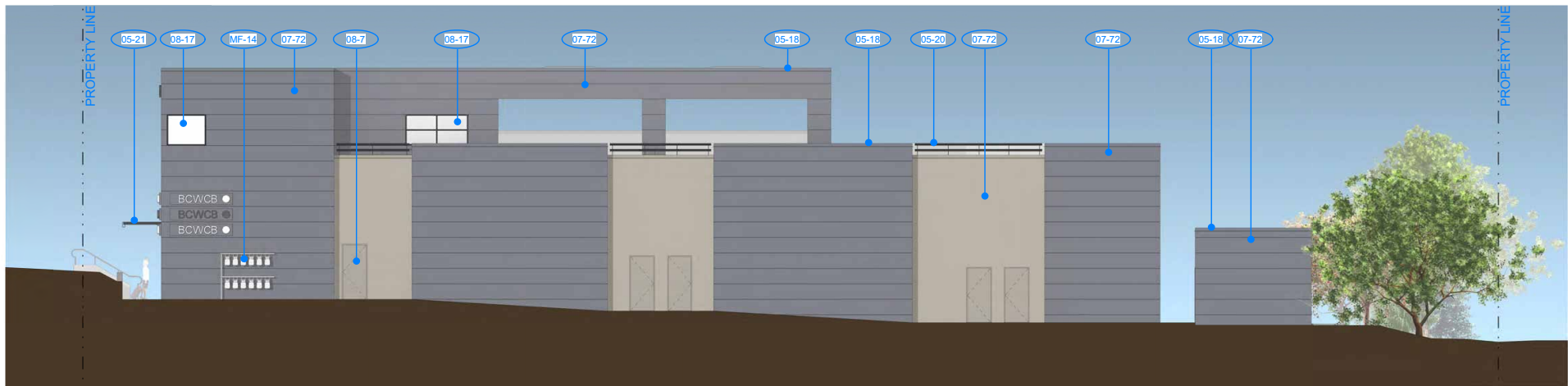
- STUCCO - BM (BENJAMIN MOORE) 2118-40 'SEA LIFE'
- STUCCO - BM 2120-30 'WITCHING HOUR'
- STUCCO - BM 2126-70 'CHALK WHITE'
- STUCCO - BM CC-518 'ESCARPMENT'
- STUCCO - BM HC-166 'KENDALL CHARCOAL'
- SPANDREL GLASS - ICD OPAC-COAT 0-1060 'WHITE'
- GLAZING FRAMES & RAILINGS - BM 2120-30 'WITCHING HOUR'

No.	DESCRIPTION
05-18	PREFINISHED METAL CAP FLASHING, COLOUR TO MATCH ADJACENT FASCIA COLOUR. REFER TO SPECIFICATIONS
05-20	METAL RAILING OR GUARDRAIL PAINTED TO MATCH BENJAMIN MOORE COLOUR 2120-30 'WITCHING HOUR'
05-21	STEEL CANOPY, PAINTED TO MATCH BENJAMIN MOORE COLOUR 2120-30 'WITCHING HOUR' WITH TEMPERED/LAMINATED GLASS PANELS
07-72	ACRYLIC STUCCO FINISH OVER RAINSCREEN, REFER TO ELEVATIONS FOR REVEAL LOCATIONS. TEXTURE: ROCK'N ROLL, COLORS: REFER TO COLOR LEGEND ON ELEVATIONS
08-7	PAINTED HOLLOW METAL DOORS (INSULATED EXTERIOR DOORS) & PRESSED STEEL FRAMES, PAINTED COLOR: BENJAMIN MOORE 2134-20 'MIDSUMMER NIGHT'
08-17	ALUMINUM FRAME WINDOWS AND DOORS WITH CLEAR GLASS - ALUMINUM FRAME COLOUR TO MATCH BENJAMIN MOORE COLOUR 2120-30 'WITCHING HOUR'
09-5	IMPACT WARNING STRIP (TBD)
09-52	WALL FINISH: COLORBODY PORCELAIN TILE, HORIZONTAL RUNNING BOND PATTERN, SIZE: 610MM X 305MM, COLOR: DR11 'GOVERNOR BLACK', BY DAL TILE
MF-1	GAS METERS - REFER TO MECHANICAL



BUILDING 1 - SOUTH ELEVATION

1:75



BUILDING 1 - WEST ELEVATION

1:75



SCALE 1:75

DATE: 2019-03-28
 2019-03-28: SUBMISSION TO ADP
 2019-05-29: ISSUED FOR PLANNING REVIEW
 2019-07-10: ISSUED FOR PLANNING

REVISION:



300 - 7337 137 Street, Surrey, BC V3W 1A4
 T: 604 594 4787
 E: office@boldwing-continuum.com

PROJECT: COMMERCIAL DEVELOPMENT
 18782 - 56TH AVENUE
 SURREY, BC

CLIENT: 0915633 BC LTD.

2019-07-08 0:10:34 PM

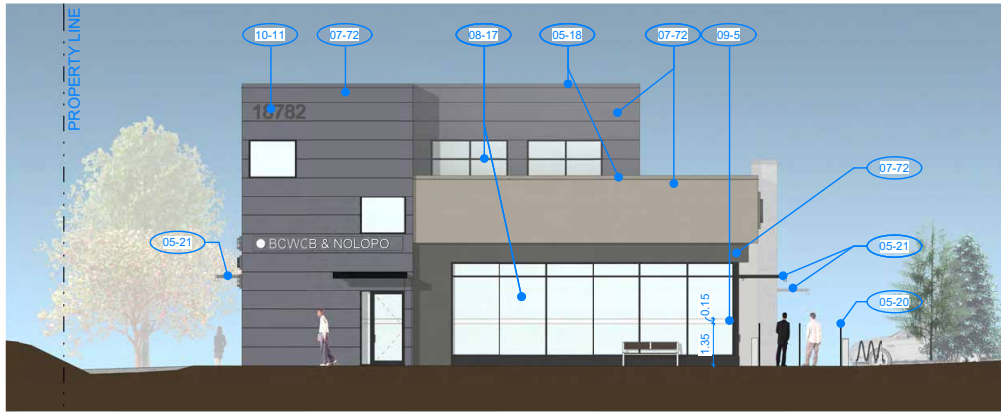
PROJECT: BUILDING 1 ELEVATIONS

CITY FILE NO: 7916-0441-00

As Indicated A.B., Author
 FILE DATE: 08/06/2019 09:58:04 S.B., Author

21509 PROJECT NO.



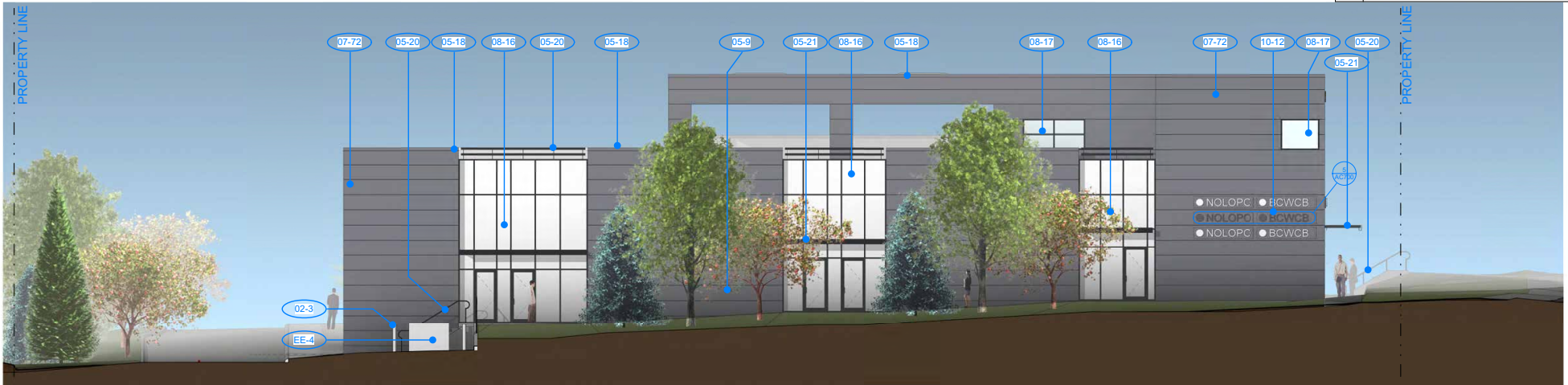


BUILDING 2 - NORTH ELEVATION (HIGHWAY 10)

1:75

- STUCCO - BM (BENJAMIN MOORE) 2118-40 'SEA LIFE'
- STUCCO - BM 2120-30 'WITCHING HOUR'
- STUCCO - BM 2126-70 'CHALK WHITE'
- STUCCO - BM CC-518 'ESCARPMENT'
- STUCCO - BM HC-166 'KENDALL CHARCOAL'
- SPANDREL GLASS - ICD OPAC-COAT 0-1060 'WHITE'
- GLAZING FRAMES & RAILINGS - BM 2120-30 'WITCHING HOUR'

No.	DESCRIPTION
02-3	PIPED STEEL BOLLARD, 1168mm x 150mm DIAMETER
05-9	PREFINISHED ALUMINUM 42" HIGH GUARDRAIL - PAINTED TO MATCH BENJAMIN MOORE COLOUR 2120-30 'WITCHING HOUR'
05-18	PREFINISHED METAL CAP FLASHING, COLOUR TO MATCH ADJACENT FASCIA COLOUR, REFER TO SPECIFICATIONS
05-20	METAL RAILING OR GUARDRAIL PAINTED TO MATCH BENJAMIN MOORE COLOUR 2120-30 'WITCHING HOUR'
05-21	STEEL CANOPY, PAINTED TO MATCH BENJAMIN MOORE COLOUR 2120-30 'WITCHING HOUR' - WITH TEMPERED/LAMINATED GLASS PANELS
07-72	ACRYLIC STUCCO FINISH OVER RAINSCREEN, REFER TO ELEVATIONS FOR REVEAL LOCATIONS. TEXTURE: ROCK'N ROLL. COLORS: REFER TO COLOR LEGEND ON ELEVATIONS
08-16	ALUMINUM FRAME WINDOWS WITH SPANDREL GLASS PANEL - EXTERIOR LITE TO MATCH ICD OPAC-COAT-300. COLOR: #0-1060 'WHITE', WITH INSULATED BACK PAN, MINIMUM R12 - MULLION COLOUR: TO MATCH BENJAMIN MOORE COLOUR 2120-30 'WITCHING HOUR'
08-17	ALUMINUM FRAME WINDOWS AND DOORS WITH CLEAR GLASS - ALUMINUM FRAME COLOUR TO MATCH BENJAMIN MOORE COLOUR 2120-30 'WITCHING HOUR'
09-5	IMPACT WARNING STRIP (TBD)
10-11	BUILDING ADDRESS: PREFINISHED ALUMINUM PINNED NUMBERS, 18" HIGH, FONT: ARIAL, PAINTED TO MATCH BENJAMIN MOORE COLOR 2120-30 'WITCHING HOUR', MOUNTED ON 1/2" ACRYLIC STANDOFFS WITH ALUMINUM PINS GLUED INTO WALL - REFER TO ELEVATIONS FOR LOCATION
10-12	PREMISE/CRU FASCIA SIGNAGE BY OTHERS: CENTERED ON FACIA HEIGHT AND WIDTH. PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), LED FACE-LIT, MOUNTED ON 3" THICK RACEWAY PANEL. RACEWAY PANEL COLOR TO MATCH COLOR OF MOUNTING FASCIA'S STUCCO COLOR
EE-4	PAD-MOUNTED TRANSFORMER (PMT) - REFER TO ELECTRICAL



BUILDING 2 - EAST ELEVATION (188TH STREET)

1:75



SCALE 1:75

DATE: 01-16-2020
 REVISION:
 2018-03-16 ISSUED FOR DP SUBMISSION
 2018-11-13 RE-ISSUED FOR DP SUBMISSION
 2019-03-28 SUBMISSION TO ADP
 2019-04-02 SUBMISSION TO ADP
 2019-05-29 ISSUED FOR PLANNING REVIEW
 2019-06-19 RE-ISSUED FOR PLANNING REVIEW
 2019-07-10 ISSUED FOR PLANNING



300 - 7337 137 Street, Surrey, BC V3W 1A4
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PROJECT:
COMMERCIAL DEVELOPMENT
18782 - 56TH AVENUE
SURREY, BC

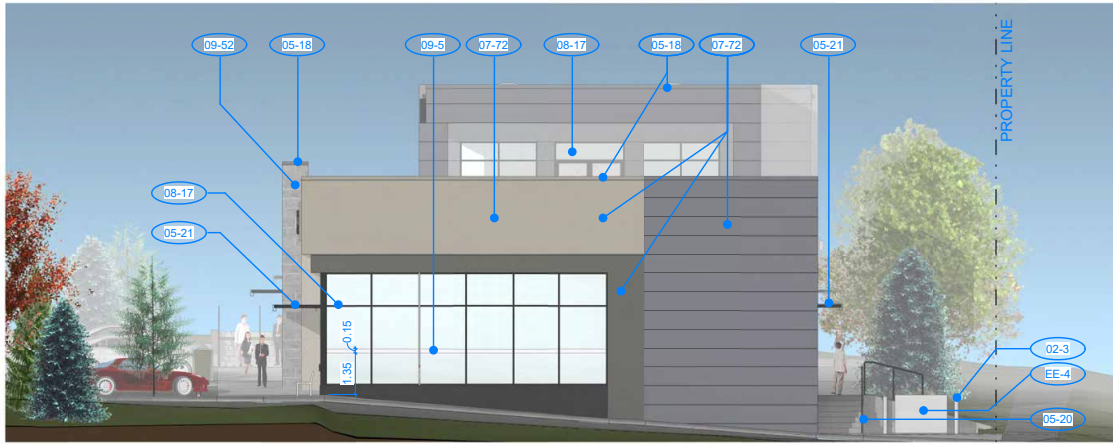
CLIENT:
0915633 BC LTD.

2019-07-09 09:51:29 AM
 PROJECT NO.:
21509

BUILDING 2 ELEVATIONS

CITY FILE NO: 7916-0441-00
 As Indicated A.B., SB,GM
 FILE DATE: 09/04/2019 S.B. REVISED: 09/04/2019





BUILDING 2 - SOUTH ELEVATION

1:75

- STUCCO - BM (BENJAMIN MOORE) 2118-40 'SEA LIFE'
- STUCCO - BM 2120-30 'WITCHING HOUR'
- STUCCO - BM 2126-70 'CHALK WHITE'
- STUCCO - BM CG-518 'ESCARPMENT'
- STUCCO - BM HC-166 'KENDALL CHARCOAL'
- SPANDREL GLASS - ICD OPAC-COAT 0-1060 'WHITE'
- GLAZING FRAMES & RAILINGS - BM 2120-30 'WITCHING HOUR'

No.	DESCRIPTION
02-3	PIPED STEEL BOLLARD, 1168mm x 150mm DIAMETER
05-18	PREFINISHED METAL CAP FLASHING, COLOUR TO MATCH ADJACENT FASCIA COLOUR. REFER TO SPECIFICATIONS
05-20	METAL RAILING OR GUARDRAIL PAINTED TO MATCH BENJAMIN MOORE COLOUR 2120-30 'WITCHING HOUR'
05-21	STEEL CANOPY, PAINTED TO MATCH BENJAMIN MOORE COLOUR 2120-30 'WITCHING HOUR' WITH TEMPERED/LAMINATED GLASS PANELS
07-72	ACRYLIC STUCCO FINISH OVER RAINSCREEN, REFER TO ELEVATIONS FOR REVEAL LOCATIONS. TEXTURE: ROCK'N ROLL. COLORS: REFER TO COLOR LEGEND ON ELEVATIONS
08-16	ALUMINUM FRAME WINDOWS WITH SPANDREL GLASS PANEL. EXTERIOR LITE TO MATCH ICD OPACI-COAT-300, COLOR: #0-1060 'WHITE', WITH INSULATED BACK PAN, MINIMUM R12 - MULLION COLOUR: TO MATCH BENJAMIN MOORE COLOUR 2120-30 'WITCHING HOUR'
08-17	ALUMINUM FRAME WINDOWS AND DOORS WITH CLEAR GLASS - ALUMINUM FRAME COLOUR TO MATCH BENJAMIN MOORE COLOUR 2120-30 'WITCHING HOUR'
09-5	IMPACT WARNING STRIP (TBD)
09-52	WALL FINISH: COLORBODY PORCELAIN TILE, HORIZONTAL RUNNING BOND PATTERN, SIZE: 610MM X 305MM, COLOR: DR11 'GOVERNOR BLACK, BY DAL TILE
10-12	PREMISE/CRU FASCIA SIGNAGE BY OTHERS: CENTERED ON FACIA HEIGHT AND WIDTH, PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), LED FACE-LIT, MOUNTED ON 3" THICK RACEWAY PANEL, RACEWAY PANEL COLOR TO MATCH COLOR OF MOUNTING FASCIA'S STUCCO COLOR
EE-4	PAD-MOUNTED TRANSFORMER (PMT) - REFER TO ELECTRICAL



BUILDING 2 - WEST ELEVATION (BUILDING 1 EAST ELEVATION SIM.)

1:75



DATE: 2019-03-28
 2019-03-28 SUBMISSION TO ADP
 2019-05-29 ISSUED FOR PLANNING REVIEW
 2019-06-19 RE-ISSUED FOR PLANNING REVIEW
 2019-07-10 ISSUED FOR PLANNING

REVISION:



**BOLDWING
CONTINUUM**
ARCHITECTS INC.

300 - 7337 137 Street, Surrey, BC V3W 1A4
 T: 604 594 4787
 E: office@boldwing-continuum.com

PROJECT: **COMMERCIAL DEVELOPMENT**
18782 - 56TH AVENUE
SURREY, BC

CLIENT: **0915633 BC LTD.**

PROJECT NO: 2019-07-09-031-AM

21509

BUILDING 2 ELEVATIONS

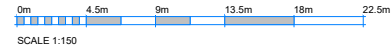
CITY FILE NO: 7916-0441-00

As Indicated A.B. Author





HIGHWAY 10 (56TH AVE) - NORTH ELEVATION - STREETVIEW
1 : 150



188th STREET - EAST ELEVATION - STREETVIEW
1 : 150

- STUCCO - BM (BENJAMIN MOORE) 2118-40 'SEA LIFE'
- STUCCO - BM 2120-30 'WITCHING HOUR'
- STUCCO - BM 2126-70 'CHALK WHITE'
- STUCCO - BM CC-518 'ESCARPMENT'
- STUCCO - BM HC-168 'KENDALL CHARCOAL'
- SPANDREL GLASS - ICD OPAC-COAT 0-1060 'WHITE'
- GLAZING FRAMES & RAILINGS - BM 2120-30 'WITCHING HOUR'

DATE: 2019-07-10
 2018-03-16 ISSUED FOR DP SUBMISSION
 2018-11-13 RE-ISSUED FOR DP SUBMISSION
 2019-03-28 SUBMISSION TO ADP
 2019-05-29 ISSUED FOR PLANNING REVIEW
 2019-07-10 ISSUED FOR PLANNING

REVISION:



300 - 7337 137 Street, Surrey, BC V3W 1A4
 T: 604 594 4787
 E: office@boldwing-continuum.com

PROJECT:
COMMERCIAL DEVELOPMENT
18782 - 56TH AVENUE
SURREY, BC

CLIENT:
0915633 BC LTD.

2019-07-09 9:25:20 AM

21509
 PROJECT No.

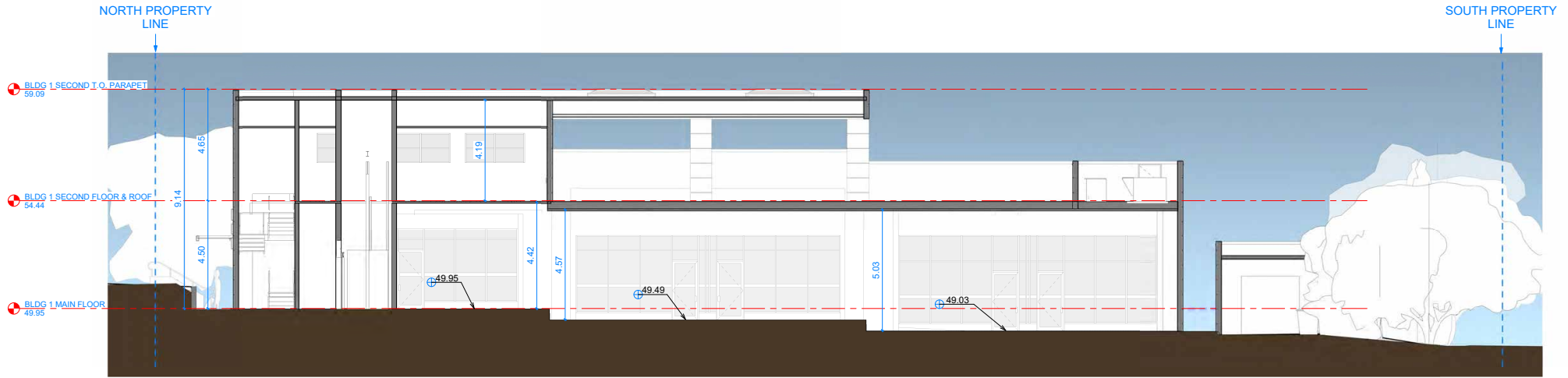
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STREETVIEW ELEVATIONS

CITY FILE NO: 7916-0441-00

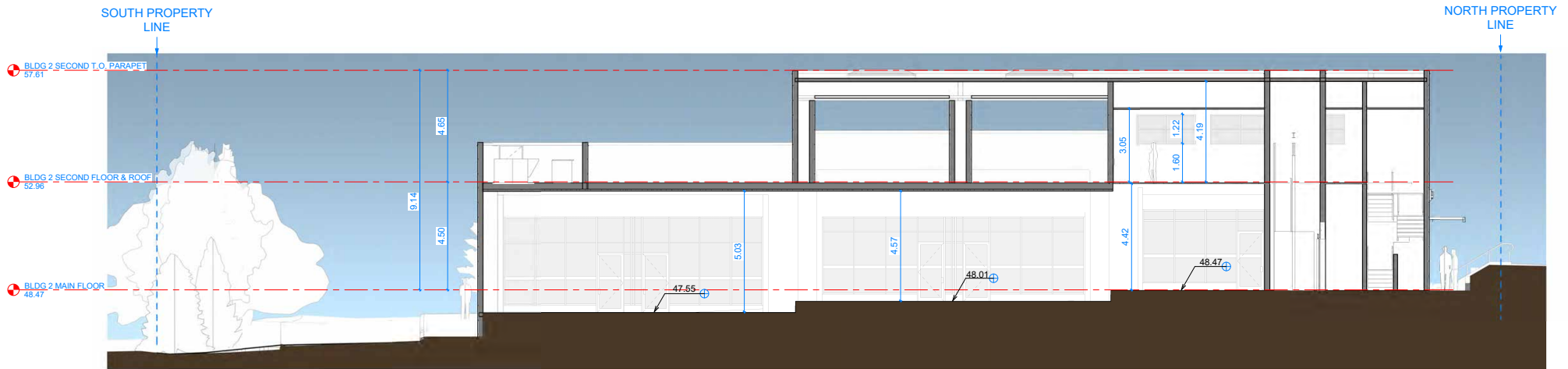
As Indicated

REVISION:
 A.B., SB,GM
 S.B. REVISED

AC404
 REVISED



1 N/S SECTION - BUILDING 1
AC207 1:75



2 N/S SECTION - BUILDING 2
AC207 1:75



DATE: 2019-07-10
 2017-05-29 ISSUED FOR COORDINATION
 2017-10-27 ISSUED FOR CLIENT REVIEW
 2017-11-02 ISSUED FOR CLIENT REVIEW
 2017-12-09 ISSUED FOR CLIENT REVIEW
 2017-12-21 ISSUED FOR COOR WITH LANDSCAPE
 2018-03-16 SUBMISSION TO ASP
 2018-11-13 RE-ISSUED FOR DP SUBMISSION
 2019-03-28 SUBMISSION TO ASP
 2019-05-29 ISSUED FOR PLANNING REVIEW
 2019-07-10 ISSUED FOR PLANNING

REVISION:



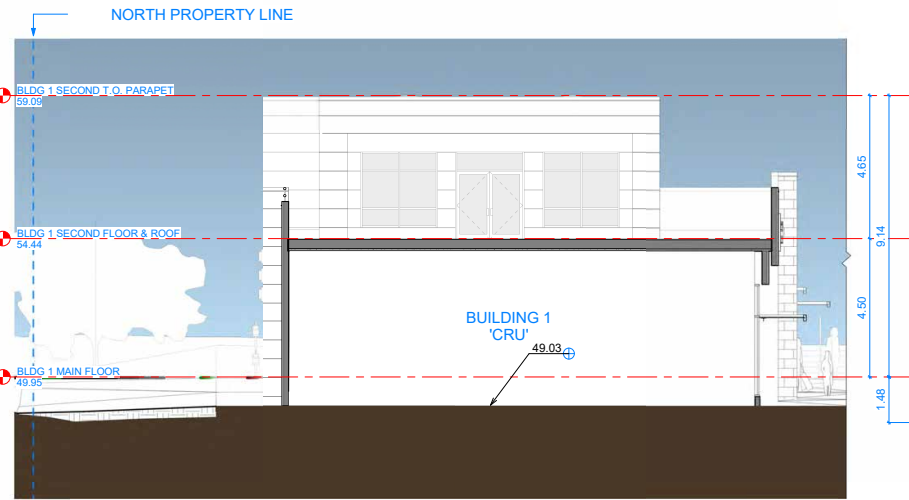
300 - 7337 137 Street, Surrey, BC V3W 1A4
 T: 604 594 4787
 E: office@boldwing-continuum.com

PROJECT: COMMERCIAL DEVELOPMENT
 18782 - 56TH AVENUE
 SURREY, BC
 CLIENT: 0915633 BC LTD.

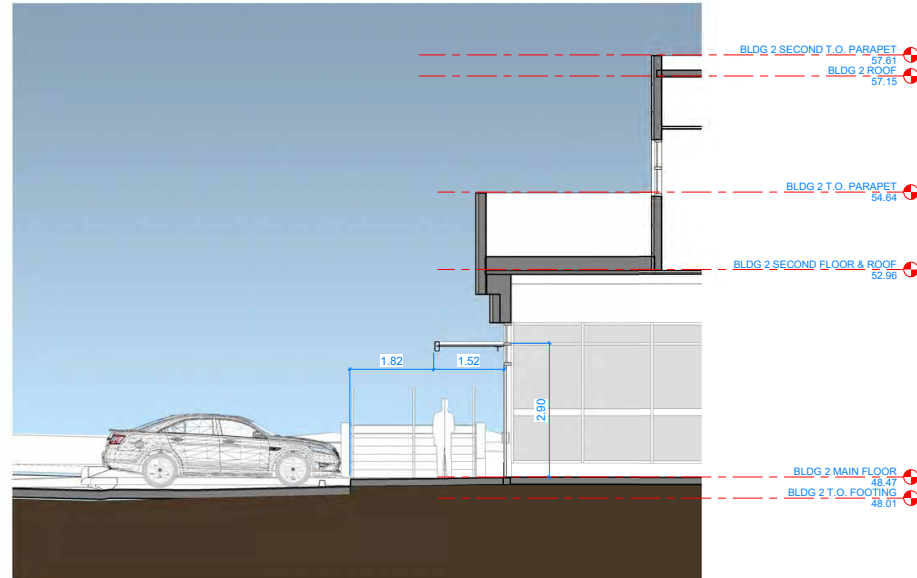
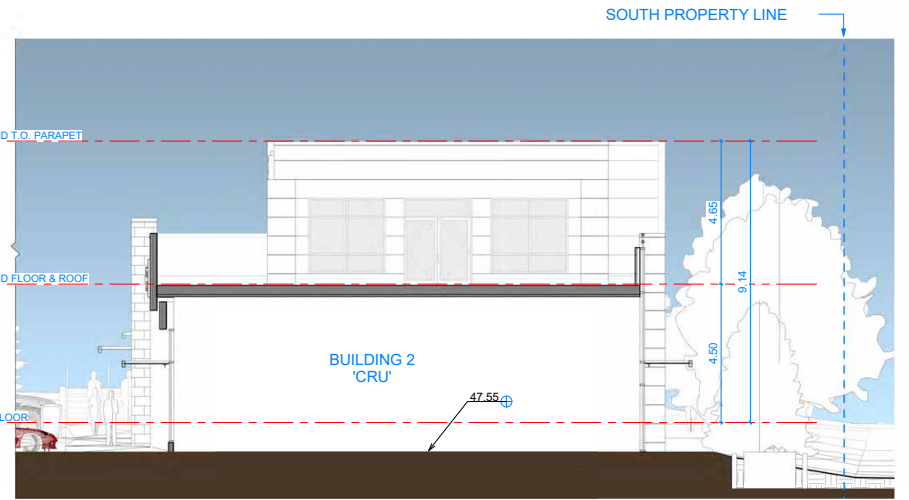
2019-07-08 02:37 PM
 21509
 PROJECT No.

CONCEPT SITE SECTIONS
 CITY FILE NO: 7916-0441-00
 1:75
 SCALE
 FILE PATH: C:\Users\2018041620180416\Documents\AC500





1 E/W SECTION - BUILDINGS 1 & 2
AC201 1:75



2 CRU ENTRANCE WALL SECTION
AC201 1:50

DATE: 2019-07-08
 2018-05-11 ISSUED FOR PLANNING REVIEW
 2019-03-28 SUBMISSION TO ADP
 2019-04-02 SUBMISSION TO ADP
 2019-05-29 ISSUED FOR PLANNING REVIEW
 2019-07-08 ISSUED FOR PLANNING

REVISION:



300 - 7337 137 Street, Surrey, BC V3W 1A4
 T: 604 594 4787
 E: office@boldwing-continuum.com

PROJECT: COMMERCIAL DEVELOPMENT
 18782 - 56TH AVENUE
 SURREY, BC

2019-07-08 9:26:05 AM

CONCEPT SITE SECTIONS

0915633 BC LTD.

21509

CITY FILE NO: 7916-0441-00
 As Indicated
 A.B., Author
 S.B., REVIT





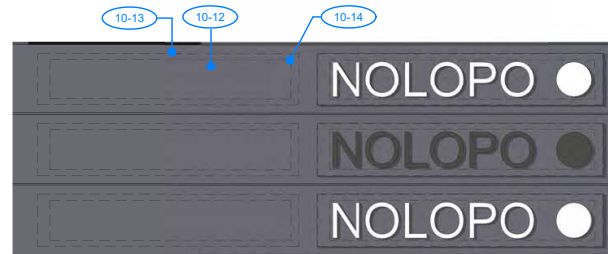
1 FASCIA SIGNAGE TYPE 1
AC400 1:20



2 FASCIA SIGNAGE TYPE 2
AC400 1:20



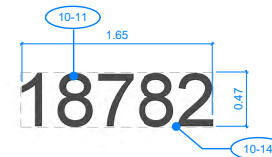
3 FASCIA SIGNAGE TYPE 3
AC400 1:20



4 FASCIA SIGNAGE TYPE 4
AC400 1:20



5 FASCIA SIGNAGE TYPE 5 (BUILDING 2 - EAST ELEVATION ONLY)
AC400 1:20



6 ADDRESS SIGNAGE
AC400 1:20

No.	DESCRIPTION
10-11	BUILDING ADDRESS; PREFINISHED ALUMINUM PINNED NUMBERS, 18" HIGH, FONT: ARIAL PAINTED TO MATCH BENJAMIN MOORE COLOR 2130-30 'WITCHING HOUR', MOUNTED ON 1/2" ACRYLIC STANDOFFS WITH ALUMINUM PINS GLUED INTO WALL - REFER TO ELEVATIONS FOR LOCATION
10-12	PREMISE/CRU FASCIA SIGNAGE BY OTHERS; CENTERED ON FACIA HEIGHT AND WIDTH, PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), LED FACE-LIT, MOUNTED ON 3" THICK RACEWAY PANEL, RACEWAY PANEL COLOR TO MATCH COLOR OF MOUNTING FASCIA'S STUCCO COLOR
10-13	SIGN AREA - REFER TO CITY OF SURREY SIGNAGE BY-LAW 13656
10-14	COPY AREA - REFER TO CITY OF SURREY SIGNAGE BY-LAW 13656

SIGNAGE CALCULATIONS BUILDING 1:
 BUILDING PREMISE FRONTAGE: 37.80m
 MAXIMUM ALLOWABLE SIGN AREA PER BUILDING: COMBINED FASCIA SIGNAGE AREA + FREESTANDING SIGN AREA (REQUIRED TO BE ON BUILDING) 37.80m X 1m² = 38.80m² + 14m² **51.80m²**
 PREMISE / CRU FASCIA SIGNAGE TYPE 1: (5.03m W X 1.22m H) X 2 SIGNS = 12.27m²
 PREMISE / CRU FASCIA SIGNAGE TYPE 2 (4.57m W X 1.22m H) X 2 SIGNS = 11.15m²
 PREMISE / CRU FASCIA SIGNAGE TYPE 3: (5.18m W X 1.07m H) X 2 SIGNS = 11.09m²
 PREMISE / CRU FASCIA SIGNAGE TYPE 4: (4.75m W X 0.49m H) X 3 SIGNS = 6.98m²
 ADDRESS / ID FASCIA SIGNAGE: (1.67m W X 0.46m H) X 1 SIGN = 0.77m²
 TOTAL PROVIDED SIGN AREA PER BUILDING: **42.26m²**
 COPY AREA TO BE NO GREATER THAN 50% OF SIGN AREA, PER CITY OF SURREY SIGN BYLAW 1999, No. 13656

SIGNAGE CALCULATIONS BUILDING 2:
 BUILDING PREMISE FRONTAGE: 37.80m
 MAXIMUM ALLOWABLE SIGN AREA PER BUILDING: COMBINED FASCIA SIGNAGE AREA + FREESTANDING SIGN AREA (REQUIRED TO BE ON BUILDING) 37.80m X 1m² = 38.80m² + 14m² **51.80m²**
 PREMISE / CRU FASCIA SIGNAGE TYPE 1: (5.03m W X 1.22m H) X 2 SIGNS = 12.27m²
 PREMISE / CRU FASCIA SIGNAGE TYPE 2 (4.57m W X 1.22m H) X 2 SIGNS = 11.15m²
 PREMISE / CRU FASCIA SIGNAGE TYPE 3: (5.18m W X 1.07m H) X 2 SIGNS = 11.09m²
 PREMISE / CRU FASCIA SIGNAGE TYPE 4: (4.75m W X 0.49m H) X 3 SIGNS = 6.98m²
 PREMISE / ID FASCIA SIGNAGE TYPE 5: (4.91m W X 0.46m H) X 1 SIGN = 2.26m²
 ADDRESS / ID FASCIA SIGNAGE: (1.67m W X 0.46m H) X 1 SIGN = 0.77m²
 TOTAL PROVIDED SIGN AREA PER BUILDING: **44.52m²**
 COPY AREA TO BE NO GREATER THAN 50% OF SIGN AREA, PER CITY OF SURREY SIGN BYLAW 1999, No. 13656

DATE: 2019-03-16
 2018-03-16 ISSUED FOR DP SUBMISSION
 2018-11-13 RE-ISSUED FOR DP SUBMISSION
 2019-03-28 SUBMISSION TO ADP
 2019-05-29 ISSUED FOR PLANNING REVIEW
 2019-07-10 ISSUED FOR PLANNING

REVISION:



300 - 7337 137 Street, Surrey, BC V3W 1A4
 T: 604 594 4787
 E: office@boldwing-continuum.com

PROJECT: COMMERCIAL DEVELOPMENT
 18782 - 56TH AVENUE
 SURREY, BC

2019-07-08 07:15 PM

SIGNAGE CALLOUTS, DETAILS & CALCULATIONS

ISSUED: 0915633 BC LTD.

21509 PROJECT NO.

CITY FILE NO: 7916-0441-00
 As indicated
 A.B. S.B. SB,GM
 REVISED: S.B.
 AC700



ACRYLIC STUCCO
COLOUR TO MATCH
BM 2126-70
'CHALKY
WHITE'



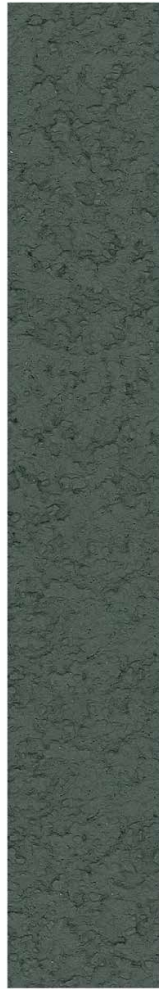
ACRYLIC STUCCO
COLOUR TO MATCH
BM 2120-30
'WITCHING
HOUR'



ACRYLIC STUCCO
COLOUR TO MATCH
BM CC-518
'ESCAPMENT'



ACRYLIC STUCCO
COLOUR TO MATCH
BM 2118-40
'SEA LIFE'



ACRYLIC STUCCO
COLOUR TO MATCH
BM HC-166
'KENNALL
CHARCOAL'



HIGH PERFORMANCE
E GLAZING



TILE - 12" X 24"
RUNNING BOND PATTERN
DAL TILE
'GOVERNOR
BLACK'



SPIRAEA BUMALDA 'GOLDGLAME'



ARCTOSTAPHYLOS UVA-URSI - BEARBERRY



ROSA NOAMEL



CALAMAGROSTIS ACUTIFLORA KARL FOERSTER - REED GRASS



QUERCUS FRAINETTO -
'FOREST GREEN'



LIQUIDAMBAR STYRACIFLUA
'WORPLESDON'

DATE: 01/06/2019

REVISION:

2018-11-13 RE-ISSUED FOR DP SUBMISSION
2019-03-28 SUBMISSION TO ADP
2019-05-29 ISSUED FOR PLANNING REVIEW
2019-07-10 ISSUED FOR PLANNING



300 - 7337 137 Street, Surrey, BC V3W 1A4
T: 604 594 4787
E: office@boldwing-continuum.com

PROJECT:
**COMMERCIAL DEVELOPMENT
18782 - 56TH AVENUE
SURREY, BC**

2019-07-08 0:25:58 PM

REVISION:
COLOURS AND MATERIALS

DRAWN:
0915633 BC LTD.

SCALE:
21509

CITY FILE NO: 7916-0441-00

1:15

REVISION:
A.B., Author
S.B., REVISED





56TH AVENUE/ HWY 10

LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'
CLUSTER OF CONIFERS: PICEA OMORICA
AND PICEA ENGELMANNI 'BUSH'S LACE'

18" WIDTH CONCRETE BANDING, DECORATIVE CONCRETE UNIT PAVERS;
JUMBO HOLLAND; RUNNING BOND PATTERN; CASCADE BLEND

BOA BIKE RACK, 6 BIKES. TO BE INSTALLED ON CONCRETE PAD USING
TAMPER PROOF HARDWARE PER MANUFACTURER'S SPECIFICATIONS, TYP.

FENCE TO TERMINATE AT
NORTH EDGE OF BUILDING 1

NO BUILD ZONE. TYP. REFER TO
ARBORIST REPORT FOR DETAILS

TREE PROTECTION ZONE. TYP. REFER TO
ARBORIST REPORT FOR DETAILS

TREE PROTECTION FENCING;
REFER TO DETAIL 1/L6

1.8M HT. SOLID WOOD PERIMETER FENCE;
HAND DIG FENCE POSTS IN TPZ UNDER
DIRECT SUPERVISION OF PROJECT
ARBORIST; REFER TO DETAIL 2/L6

EXISTING ADJACENT TREES
TO BE RETAINED, TYP.

ALL WORK WITHIN TPZ, INCLUDING
PLANTING, TO BE DONE BY HAND
UNDER DIRECT SUPERVISION OF
PROJECT ARBORIST

GARBAGE/ RECYCLING
REFER TO ARCH FOR DETAILS

ACCESS EASEMENT FOR LANDSCAPE
SCREEN TO COMMERCIAL;
RESTRICTIVE COVENANT FOR
MAINTENANCE BY HOMEOWNERS

MEDIUM SANDBLAST CONCRETE, 1.5M
SQUARE SAWCUT PATTERN; TYP.

MAGLIN MLWR1400 TRASH RECEPTACLE; TO
BE INSTALLED ON CONCRETE PAD USING
TAMPER PROOF HARDWARE PER
MANUFACTURER'S SPECIFICATIONS, TYP.

STRUCTURAL SOIL CONNECTION
BETWEEN PLANTING ISLANDS TO
ACCOMMODATE MIN. 10 CU. M
GROWING MEDIUM PER TREE

PARROTIA PERSICA
'VANESSA'

BLDG 1
FFE 49.484M

BLDG 2
FFE 48.009M

MAGLIN MLB720 BENCH; TO BE SURFACE
MOUNTED USING TAMPER PROOF HARDWARE
PER MANUFACTURER'S SPECIFICATIONS, TYP.

RAISED WALKWAY, MEDIUM BROOM
FINISH CONCRETE WITH 1.5M SAWCUTS

AMELANCHIER GRANDIFLORA
'AUTUMN BRILLIANCE'

SIGNIFICANT LANDSCAPE BUFFER WITH MIXED
EVERGREEN AND DECIDUOUS TREES AND SHRUBS
AS BUFFER BETWEEN COMMERCIAL AND
RESIDENTIAL IN EASEMENT AREA; 3 TREES PER
RESIDENTIAL LOT PER ARBORIST REPORT

1.8M HT. SOLID WOOD PERIMETER FENCE

ZELKOVA SERRATA 'GREEN VASE'

LANDSCAPE SHRUB BUFFER;
1MHT. MAX SHRUB HEIGHT PER
CPTED PRINCIPLES

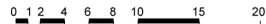
188TH STREET

SOIL LAWN

PROPOSED TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
14		AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL. B&B
6		LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	5CM CAL. 1.8M STD. B&B
10		PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN ROWWOOD	5CM CAL. 1.8M STD. B&B
12		PICEA ENGELMANNI 'BUSH'S LACE'	BUSH'S LACE SPRUCE	2.5M HT. B&B
7		PICEA OMORICA	SERBIAN SPRUCE	2.5M HT. B&B
1		ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	6CM CAL. 1.8M STD. B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



SCALE: 1:400



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NO.	DATE	REVISION DESCRIPTION	DR.
4	19.MAR.12	ISSUED FOR ADP	CW
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2	18.OCT.19	REVISIONS PER NEW SITE PLAN	CW
1	18.MAR.08	REVISIONS PER NEW SITE PLAN	CW

PROJECT:

SEAL:

DRAWING TITLE:

DATE: MARCH 8 2019

SCALE: AS NOTED

DRAWN: CW

DESIGN: CW

CHK'D: PCM

DRAWING NUMBER:

COMMERCIAL
DEVELOPMENT

18782 - 56TH AVENUE
SURREY, BC

LANDSCAPE
PLAN

18002-6ADP-ZIP

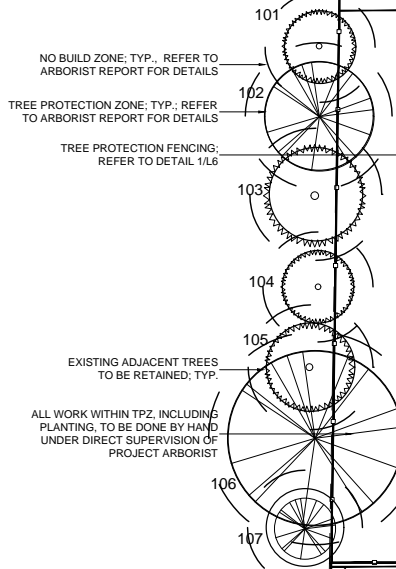
L1 OF 6

PMG PROJECT NUMBER: 18-002



56TH AVENUE/ HWY 10

TREES TO BE REMOVED; REFER TO ARBORIST REPORT FOR DETAILS



NO BUILD ZONE: TYP. REFER TO ARBORIST REPORT FOR DETAILS

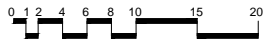
TREE PROTECTION ZONE: TYP. REFER TO ARBORIST REPORT FOR DETAILS

TREE PROTECTION FENCING: REFER TO DETAIL 1/L6

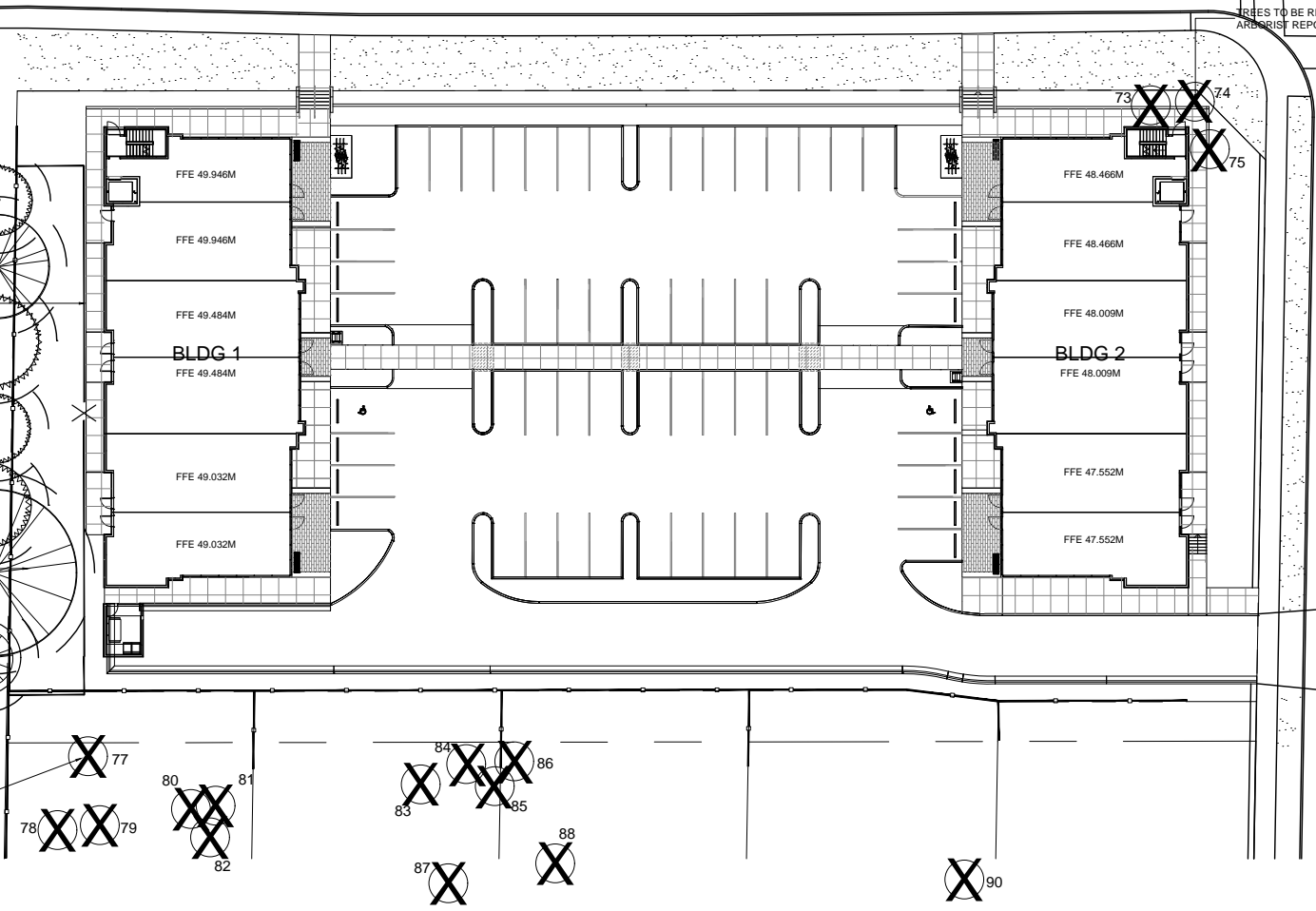
EXISTING ADJACENT TREES TO BE RETAINED, TYP.

ALL WORK WITHIN TPZ, INCLUDING PLANTING, TO BE DONE BY HAND UNDER DIRECT SUPERVISION OF PROJECT ARBORIST

ADJACENT TREES TO BE REMOVED; REFER TO ADJACENT PROPERTY ARBORIST REPORT FOR DETAILS



SCALE: 1:400



188TH STREET



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1	18.MAR.08	REVISIONS PER NEW SITE PLAN	CW

PROJECT:

COMMERCIAL DEVELOPMENT

**18782 - 56TH AVENUE
SURREY, BC**

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE: MARCH 8 2019

SCALE: AS NOTED

DRAWN: CW

DESIGN: CW

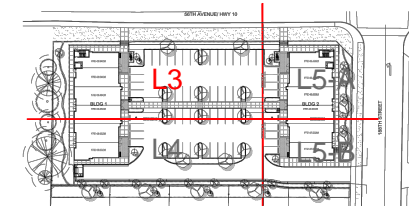
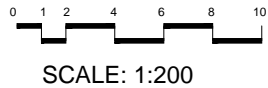
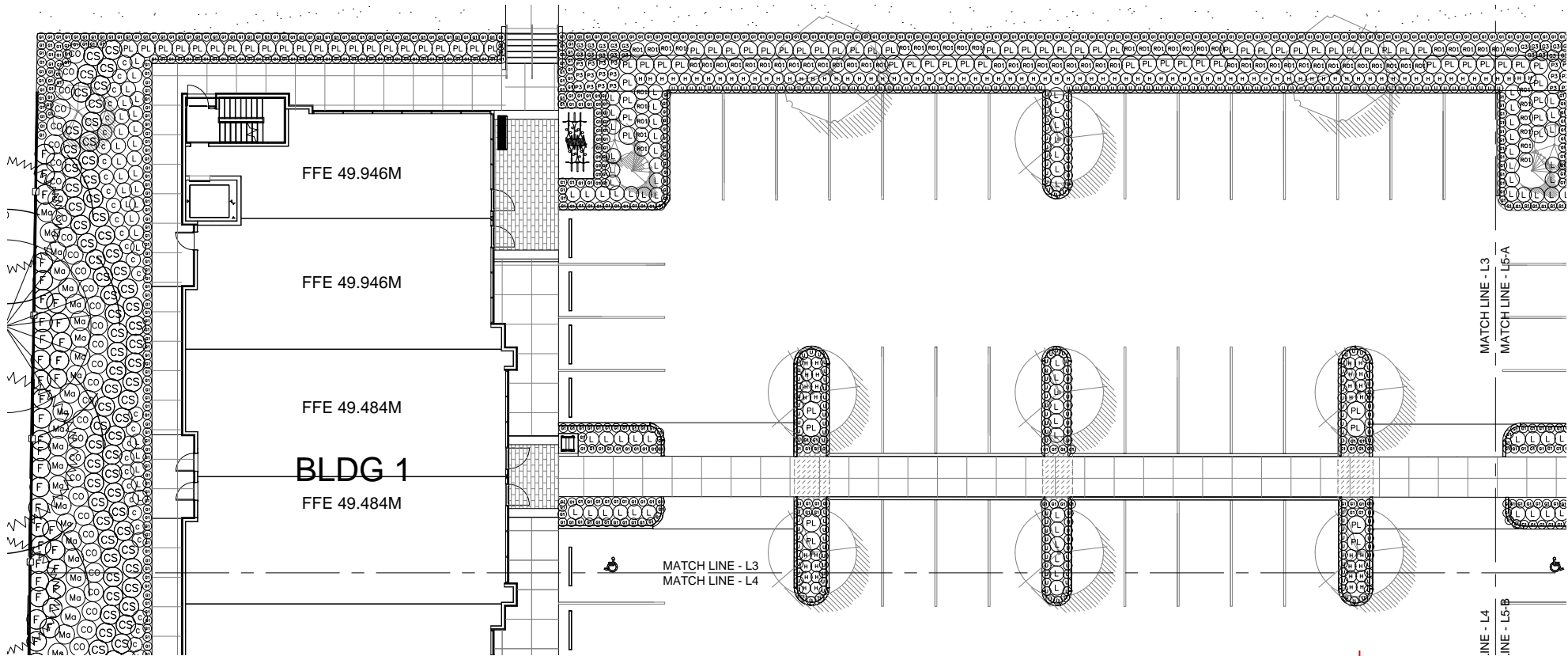
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18002-6ADP.ZIP
CITY OF SURREY FILE NO.: 7916-0441-00
SUBMISSION TO ADP - MAR 28, 2019

DRAWING NUMBER:

L2 OF 6

PMG PROJECT NUMBER: **18-002**



KEY PLAN

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ARCHITECTS
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PROJECT:
**COMMERCIAL
DEVELOPMENT**

**18782 - 56TH AVENUE
SURREY, BC**

DRAWING TITLE:
**SHRUB
PLAN**

DATE: MARCH 8 2019
SCALE: AS NOTED
DRAWN: CW
DESIGN: CW
CHK'D: PCM

18002-6ADP.ZIP
CITY OF SURREY FILE NO.: 7916-0441-00
SUBMISSION TO ADP - MAR 28, 2019

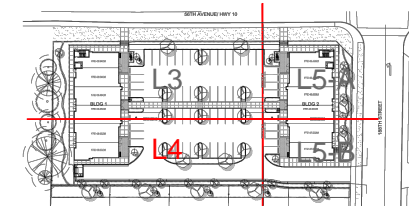
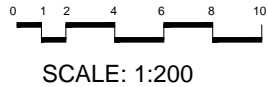
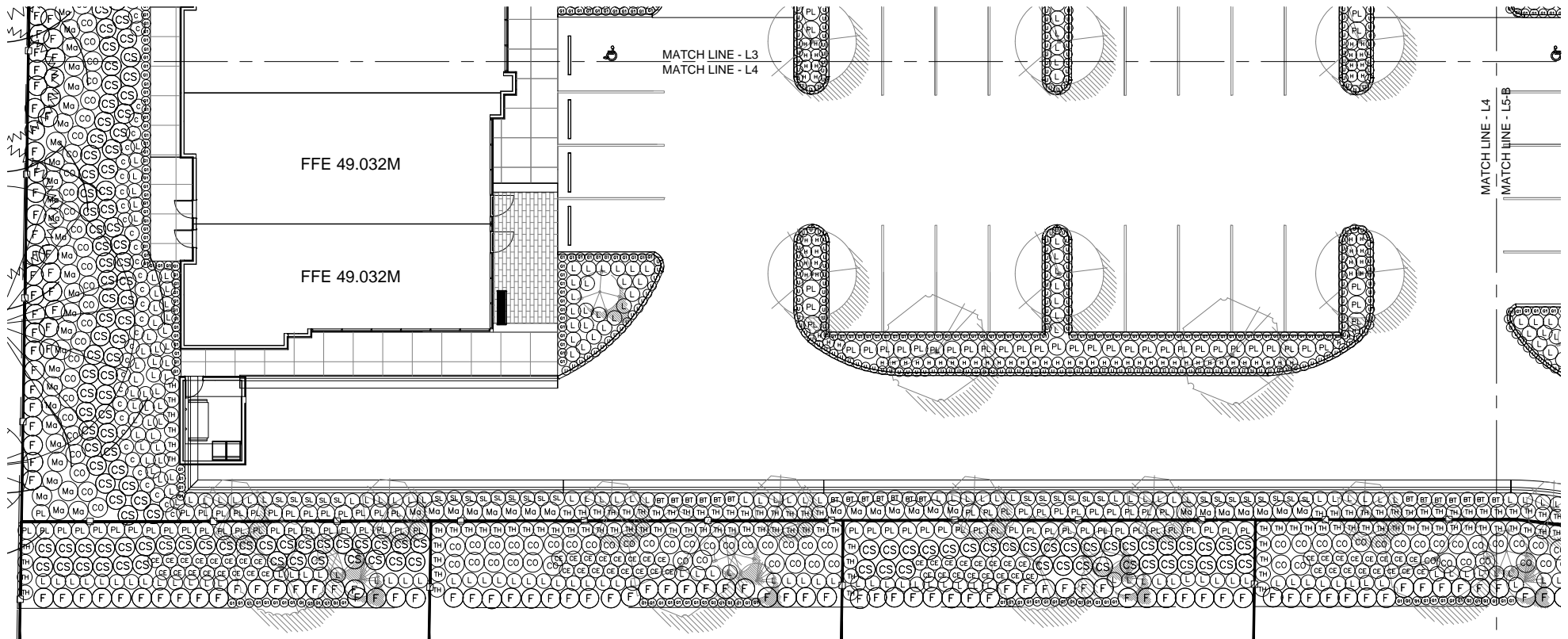
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L3 OF 6

PMG PROJECT NUMBER: **18-002**

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KEY PLAN

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CITY OF SURREY FILE NO.: 7916-0441-00
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PROJECT:

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DEVELOPMENT**

**18782 - 56TH AVENUE
SURREY, BC**

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**SHRUB
PLAN**

DATE: MARCH 8 2019

SCALE: AS NOTED

DRAWN: CW

DESIGN: CW

CHK'D: PCM

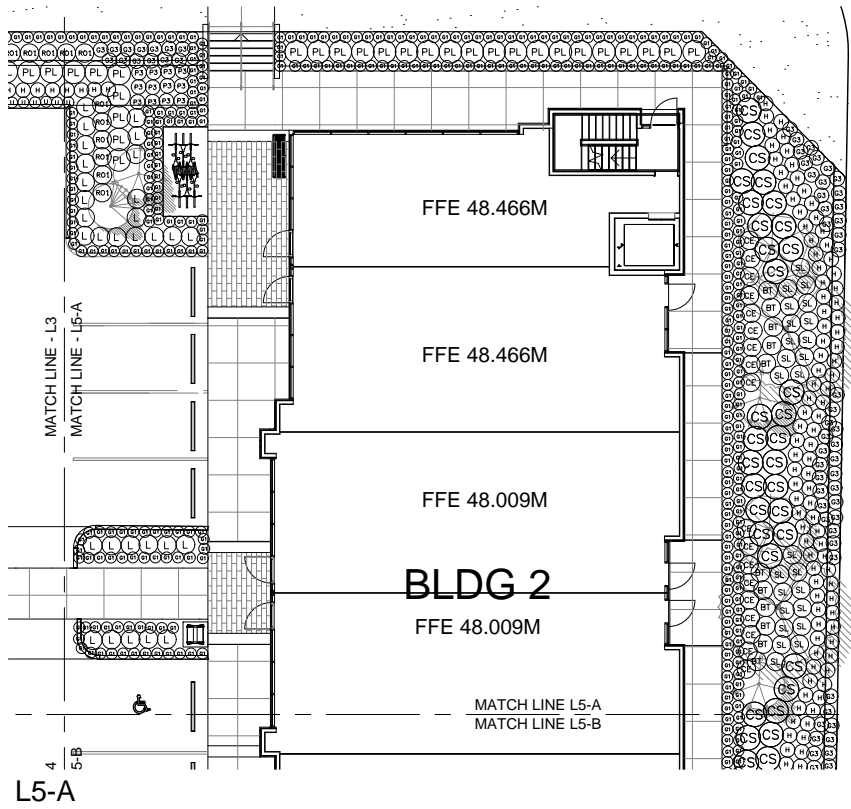
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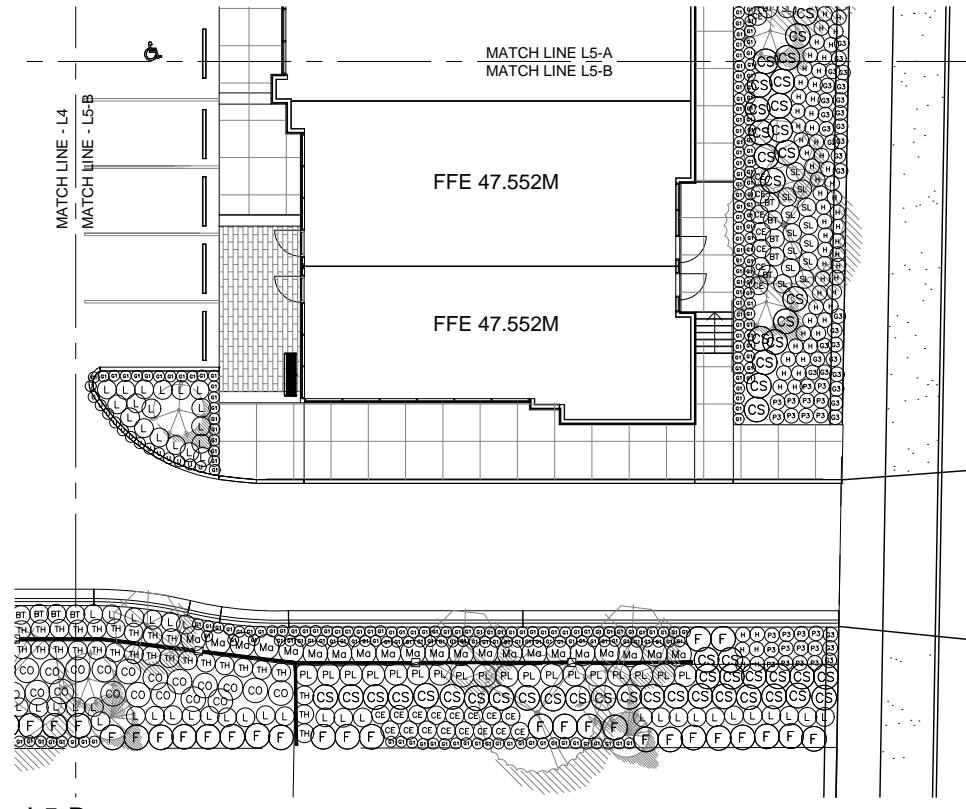
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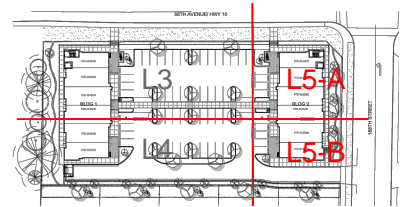
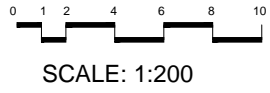
PMG PROJECT NUMBER: **18-002**



L5-A



L5-B



KEY PLAN

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PROJECT:
COMMERCIAL DEVELOPMENT
18782 - 56TH AVENUE
SURREY, BC

DRAWING TITLE:
SHRUB PLAN

DATE: MARCH 8 2019
SCALE: AS NOTED
DRAWN: CW
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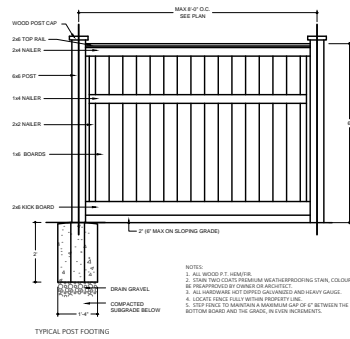
PMG PROJECT NUMBER: 18-002

TREES PROTECTED BY SPECIES
ARBUZITO
CANYON OAK
PACIFIC DOGWOOD
PACIFIC YEW
PRINUS LAUROBERASUS
GRAND PINE
COAST REDWOOD
COAST REDWOOD
GRANT SPROUT
GRAND
HONEY PLEZZER TREE

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREES PROTECTION DISTANCE TABLE	
TREES DIAMETER (DBH) -"	MINIMUM REQUIRED PROTECTION RADIUS (DIAMETER FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
65	3.9
70	4.2
75	4.5
80	4.8
85	5.1
90	5.4
95	5.7
100	6.0

EXTRAPOLATE PROTECTION RADII FOR TREES LARGER THAN 100CM DBH (DIAMETER AT BREAST HEIGHT OR 1.4M FROM GRADE)



2 1.8M HT WOOD FENCE
SCALE 1:25

1 TREE PROTECTION FENCE
nts

SHRUB SCHEDULE			PMG PROJECT NUMBER: 18-002	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(A)	36	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE PURPLE FOLIAGE BARBERRY	#2 POT, 30CM
(B)	249	CORNUS SANGUINEA 'MIDWINTER FIRE'	BLOODTWIG DOGWOOD	#2 POT, 50CM
(C)	116	CORNUS SERICEA 'FLAVIRAMEA'	YELLOWTWIG DOGWOOD	#2 POT, 50CM
(D)	57	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT, 50CM
(E)	351	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT, 30CM
(F)	90	MAHONIA AQUIFOLIUM 'CHARITY'	PALM MAHONIA	#3 POT, 80CM
(G)	236	PRUNUS LAUROBERASUS 'ZABELIANA'	ZABLES LAUREL	#2 POT, 30CM
(H)	71	ROSA 'NOAMEL'	CARPET ROSE, PINK	#2 POT, 40CM
(I)	66	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#2 POT, 40CM
(J)	117	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT; B&B
GRASS				
(K)	105	CALAMAGROSTIS ACUTIFLORA 'OVERDAM'	FEATHER REED GRASS	#1 POT
(L)	1170	CAREX MORROWII 'ICE DANCE'	GOLDEN VARIEGATED JAPANESE SEDGE	#1 POT
(M)	309	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
(N)	92	STIPA TENUISSIMA	FEATHER GRASS	#1 POT
PERENNIAL				
(O)	46	RUDBECKIA F. SULLIVANTI 'GOLDSTURM'	RUDBECKIA	#1 POT
GC				
(P)	433	ARCTOSTAPHYLOS UVA-URSI	KINNICKINICK	#1 POT, 20CM
(Q)	159	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PROPOSED SITE FURNISHINGS



MAGLIN MLB720-W BENCH



DOBRA BOA BIKE RACK



MAGLIN MLWR1400-32 TRASH RECEPTACLE

PROPOSED TREES



AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'



LIQUIDAMBAR STYRACIFLUA 'WORPLESTON'



PAROTTIA PERSICA 'VANESSA'



PICEA ENGELMANNII 'BUSH'S LACE'

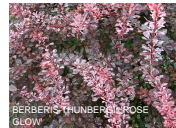


PICEA OMORIKA



ZELKOVA SERRATA 'GREEN VASE'

PROPOSED SHRUBS



BERBERIS THUNBERGII 'ROSE GLOW'



CORNUS SANGUINEA 'MIDWINTER FIRE'



CORNUS FLAVIRAMEA



CORNUS SERICEA 'KELSEY'



LONICERA PILEATA



MAHONIA 'CHARITY'



'PRUNUS LAUROBERASUS 'ZABELIANA'



ROSA 'NOAMEL'



SPIRAEA X BUMALDA 'GOLDFLAME'



THUJA OCCIDENTALIS 'SMARAGD'

PROPOSED GRASSES AND PERENNIALS



CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'



CAREX MORROWII 'ICE DANCE'



HELICTOTRICHON SEMPERVIRENS



STIPA TENUISSIMA



RUDBECKIA F. SULLIVANTI 'GOLDSTURM'

PROPOSED GROUNDCOVERS



POLYSTICHUM MUNITUM



ARCTOSTAPHYLOS UVA-URSI



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PROJECT:

COMMERCIAL DEVELOPMENT

18782 - 56TH AVENUE
SURREY, BC

SEAL:

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: MARCH 8 2019

SCALE: AS NOTED

DRAWN: CW

DESIGN: CW

CHK'D: PCM

DRAWING NUMBER:

L6 OF 6

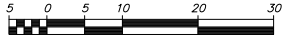
PMG PROJECT NUMBER: 18-002

18002-6ADP.ZIP

**SUBDIVISION PLAN OF LOT 9, NORTH WEST QUARTER, SECTION 4,
TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN EPP71809**

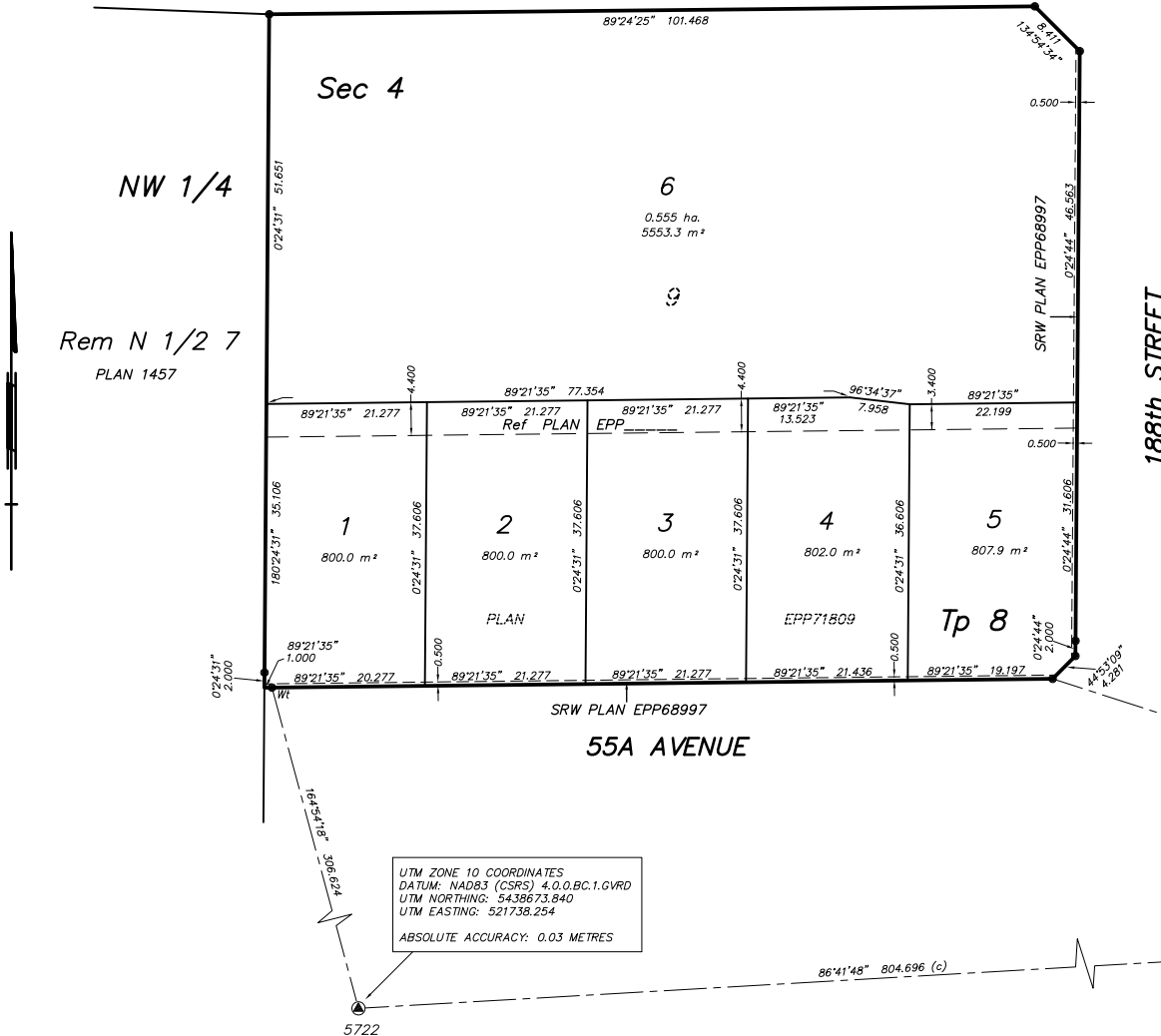
PLAN EPP _____

BCGS 92G.017



ALL DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT
(C SIZE) WHEN PLOTTED AT A SCALE OF 1:500

No. 10 HIGHWAY



LEGEND :

- INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- Wt INDICATES WITNESS
- Ref INDICATES REFERENCE

INTEGRATED SURVEY AREA No.1, CITY OF SURREY,
NAD83 (CSRS) 4.0.0.BC.1.GVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC
CONTROL MONUMENTS 5165 AND 5722.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY
ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES
AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS
5165 AND 5722.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS
OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY
GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF
0.9996035. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED
FROM GEODETIC CONTROL MONUMENTS 5165 AND 5722.

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT
SET ON THE TRUE CORNER(S).

UTM ZONE 10 COORDINATES
DATUM: NAD83 (CSRS) 4.0.0.BC.1.GVRD
UTM NORTHING: 5438720.192
UTM EASTING: 522541.297
ABSOLUTE ACCURACY: 0.03 METRES

UTM ZONE 10 COORDINATES
DATUM: NAD83 (CSRS) 4.0.0.BC.1.GVRD
UTM NORTHING: 5438673.840
UTM EASTING: 521738.254
ABSOLUTE ACCURACY: 0.03 METRES

PRELIMINARY

THIS PLAN LIES WITHIN THE JURISDICTION OF
THE APPROVING OFFICER FOR THE CITY OF SURREY.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
ON THE ___th DAY OF XXXX, 2019

JOGINDER SINGH RIAR, BLCS 863

FILE 10098-05

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

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

DATE: **Oct 01, 2019** PROJECT FILE: **7816-0441-00**

RE: **Engineering Requirements (Commercial/Residential)
Location: 18782 No 10 (56 Ave) Hwy**

REZONE/SUBDIVISION

Works and Services

- Construct a 0.6 m finger median along 188 Street, north of the proposed commercial access.
- Construct a 7.3 m wide curb return driveway access for the commercial lot.
- Construct 6.0 m concrete driveway letdowns to each lot.
- Construct a 200 mm water main along the south side of 56 Avenue from 188 Street to the west property line.
- Construct on-site stormwater mitigation as per the Cloverdale-McLellan Creek Integrated Stormwater Management Plan.
- Provide water, storm and sanitary service connections to each lot.
- Register required restrictive covenants as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.



Tommy Buchmann, P.Eng.
Development Services Manager
CE4



Planning

June 13, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0441 00

SUMMARY

The proposed are estimated to have the following impact on the following schools:

5 Single family with suites

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2018 Enrolment/School Capacity

Sunrise Ridge Elementary	
Enrolment (K/1-7):	32 K + 310
Operating Capacity (K/1-7)	76 K + 210
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1694
Capacity (8-12):	1400

School Enrolment Projections and Planning Update:

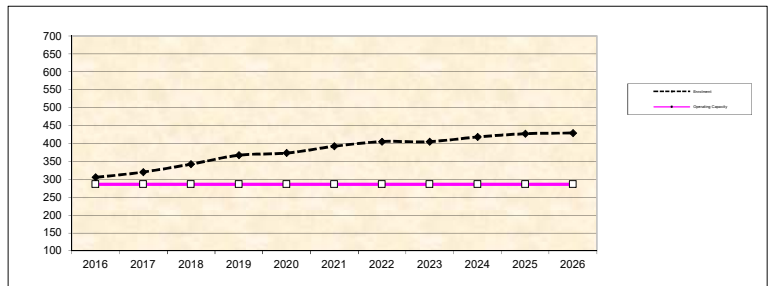
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Sunrise Ridge elementary is currently operating at 120% capacity. Though development in the catchment is minimal, the birth rate has been slowly climbing over the last 10 years. Moreover, census data (2016) has shown that there is a high percentage of woman aged 24 -35, child bearing years, living in this catchment, which supports the continued growth trend the District is seeing. The 10 year enrolment projections are showing that the operating capacity for the school will rise to 150% by 2028.

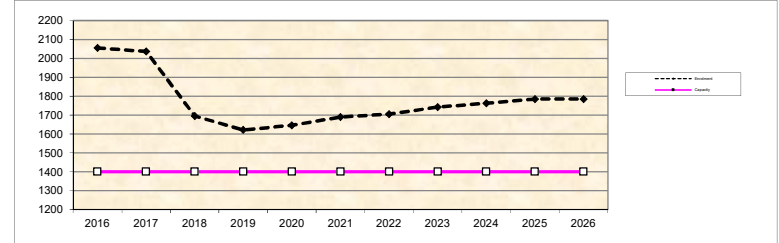
As of September 2018, Sunrise Ridge Elementary required 4 portables for enrolling classrooms. There are no current plans to construct new enrolling space to the school; the school will be monitored over the coming year. All future growth to this school will be captured by portables at this time.

In September 2018, Salish Secondary opened in the Clayton area, north of the Fraser Highway. This new 1500 capacity school was built to relieve the current enrolment pressure at Lord Tweedsmuir and Clayton Heights Secondary. Extended day programming at Lord Tweedsmuir was removed this September.

Sunrise Ridge Elementary



Lord Tweedsmuir Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Project Location: 18782 Highway 10 (56 Avenue) – Phase 2
Design Consultant: Aplin & Martin Consulting Ltd., (Andy Igel)

The *draft* Building Scheme proposed for this project was filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the *draft* Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site

This area was built out in the 1970s. The homes to the north of 56 Avenue were built in the 1990s, as well as other lots to the west. The area was subdivided in the last ten years, with new homes being built. Of the subject properties for context, 33% were built in the 1990s and 67% were built in the 2010s. Most homes in this area have a floor area in the 200 - 300 sq.m. size range. Home size distribution is: 150-199 sq. m. (22%), 200-249 sq.m. (33%) and 250 - 300 sq.m. (45%). Styles found in this area include: "Old Urban", "Modern", "Neo-Heritage", and "Neo-Traditional". Home types mainly include two-storey.

Massing scale (front wall exposure) characteristics include: Low mass (11%) and Mid-scale massing (89%). The scale (height) range for front entrance structures include: One storey front entrance (78%), one and a half storey entrance (22%).

The range of roof slopes found in this area is: 6:12 (11%), 8:12 (22%), 12:12 (45%) and 16:12 (22%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (56%), main common gable roof (33%), and main common Boston hip (11%). Feature roof projection types include: Common hip (11%), common gable (67%), Boston hip (11%), and Dutch Hip (11%). Roof surfaces include: asphalt shingles (100%).

Main wall cladding materials include: Vinyl cladding (33%), plank (wood/Hardi) cladding (56%), and shake (11%). Feature wall trim materials used on the front facade include: No feature veneer (33%), brick feature veneer (11%), and stone feature veneer (56%). Wall cladding and trim colours include: Neutral (33%), and natural (67%).

Covered parking configurations include: Double garage (100%).

Various landscaping standards are evident ranging from a modest standard including sod a few shrubs, and large asphalt coverage, to a high modern standard featuring two dozen or more shrubs, sod, trees, and exposed aggregate driveways. Driveway surfaces include: exposed aggregate (100%).

1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme

- 1) **Context Homes:** Sixty-seven percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 33 percent of homes are considered 'non-context'). Context homes include: 18808, 18811, 18818 and 18819 55 Avenue and 5540 and 5552 188 Street
- 2) **Style Character:** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional" and "Neo-Heritage", as these styles are an ideal bridge between old urban and modern urban.

Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.

- 3) **Home Types:** There are a wide range of home types evident, and so some flexibility is justified. Home type (two-storey, bungalow, basement entry, split level, etc.) will not be regulated in the building scheme.
- 4) **Massing Designs:** Massing designs should meet new standards for RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located to create balance across the façade.
- 5) **Front Entrance Design:** Front entrance porticos are typically one storey in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ storeys so there is no proportional overstatement of this one element.
- 6) **Exterior Wall Cladding:** Recent housing is largely clad with plank siding (either wood or composite material), with brick and stone as an accent. Vinyl is not recommended on the front, nor on side walls within 3 feet of the front.
- 7) **Roof Surface:** The main roof surfacing material used in this area is asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create

- The new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", or "Rural Heritage". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions

- Interfacing Treatment** Sixty-seven percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 33 percent of homes are considered 'non-context'). Context homes include: 18808, 18811, 18818 and 18819 55 Avenue and 5540 and 5552 188 Street. These homes, as well as typical post 2010 RF homes, are to serve as standards for the subdivision
- Exterior Materials/Colours:** Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone. Note that vinyl siding will not be permitted on the front of the home, nor on the side of the home at any point within 3 feet of the front. Also, there must be a seamless colour transition from materials used on the front to vinyl used on the side. "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered on trim only. "Warm" colours such as pink, rose, peach and salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.
- Roof Pitch:** Minimum 6:12.
- Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard.* Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Aplin & Martin Consultants Ltd. **Date:** 5 March 2018

Reviewed and Approved by: _____ **Date:** _____

Tree Preservation Summary

Surrey Project No: 7916-0441-00
 Address: 18782 Hwy 10 Surrey
 Registered Arborist: Glenn Murray

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)	16
Protected Trees to be Removed	16
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 <u>13</u> X one (1) = 13 - All other Trees Requiring 2 to 1 Replacement Ratio <u>3</u> X two (2) = 6	19
Replacement Trees Proposed	15
Replacement Trees in Deficit	4
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

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 - All other Trees Requiring 2 to 1 Replacement Ratio _____ X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

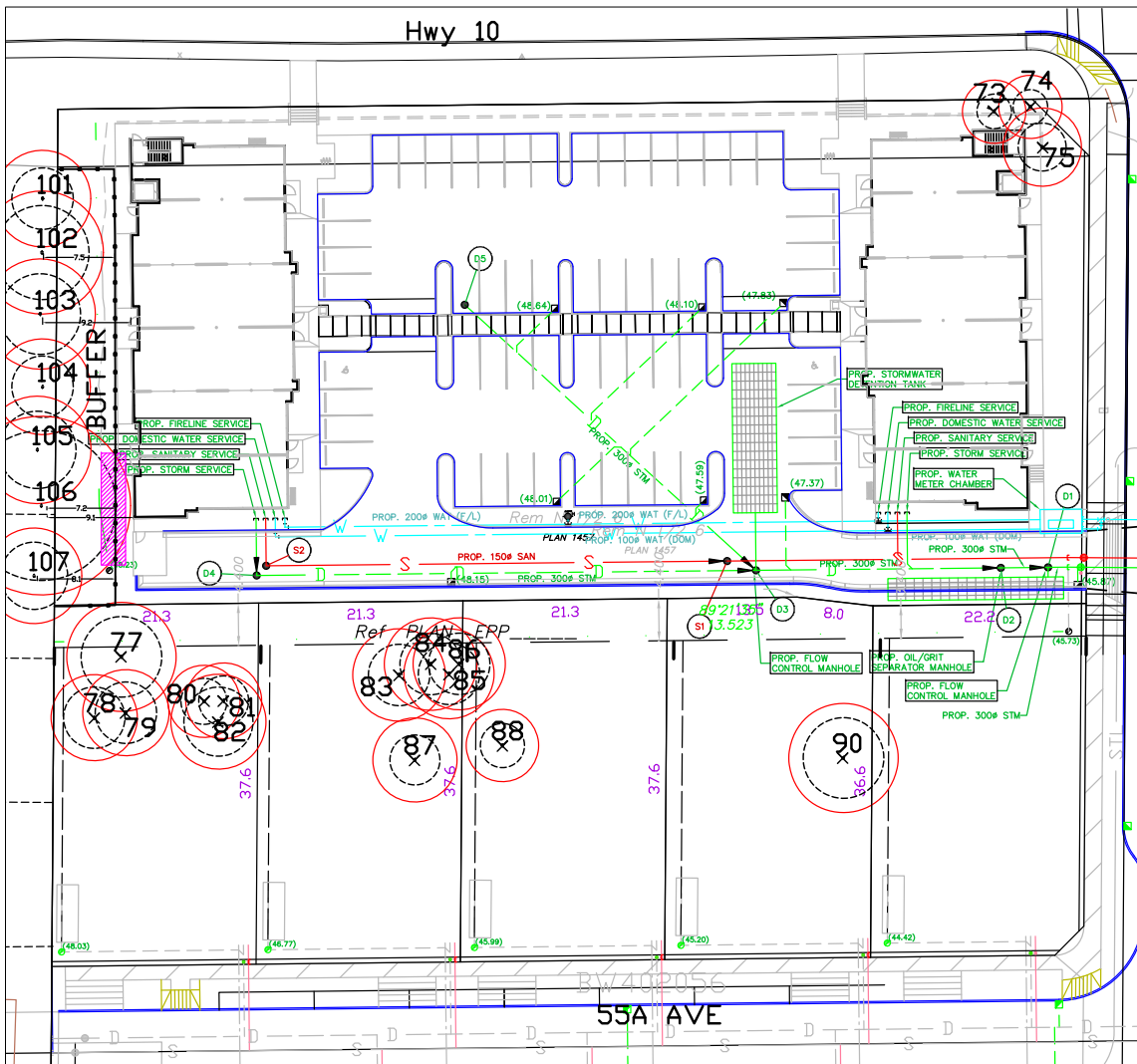


 (Signature of Arborist)

13-Mar-19

 Date

APPENDIX 3 TREE REMOVAL AND RETENTION PLAN



TREE INVENTORY

#	Type	Action	DBH	TPZ	NBZ
73	Willow	Remove	30cm	1.8m	1.9m
74	Willow	Remove	30cm	1.8m	1.9m
75	Willow	Remove	42cm	2.5m	2.7m
77	Cottonwood	Remove	65cm	3.9m	4.2m
78	Cottonwood	Remove	50cm	3.0m	3.2m
79	Cottonwood	Remove	50cm	3.0m	3.2m
80	Cottonwood	Remove	37cm	2.2m	2.4m
81	Cottonwood	Remove	40cm	2.4m	2.6m
82	Cottonwood	Remove	55cm	3.3m	3.6m
83	Cottonwood	Remove	50cm	3.0m	3.2m
84	Cottonwood	Remove	50cm	3.0m	3.2m
85	Cottonwood	Remove	50cm	3.0m	3.2m
86	Cottonwood	Remove	50cm	3.0m	3.2m
87	Cottonwood	Remove	40cm	2.4m	2.6m
88	Cottonwood	Remove	35cm	2.1m	2.3m
90	Cottonwood	Remove	65cm	3.9m	4.2m
101	Douglas Fir	Retain	50cm	3.0m	3.2m
102	Bigleaf Maple	Retain	60/50cm	4.8m	4.9m
103	Douglas Fir	Retain	65cm	3.9m	4.2m
104	Douglas Fir	Retain	50cm	3.0m	3.2m
105	Douglas Fir	Retain	60cm	3.6m	3.9m
106	Lombardy Poplar	Retain	120cm	7.2m	7.8m
107	Apple	Retain	40/30cm	3.2m	3.5m

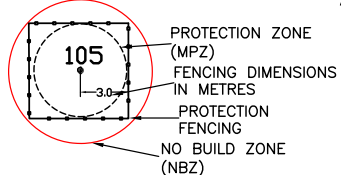
DBH-trunk diameter, TPZ-protection zone, NBZ-no build zone

TREE PROTECTION FENCING

Minimum Radial Distance from outside of trunk

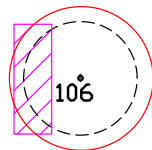
#	Type	DBH	Metres	Feet
101	Douglas Fir	50cm	3.0m	9.8ft
102	Bigleaf Maple	60/50cm	4.8m	15.7ft
103	Douglas Fir	65cm	3.9m	12.8ft
104	Douglas Fir	50cm	3.0m	9.8ft
105	Douglas Fir	60cm	3.6m	11.8ft
106	Lombardy Poplar	120cm	7.2m	23.6ft
107	Apple	40/30cm	3.2m	10.5ft

TREE PROPOSED FOR RETENTION

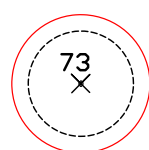


LEGEND

AREAS REQUIRING ARBORIST SUPERVISION



TREE PROPOSED FOR REMOVAL



- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

18782 Hwy 10 Survey

TREE PROTECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR PROTECTION ZONES, PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

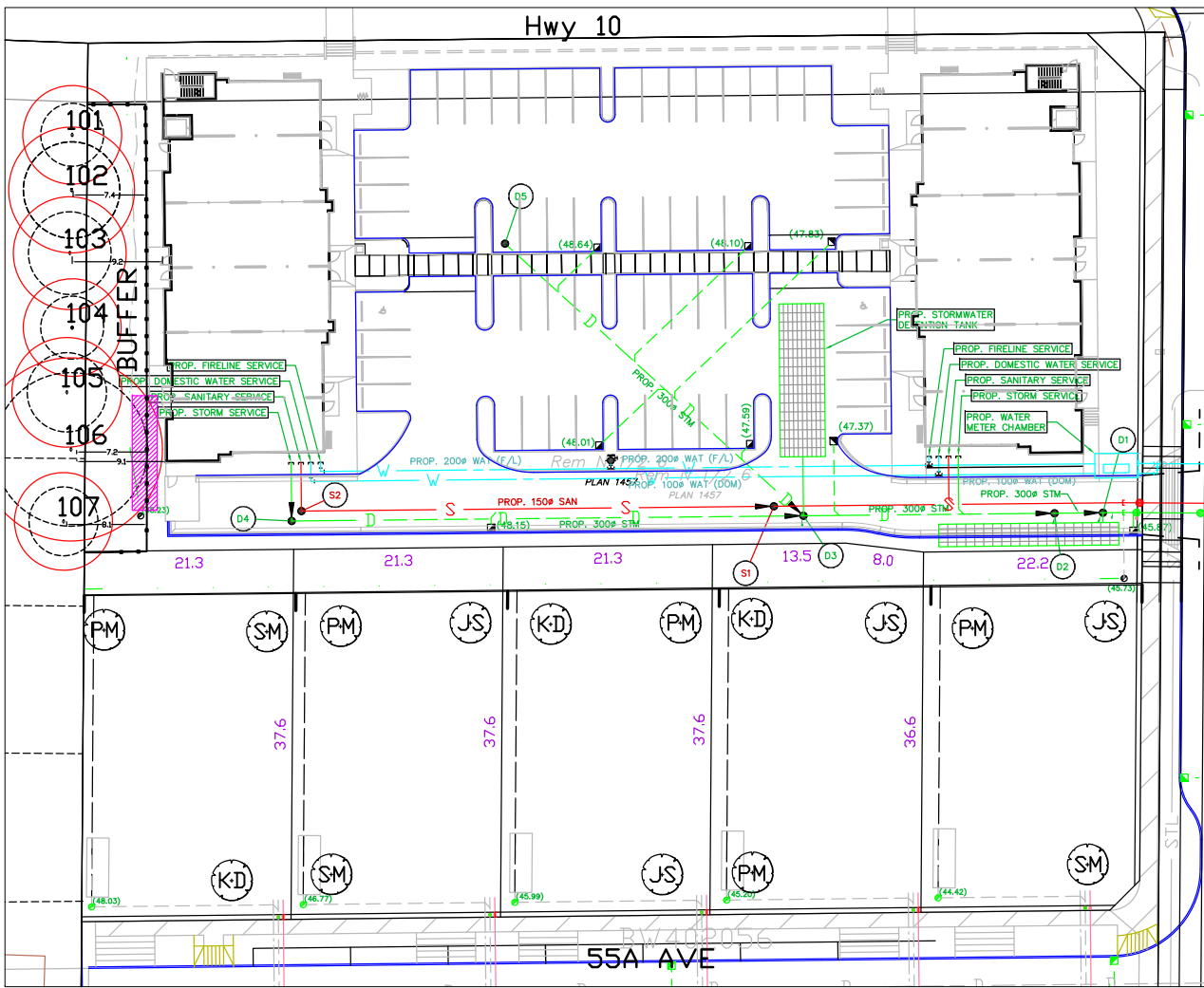
March 13, 2019

188th Street

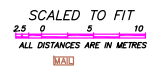
SCALED TO FIT
2.5 5 10
ALL DISTANCES ARE IN METRES

APPENDIX 4 TREE REPLACEMENT PLAN

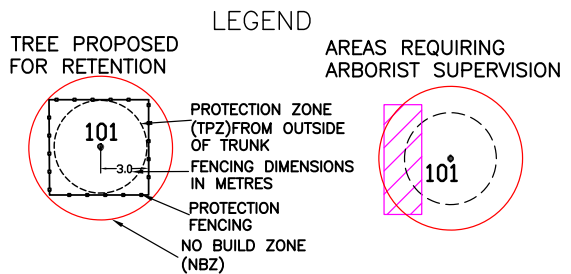
TREE PROTECTION FENCING				
Minimum Radial Distance from outside of trunk				
#	Type	DBH	Metres	Feet
101	Douglas Fir	50cm	3.0m	9.8ft
102	Bigleaf Maple	60/50cm	4.8m	15.7ft
103	Douglas Fir	65cm	3.9m	12.8ft
104	Douglas Fir	50cm	3.0m	9.8ft
105	Douglas Fir	60cm	3.6m	11.8ft
106	Lombardy Poplar	120cm	7.2m	23.6ft
107	Apple	40/30cm	3.2m	10.5ft



188th Street



REPLACEMENT TREES		
QTY	Type	Size
3	Kousa Dogwood	6cm
5	Paperbark Maple	6cm
3	Saucer Magnolia	6cm
4	Japanese Snowbell	6cm



NOTES:

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS".

SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

SURREY, BC

TREE REPLACEMENT PLAN

THE DRAWING PLOTS ALL TREES PROPOSED FOR RETENTION, THEIR PROTECTION ZONES, PROTECTION FENCING AND REPLACEMENT TREES IN RELATION TO PROPOSED LAYOUT

March 13, 2019

Present:

A. Callison, Chair
A. Llanos
A. Politano
B. Howard
G. Borowski
K. Shea
M. Patterson
R. Drew
S. McFarlane
S. Standfield

Guests:

Anya Paskovc, Aplin Martin
Arthur Buse
Camerson Woodruff, PMG Landscape Architects
Hardeep Johal
Patricia Campbell, PMG Landscape Architects
Sharon Sendjaya, Aplin Martin
Sylvain Boulanger, Boldwing Continuum
Architects Inc.

Staff Present:

A. McLean, City Architect
M. Sykes, Climate and Energy Manager
N. Chow, Urban Design Planner
S. Maleknia, Urban Design Planner
C. Eagles, Administrative Assistant

D. NEW SUBMISSIONS**2. Time: 6:00 p.m.**

File No.: 16-0441
Address: 18782 - No 10 (56 Avenue) Highway
New or Resubmit: New
Description: Applicant is proposing to rezone the northern 6,014 square metres (1.5 acre) portion of the subject site from RA to C-5 to allow for construction of two commercial buildings of approximately 1,540 square metres (16,600 sq. ft.) in area.
Developer: Hardeep Johal and Gurmeet Singh
Architect: Boldwing Continuum Architects Inc. (Sylvain Boulanger)
Landscape Architect: PMG Landscape Architects (Patricia Campbell)
Planner: John Koch-Schulte
Urban Design Planner: Ann McLean

The City Architect outlined the challenge of retail interface in a suburban highway context and 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. A design element was to differentiate the entry ways to the buildings.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by S. Standfield
Seconded by R. Drew
That the Advisory Design Panel (ADP):

1. SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.
2. Recommend that the landscaping submission return to staff for further development.

Carried

With A. Callison, S. McFarlane, and
G. Borowski opposed.

Site

- 188 St sidewalk access to site, 8% slope would be difficult; Consider a connection between Highway 10 and the east walkway, to enter through a gentle slope into building.
- Consider adding an accessible ramp from Highway 10 to parking lot. Consider wheel stops for cars adjacent from the courtyard walkway.

Form and Character

- Enhance transparency of east elevation and pedestrian access from surrounding sidewalks.
- Consider glazing the corner stairwell and elevator lobby or flipping the position for better access and relationship to parking.
- Encourage darker colour of spandrel glass at east to be more consistent with the palette being developed.
- Consider increasing the size of second-floor window openings to match covered patio.
- Consider increasing amount of daylight access to the second-floor covered patio.
- Consider an alternative to stucco finish.
- Confirm that a second exit from second floor is not required.
- Consider changing the white background for signage on to maintain consistency.
- Consider higher contrast signage (at least 70%).
- Consider generating a more unified expression on the second level facades.
- The second floor could have its own character, with an distinct material finish
- Consider accessibility for the second-floor entry points.
- Consider a wider hallway for stairwell and entry way, especially if daycare.
- Consider an open space on the second floor for the daycare.
- Consider a half glass rail along the top as opposed to a solid guard rail height.

Landscape

- Consider additional trees along Highway 10 elevation.
- Consider less differentiation of paving and simplify the topography of site.
- Consider enhancing the landscaping along the fence at the south property line.
- Consider opportunities for permeable paving in the parking area.
- Consider adjusting grading at the parking stalls to limit to 2% cross slope, especially at Accessible stall.
- Consider humanizing pedestrian walkway on Highway 10.
- Consider adding columnar trees at retail units.

CPTED

- No specific issues were identified.

Sustainability

- Consider more rain gardens to capture stormwater.
- Consider EV charging stations or future EV stations.
- Consider further planting to create a parking courtyard.

Accessibility

- Ensure adequate clearance between parking and walkway.
- Consider automatic door openers to commercial units.
- Consider adding additional accessible parking stalls.
- Ensure restrooms are universal in the lobby area.
- Consider minimizing cross slope on disabled parking stalls.

CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE ACRE RESIDENTIAL ZONE (RA)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 030-430-950

Portion of Lot 9 Section 4 Township 8 Plan EPP71809 New Westminster District as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Joginder Singh Riap, B.C.L.S. on the 9th day of July 2019, containing 5,520 square metres, called Block A.

Portion of 18782 – No 10 (56 Avenue) Highway
(hereinafter referred to as the "Lands")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended for *single family dwellings* on small *suburban lots*, providing a transition between *suburban* and *urban lots*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. One *single family dwelling* which may contain 1 *secondary suite*.

2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision, the maximum *unit density* shall not exceed 10 *dwelling units* per hectare [4 upa] calculated on the basis of the entire *Lands*.
2. (a) For *building* construction within a *lot*:
 - i. The *floor area ratio* must not exceed 0.60 for the first 560 square metres [6,000 sq. ft.] of *lot* area and 0.35 for the remaining *lot* area in excess of 560 square metres [6,000 sq. ft.], provided that 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport.
 - ii. Notwithstanding Sub-section D.2.(a)i., the maximum allowable floor area, inclusive of a garage or carport, is 465 square metres [5,000 sq.ft.].
 - iii. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof; and
 - iv. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following must be included in the calculation of *floor area ratio*:
 - (a) Covered areas used for parking, unless the covered parking is located within the *basement*;

- (b) The area of an accessory building in excess of 10 square metres [108 sq. ft.];
- (c) Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and
- (d) Floor area including staircases, garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - i. 19 square metres [200 sq. ft.]; and
 - ii. floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

E. Lot Coverage

The *lot coverage* shall not exceed 34%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum *setbacks*:

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	10 m. [33 ft.]	2.0 m. [6.5 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [105 sq.ft.] in Size</i>		18.0 m. [60 ft.]	4.5 m [15 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	4.5 m [15 ft.]	0.0 m.	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal building: The *building height* shall not exceed 9 metres [30 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4 metres [13 ft.], except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.1, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 3 cars or trucks, which may be increased to a maximum of 4 cars or trucks on *lots* where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the *front lot line*;
 - (b) *House trailer*, *camper* or boat provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 3, which may be increased to 4 where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the *front lot line*.
3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except on *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
 - (b) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (c) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.
2. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 28 square metres [300 sq. ft.], including the stairs.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
800 sq. m. [8,600 sq.ft.]	21 m. [69 ft.]	36 m. [118 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of the Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RH-G Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2018, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.

9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK



Cloverdale Community Association

Website: www.cloverdalecommunity.org

September 30, 2019

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

Re: 7916-0441-00 / 18782 No. 10 (56 Avenue) Highway

Dear Mr. Koch-Schulte:

The Cloverdale Community Association (CCA) has been contacted by the developer regarding the above noted application.

The developer has gone to great lengths to address many issues we have raised.

1. The developer has agreed to remove the proposed driveway letdown and build a "curb return" design which would allow the entrance to function like an intersection so that cars will not have to slow down to enter the site as shown in green in the attached Appendix A.
2. The developer has also agreed to provide double-sided on-street parking, boulevard trees and sidewalks for the residential component of this application.
3. The developer has also agreed to incorporate into the Building Design Guidelines the following minimum garage size in section 2.11 of Covered Parking for the residential component:

(e) the minimum interior width of the garage, clear of all obstructions, is 6.1 metres [20'-0"], and the minimum interior depth, clear of all obstructions, is 6.4 metres [21'-0"].
4. The developer has also agreed to install "No Parking" signs on 188 Street as identified in blue on the attached Appendix A.
5. The developer has also agreed to provide a connecting sidewalk from Hwy 10 (56 Avenue) onto 188 Street in the southbound direction.
6. We require the concrete median to be installed as shown in red on the attached Appendix A to control the traffic flow.
7. We require the yellow median lines (preferably in concrete) as shown on the attached Appendix A to control the traffic flow. This will also slow down anyone who is speeding.
8. We require the on-site parking for the commercial/retail component to include Electric Vehicle chargers.



Cloverdale Community Association

Website: www.cloverdalecommunity.org

We appreciate the developer for working with the community. This type of commercial/retail development is badly needed in an area which is growing at a rapid pace. Currently, the surrounding neighborhood residents have to travel by car to shop for goods/services and most go to Langley. Having these types of services closer to home for many will reduce vehicle traffic and in return reduce pollution which will help the climate. This type of infrastructure will also create jobs within Surrey and will provide additional tax revenue for the City. Furthermore, this part of Surrey has been underserved when it comes to retail/commercial services and therefore we fully support this project.

In order for us to support this project, the above conditions must be met otherwise we reserve the right to withdraw our support.

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".

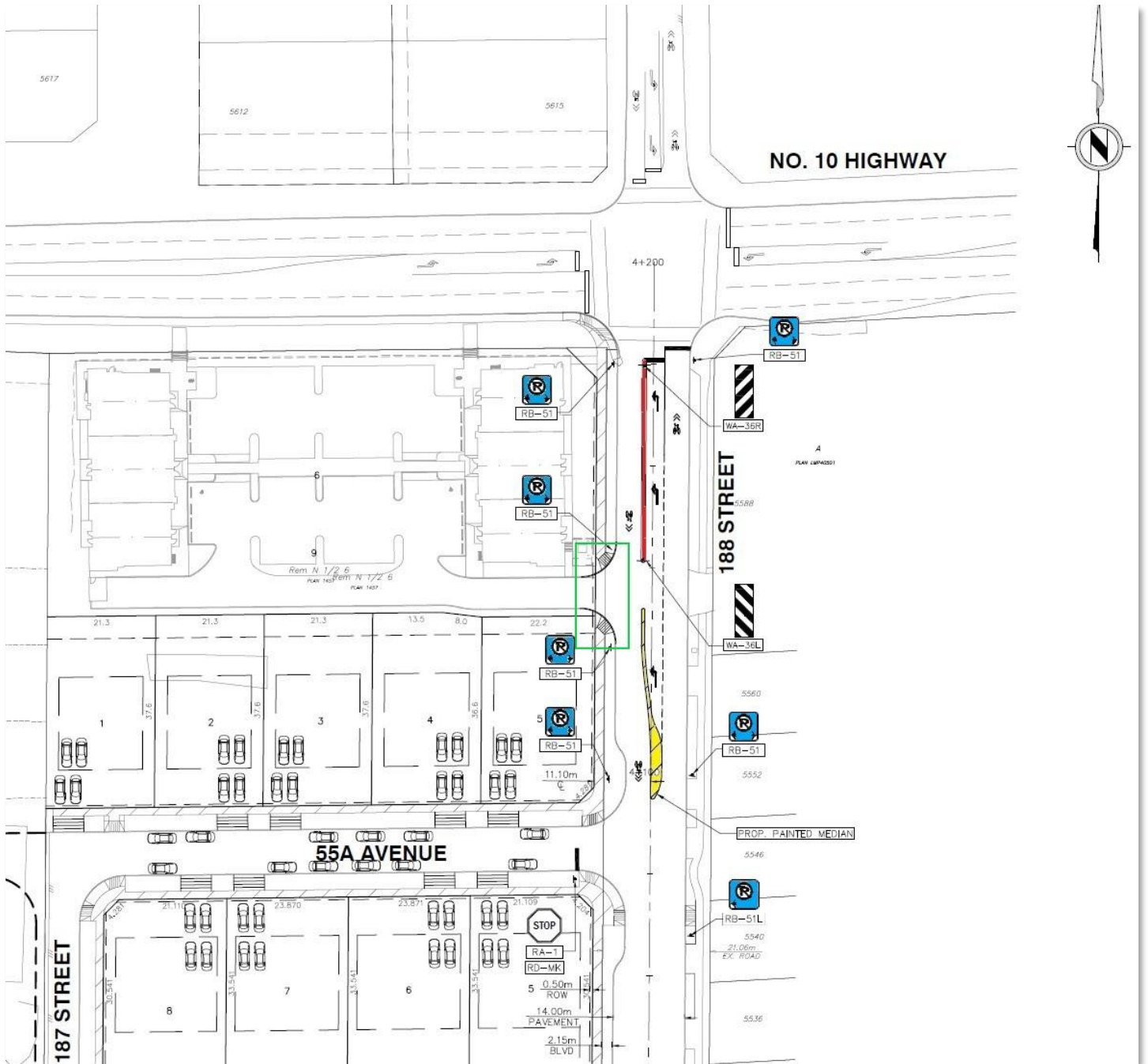
Mike Bola
President
Cloverdale Community Association
604-318-0381



Cloverdale Community Association

Website: www.cloverdalecommunity.org

Appendix A





CLOVERDALE

Business Improvement Association



March 28, 2019
CITY OF SURREY
ATTN: JOHN KOCH-SCHULTE | PLANNER
Planning and Development
13450 104th Ave, Surrey, BC, Canada V3T 1V8

RE: File No 16-0441 (18782 – 56 Ave, Cloverdale)

Dear Mr Koch-Schulte:

The Cloverdale BIA at its March board meeting reviewed the proposed development for the corner of 56 Ave (Hwy #10) & 188 St. and they agreed to not support this proposed project. The Cloverdale BIA has worked with the City of Surrey for numerous years including the current update of the OCP for this community and there was always understanding to limit creep along Hwy #10 from the town centre. The Cloverdale Town Centre merchants strongly believe retail leakage will harm our sustainability. There is an urgent need in the Town Centre to fill a number of retail gaps instead of encouraging development away from the Town's core.¹ "Retail leakage occurs when local people spend a larger amount of money on goods than local businesses report in sales, usually due to people traveling to a neighboring town to buy goods. Retail sales leakage occurs when there is unsatisfied demand within the trading area and that the locality should provide extra stores spaces for such type of businesses." The City of Langley actively promotes that they have a business trade area of 275,000 people which must include all of Cloverdale .

In closing, the proposed development that s currently zoned RA probably should zoned for higher density residential not commercial.

Yours sincerely

Dean Moore, BIA President

¹[https://en.wikipedia.org/wiki/Leakage_\(retail\)](https://en.wikipedia.org/wiki/Leakage_(retail))

A good place to grow, since 1870



August 20, 2019

Attn: John Koch-Shulte, Planner
13450 104 Avenue
Surrey, BC V3T 1V8

Dear John,

Re: 18782 56 Avenue Cloverdale, BC

We are pleased to present you with this memo in support of the need for more neighborhood commercial retail spaces within Cloverdale and surrounding areas. Colliers has assessed how current and future demand has changed due to demographic statistics and retail market dynamics.

To assess the need for added commercial square footage outside of the Cloverdale Town Centre, Colliers reviewed both current and future demand for neighborhood commercial uses:

- At January 2019, Surrey's commercial vacancy was at low of 5.2%
- At January 2019, Langley's commercial vacancy was at an historic low of 4.0%
- At January 2019, Colliers forecasted that by Q1 2020, the vacancy rate in both Surrey and Langley would trend downward and reach vacancy rates of between 0.0%-1.0%. Like our current realities surround housing which include extremely low vacancy rates and soaring housing costs, when commercial vacancy rates approach closer to 0.0% rental rates will naturally start to increase due to the demand to lease retail space outpacing the amount of available retail space.
- As of August 2019, there are only 4 retail spaces available for lease in Downtown Cloverdale. At the time of writing this memo, Colliers has confirmed that 2 of the 4 retail spaces available for lease currently have offers in place thus lessening the amount of available retail space.
- Cloverdale BIA referred to the City of Langley actively promoting "a trade area of 275,000 people which must include all of Cloverdale." This statement is only partially correct in that the City of Langley actively promotes a trade area which includes not only Cloverdale but also South Surrey, Fleetwood, Guildford, Aldergrove, Maple Ridge, and Pitt Meadows. Visitors from these areas generate revenue of only 25% in the City of Langley.

Unlike retail centres Brick Yard Station and Clover Square Village, the subject property will offer smaller bay retail spaces on average of 1,000 SF geared to local retailers looking to gain exposure and grow their homegrown businesses within Cloverdale. A zoning applied to the subject property like that of a neighborhood commercial zoning would prevent many of the larger national retailers and restaurants as this zoning limits individual tenant sizes as well as specific uses.

Residents, office and industrial space occupiers within an eight-block radius would thrive knowing amenities are within walking distance of their homes or their place of work. Having the following services readily available would help in retaining employees and jobs within the City of Surrey and not consider the City of Langley or the Township of Langley as their next place of business:

- Personal Service Uses: Barbershops, beauty parlors, drycleaners, shoe repair shops
- Local Eating Establishments: Offering a small amount of dine-in seating with majority of the sales going to take-out
- Medical clinic and Pharmacy
- Offices
- Community Services
- Child Care Centres

Allowing neighborhood commercial type uses within the building will not only provide much needed amenities to the residents and businesses within walking distance of the property but also provide new and growing local businesses the opportunity to lease affordable space in Cloverdale.

Yours truly,

COLLIERS INTERNATIONAL

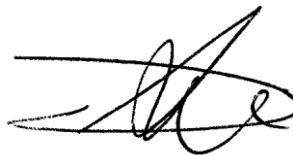
A handwritten signature in black ink, appearing to read "Mike Grewal".

Mike Grewal

Personal Real Estate Corporation

Direct Line: (604) 694 7200

Email: Mike.Grewal@Colliers.com

A handwritten signature in black ink, appearing to read "Dylan Sohi".

Dylan Sohi

Personal Real Estate Corporation

Direct Line: (604) 661 0818

Email: Dylan.Sohi@colliers.com

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0441-00

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: 030-430-950
 Lot 9 North West Quarter Section 4 Township 8 New Westminster District Plan EPP71809
 18782 - 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 35 "Neighbourhood Commercial Zone" (C-5)", to reduce the minimum north side yard building setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) on proposed Lot 6 (proposed commercial lot);
 - (b) In Section F. Yards and Setbacks of Part 35 "Neighbourhood Commercial Zone" (C-5)", to reduce the minimum front (east) yard building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) on proposed Lot 6 (proposed commercial lot); and
 - (c) In Section F. Yards and Setbacks of Part 35 "Neighbourhood Commercial Zone" (C-5)", to increase the height of a principal building from 9 metres (30 ft.) to 9.2 metres (30 ft.) on proposed Lot 6 (proposed commercial lot).
5. This development variance permit applies to only the 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.

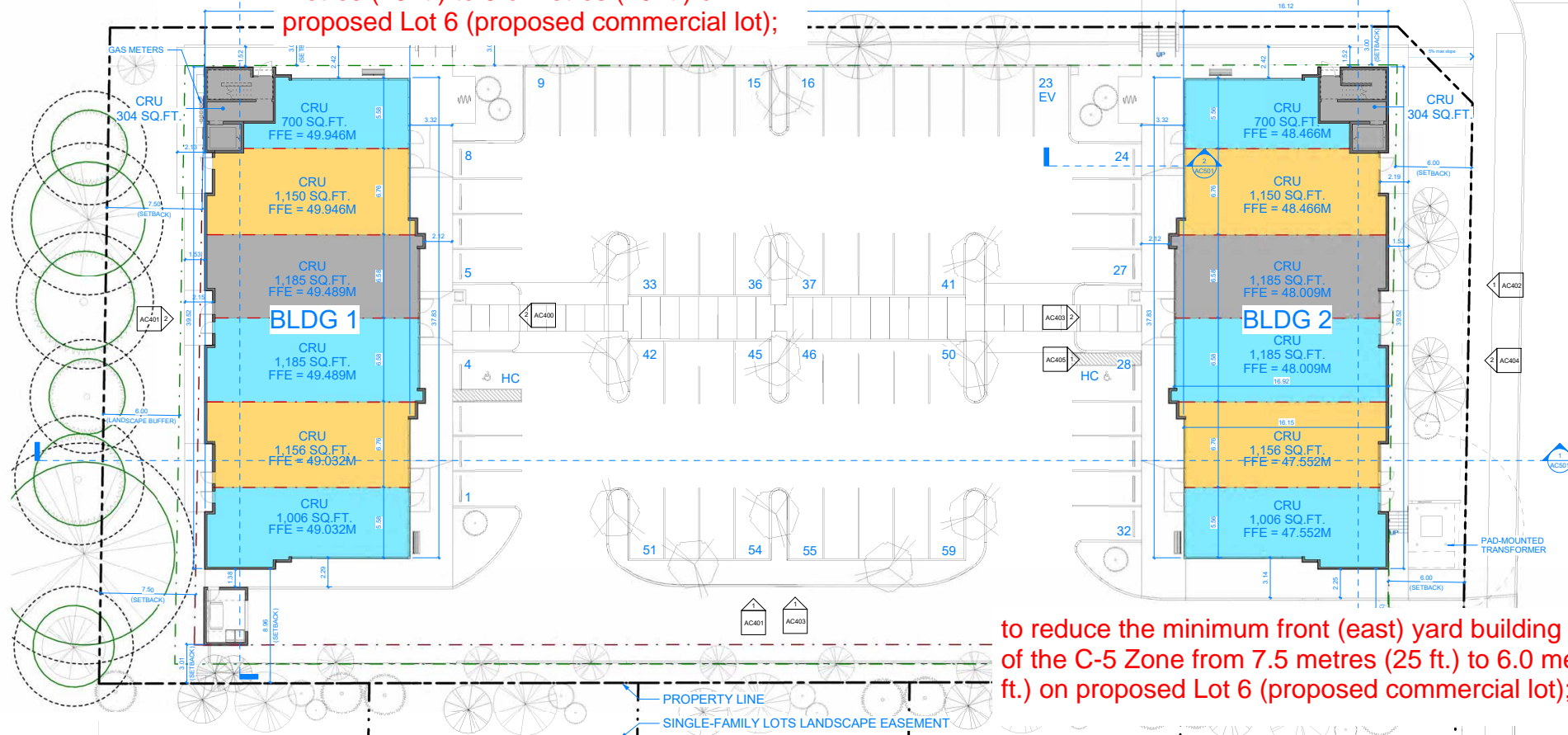
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

to reduce the minimum north side yard building setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) on proposed Lot 6 (proposed commercial lot);

to reduce the minimum front (east) yard building setback of the C-5 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) on proposed Lot 6 (proposed commercial lot);



CONCEPT BLDGS 1 & 2 MAIN LEVELS & SITE PLAN
SCALE 1:150

ZONING: FROM RA TO C-5 ZONE.
SITE AREA: 59,770 SQ.FT. (5,553.37 SQ.M.), OR 1.37 ACRES.
MAX. LOT COVERAGE: 50 %
PROPOSED LOT COVERAGE: 22.72 % (13,584 SQ.FT., OR 1,262 SQ.M.).
14 CRU UNITS:
4 END UNITS
8 MIDDLE UNITS
2 SECOND LEVEL SUITES
MAX. F.A.R.: 0.5 (29,888 SQ.FT. OR 2,777 SQ.M.).
PROPOSED F.A.R.: 0.275 (16,436 SQ.FT., OR 1,527 SQ.M.).
MAX. BUILDING HEIGHT: 30 FT. (9.14 M).
PROPOSED BUILDING HEIGHT: 30 FT. (9.14 M).
INTERIOR SETBACKS: 24'-7 9/32" (7.5M)
EXTERIOR SETBACKS: 9'-10 1/8" (3.0M), AND 19'-8 1/4" (6.0M).
PARKING - OPTION 1: ALL RETAIL USE:
TOTAL PARKING REQUIRED: 46 STALLS:
RETAIL USES: (16,436 SQ.FT., 1,1,075 SQ.FT.) x 3 STALLS
= 46 STALLS.
TOTAL PARKING PROVIDED: 59 STALLS.
HC STALLS PROVIDED: 2 STALLS

PARKING - OPTION 2: RETAIL MAIN LEVEL & CHILD CARE SECOND LEVEL
TOTAL PARKING REQUIRED: 57 STALLS:
A. RETAIL USES: (13,394 SQ.FT. / 1,075 SQ.FT.) x 3 STALLS = 37 STALLS
B. CHILD CARE USES: 1/ EMPLOYEE + SAME AMOUNT FOR DROP OFF
(2 X 1,135.7 SQ.FT. USEABLE SPACE / 40 SQ.FT.) = 57 CHILDREN
57 PRESCHOOL CHILDREN = 10 EMPLOYEES REQUIRED
10 EMPLOYEE PARKING + 10 DROP OFF PARKING = 20 STALLS
TOTAL PARKING PROVIDED: 59 STALLS.
HC STALLS PROVIDED: 2 STALLS

DATE: 2019-07-10
2017-10-17 ISSUED FOR CLIENT REVIEW
2017-11-02 ISSUED FOR CLIENT REVIEW
2017-12-06 ISSUED FOR CLIENT REVIEW
2017-12-21 ISSUED FOR COOR WITH LANDSCAPE
2018-03-16 ISSUED FOR DP SUBMISSION
2018-11-13 RE-ISSUED FOR DP SUBMISSION
2019-03-28 SUBMISSION TO ADP
2019-05-29 ISSUED FOR PLANNING REVIEW
2019-06-19 RE-ISSUED FOR PLANNING REVIEW
2019-07-10 ISSUED FOR PLANNING



300 - 7337 137 Street, Surrey, BC V3W 1A4
T: 604 594 4877
E: office@boldwing-continuum.com

PROJECT: COMMERCIAL DEVELOPMENT
18782 - 56TH AVENUE
SURREY, BC
CLIENT: 0915633 BC LTD.

2019-07-08 09:38 AM
PROJECT NO.: 21509

CONCEPT BLDGS 1 & 2 MAIN LEVELS & SITE PLAN
CITY FILE NO: 7916-0441-00
As indicated
A.B. SB,GM
S.B. REVISED
AC300
REVISED