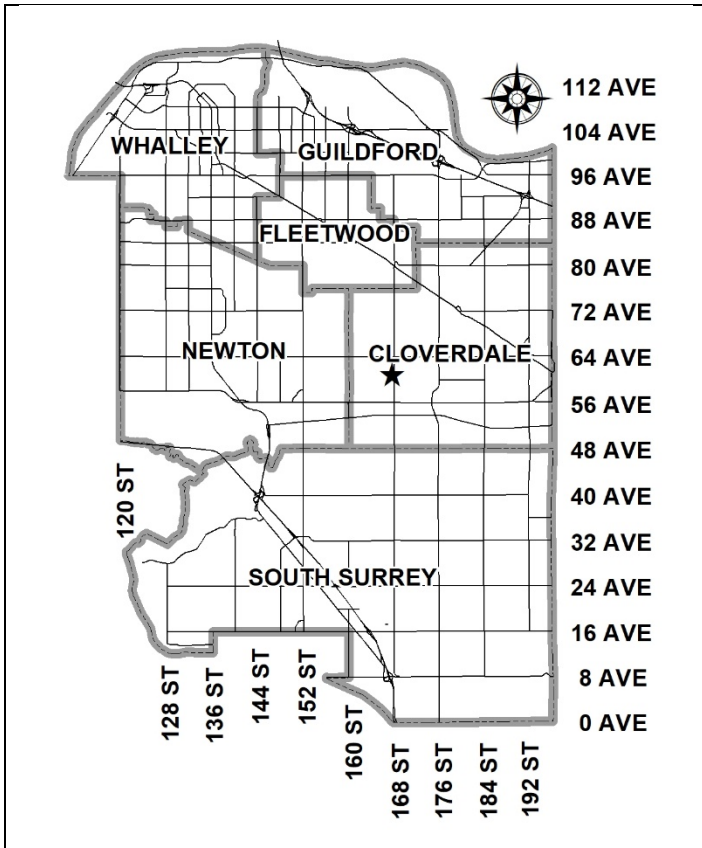


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0183-00

Planning Report Date: November 4, 2019



**PROPOSAL:**

- **Rezoning** from C-4 to CD (based on C-5)
- **Development Permit**

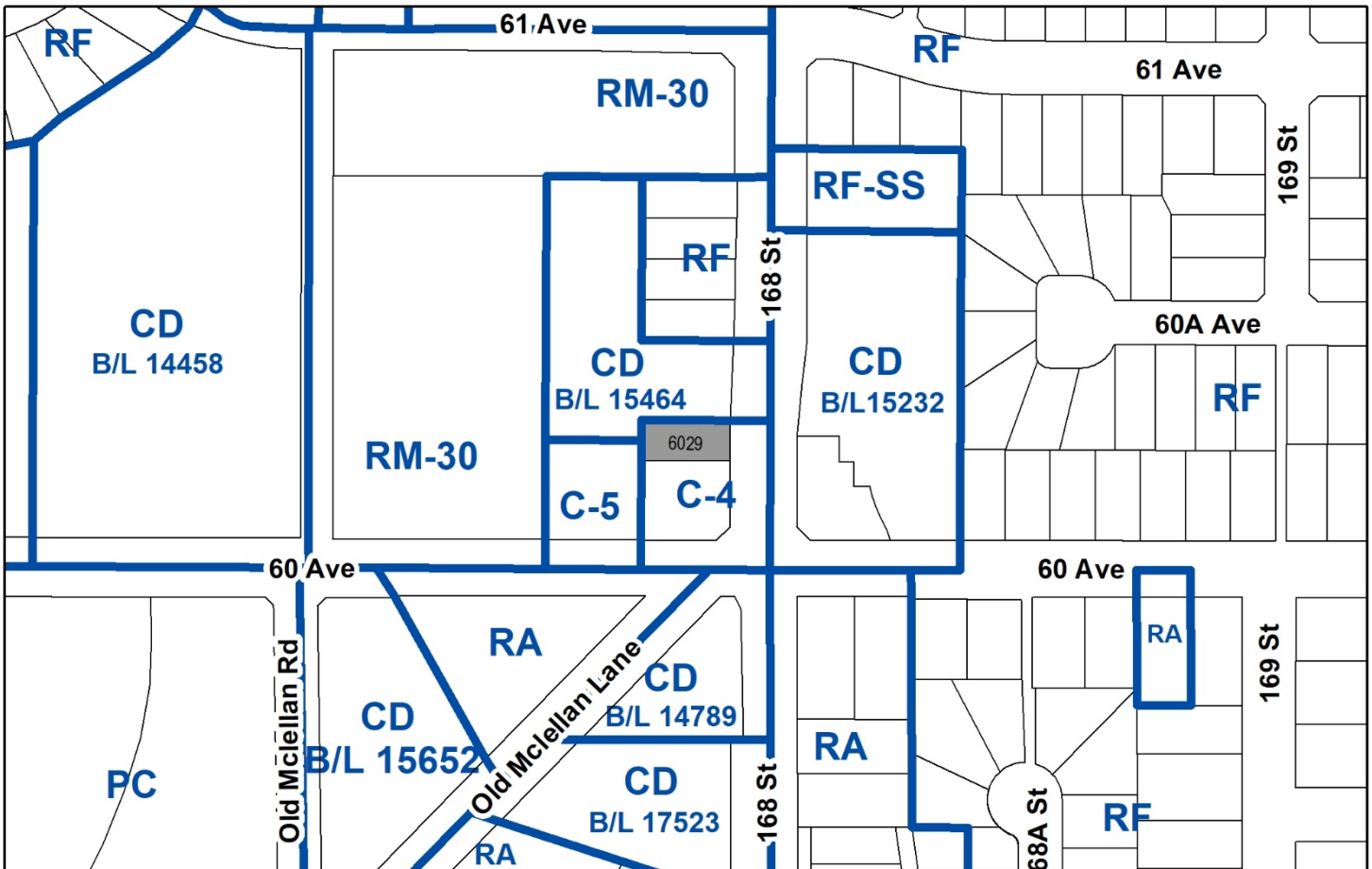
to permit the development of a mixed-use building with commercial uses on the ground floor and a second floor residential unit.

**LOCATION:** 6029 - 168 Street

**ZONING:** C-4

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with the OCP and West Cloverdale North NCP Designations.
- The proposed density and building form are appropriate for this neighbourhood scale commercial node in Cloverdale.
- The proposed CD By-law is similar to the C-5 Zoning of the neighbouring commercial development to the southwest but will not allow for parking intensive uses and includes reduced north, east and south yard setbacks.
- The proposed front (east) yard setbacks achieves a more urban, pedestrian streetscape along 168 Street in compliance with the West Cloverdale North Plan. The other reduced setbacks respond to site constraints of a small lot but still accommodate appropriate interface treatment with surrounding properties.
- The applicant is not removing any trees as part of the development.
- The building has a complementary design character to surrounding commercial and residential development with a high quality material palette.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from Local Commercial Zone" (C-4) to Comprehensive Development Zone" (CD) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0183-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan for road widening on 168 Street to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
  - (g) registration of a Section 219 Restrictive Covenant to 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.

REFERRALS

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

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

1 Elementary student at George Greenway Elementary School  
0 Secondary student at Lord Tweedsmuir Secondary School

(Appendix VI)

The applicant has advised that the dwelling unit in this project is expected to be constructed and ready for occupancy by Spring 2021.

### SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Townhouses	Townhouses 30 u.p.a. (Street Oriented)	CD (By-law No. 15464)
East (Across 168 Street):	Coffee shop and low density townhouse development	Suburban Residential (5 acre) – Local Area Plan	CD (By-law No. 15232)
South:	Commercial building with second floor residential and shared driveway access for subject site	Commercial	C-4
West:	Townhouses and parking for commercial/residential units	Townhouses 30 u.p.a. and Commercial	C-4, C-5 and CD (Bylaw Nos. 15464)

### DEVELOPMENT CONSIDERATIONS

- The subject site is located at 6029 - 168 Street, one property to the north of the north-west corner of West Cloverdale's "Five Corners". It is zoned Local Commercial Zone (C-4), designated Urban in the Official Community Plan (OCP) and Commercial in the West Cloverdale North Neighbourhood Concept Plan (NCP). The site is currently vacant.
- The applicant proposes a two-storey building with a ground floor commercial unit and a second storey residential unit. The proposed building is approximately 9 metres (30 ft.) high to the top of the pitched roof. The proposed building is approximately 282 square metres (3,042 sq. ft.) total in area, with a 148 square metre (1,600 sq. ft.) main floor commercial space and a 134 square metre (1,440 sq. ft.) second floor residential unit, representing a floor area ratio (FAR) of 0.50.
- The subject site was not consolidated with the development to the south, but an access easement has been secured over that property (6021 - 168 Street) to provide a drive aisle and access from 168 Street.

- The applicant proposes a rezoning from Local Commercial Zone (C-4) to Comprehensive Development Zone (CD) based on Neighbourhood Commercial Zone (C-5) which is considered appropriate for this site as part of the neighbourhood scale commercial node at the intersection of 60 Avenue and 168 Street. An existing C-5 Zoned commercial lot exists to the immediate southwest (16793 - 60 Avenue).
- The C-4 zone only allows convenience stores, florist shop, and video rental. The proposed CD Zone allows for an expanded number of commercial uses including office, general service uses and eating establishment. The limited commercial parking (4 spaces), proposed on site has limited the uses that are included in the CD Zone.

### DESIGN PROPOSAL AND REVIEW

- The proposed two-storey mixed use building with ground floor commercial and second floor residential is designed in accordance with the design guidelines of the West Cloverdale North NCP, which recommends an urban, pedestrian-friendly development. The proposed design is also in keeping with the residential heritage character of the neighbourhood. The historical Boothroyd House is located to the east across 168 Street.
- The proposed building incorporates gables and roof overhangs, which match the existing commercial buildings to the south.
- The applicant proposes to install navy blue and grey fiber cement siding with cream trim on all building elevations with a grey metal roof. The colour scheme will complement the existing buildings (blue and purple) to the south.
- Both the front (east) and south elevations have substantial glazing on the ground floor to provide for a better street presence.
- The proposed second floor residential unit has 3-bedrooms and has a large patio with a trellis and planters at the rear (west) of the unit.
- An entry plaza with decorative concrete pavers is proposed along 168 Street in front of the main entrance to the proposed building. The plaza will create a strong pedestrian presence and act as a focal point, in accordance with the NCP.
- The proposed garbage and recycling receptacles are to be located at the rear of the building in an enclosure constructed of grey concrete blocks with a wooden gate.
- The proposal was not referred to the ADP but was reviewed by staff and found to be satisfactory.

### Access and Parking

- Vehicular access to the subject site is off 168 Street via an existing right-in/right-out shared driveway, which is identified with stamped concrete. A reciprocal access agreement was previously registered on the title of the abutting property to the south (6021 - 168 Street) to provide a shared access between the sites which is also shared with the commercial property to the southwest (16793 - 60 Avenue).

- The proposed development requires six parking spaces and the applicant is proposing six parking stalls located to the rear of the building. The two residential parking spaces are proposed to be tandem parking spaces.

#### Proposed Signage

- The applicant proposes one fascia sign on the front (east) façade of the main floor above the entrance which complies with the Sign By-law.
- The fascia sign is approximately 3.0 metres x 0.55 metres (9.8 ft. x 2 ft.) in size and will be 3D signage letters with backlit LED lights.
- No free-standing sign is proposed.

#### Landscaping

- The applicant proposes a 1.8 metre (6 ft.) fence and substantial landscaping along the north property line and west perimeter of the site to provide a screening buffer to the neighbouring townhouses. The applicant proposes 2 maple trees along the north of the proposed building.
- A plaza is proposed between the building and 168 Street and will include three dogwood trees, coffee tables, chairs and a landscaped island in the middle of the plaza along 168 Street.
- In total, the applicant is retaining 4 off-site trees and will plant an additional 5 trees on site.
- Due to the scale of the development, no electrical transformer is needed.

#### Proposed CD Zone (Appendix VI)

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed small mixed use commercial and residential building on the subject site. The proposed CD Bylaw for the proposed development site identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the C-5 Zone.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-5 Zone and the proposed CD Bylaw is illustrated in the following table:

Zoning	C-5 Zone (Part 35)	Proposed CD Zone
<b>Maximum Gross Floor area of Commercial Businesses:</b>	370 square metres (4,000 sq. ft.)	155 square metres (1,668 sq. ft.)
<b>Lot Coverage:</b>	50%	40%
<b>Yards and Setbacks</b>	7.5 metres for all setbacks.	Front (east) yard - 5.7 metres to the building face and 4.4 metres to the canopy Side (south) - 1.6 metres (19 ft.) Rear (west) - 10 metres (33 ft.) Side (north) - 2.4 metres (8 ft.)
<b>Permitted Uses:</b>	Retail, personal service use, eating establishment, general service uses, neighbourhood pub, indoor recreational facilities, community services, child cares and one dwelling unit.	Retail, personal service use, eating establishment, general service uses and one dwelling unit.  The following uses have been removed:  Neighbourhood pub; indoor recreational facilities; community services; and child care centres.
Tandem Parking	Permitted for fleet vehicles only.	Tandem parking is only allowed for residential units.

- The proposed CD Zone is based largely on the "Neighbourhood Commercial Zone" (C-5), which is intended to accommodate and regulate the development of neighbourhood scale shopping nodes, with the following modifications:
  - Neighbourhood pub, indoor recreational facilities, community services and child care centre uses have all been removed due to parking requirements that cannot be met by the proposed site plan;
  - Allows for residential unit to have two tandem parking spaces.
  - The east (front) yard setback along 168 Street has been reduced from 7.5 metres (25 ft.) to 5.7 metres (19 ft.) to the building face and 4.4 metres (14 ft.) to the canopy,
  - The south setback has been reduced from 7.5 metres (25 ft.) to 1.6 metres (5 ft.),
  - The west (rear) setback has been increased from 7.5 metres (25 ft.) to 10 metres (33 ft.),
  - The north side yard setback has been reduced from 7.5 metres (25 ft.) to 2.4 metres (8 ft.);

- Reduce the maximum gross floor area of a commercial business from 370 square metres (4,000 sq. ft.) to 155 square metres (1,668 sq. ft.); and
  - Lot coverage is reduced from 50% to 40%.
- The proposed removal of parking intensive uses (child care centre, neighbourhood pub, indoor recreational facilities and community services) clarifies which uses are feasible on the site based on only 4 commercial parking spaces being proposed. This will prevent parking relaxation requests in the future.
- The proposed setbacks for the subject site are in keeping with the design guidelines of the West Cloverdale North NCP.
- Due to the narrow width of the site, it would not be possible to provide the standard commercial frontage width [9 metres (30 ft.)] without the proposed side (north and south) yard setbacks.
- The proposed 2.4 metres (8 ft.) north setback is similar to a single-family house setback which the scale of the building reflects. The reduced setback will ensure that any commercial ventilation will vent to the south away from existing residential properties. Retained trees and landscaping will also help provide a buffer to the residential properties to the north.
- The proposed front (east) yard setback is similar to the reduced setback to the neighbouring commercial property to the south and creates a consistent streetscape.
- The proposed decreased floor area and lot coverage reflect the actual proposed building area and site layout that is proposed.

#### PRE-NOTIFICATION

- A Development Proposal Sign was installed in approximately November 2018 and Pre-notification Letters were sent on October 26, 2018. The applicant amended the application to rezone to a CD By-law and installed a new Development Proposal Sign on October 14, 2019 and updated letters were sent on October 7 and 18, 2019.

Staff received emails from four residents and one phone call with the following concerns (staff comments in italics):

- The property was originally zoned for a single family dwelling which would be a better fit for the neighbourhood.

*(The West Cloverdale North Neighbourhood Concept Plan designates the site as Commercial and the building design has a residential character.)*

- A previous concept plan was for a single storey commercial building that was no higher than 6.4 metre (21 ft.) high.

*(The West Cloverdale North Neighbourhood Concept Plan does not stipulate that the proposed building needs to be a single storey building. The neighbouring commercial unit to*



*the southwest is a two storey building and the existing C-4 Zone, of the lot to the south would also allow for a two-storey building)*

- Too many mixed-use buildings (commercial with residential above) exist in the area.

*(The proposed mixed use development complies with the Commercial designation in the West Cloverdale North Neighbourhood Concept Plan. Current commercial vacancy rates are low within Cloverdale. The existing C-4 Zone would allow for a mixed use development.*

- The proposed building will impact neighbor by blocking sunlight from backyard.

*(The applicant provided a shadow study which shows minimal impact on the neighbouring properties for most of the year. Existing trees and landscaping will screen a majority of the proposed 2-storey building from residents to the north.)*

- A resident emailed that they support the proposal as long as no neighbourhood pub is permitted.

*(The proposed CD By-law does not include neighbourhood pub as a permitted use.)*

- The existing 24-hour convenience store and parking lot are noisy and a nuisance to the neighbourhood. Late night noise is a constant problem.

*(The proposed two-storey building should help block noise from the existing commercial site to the residential properties to the north.)*

- The intersection of 168 Street and 60 Avenue is very busy throughout the day and the area has a high number of pedestrians. Increased traffic due to the proposed development will make the area more dangerous.

*(The subject application proposes 6 parking stalls, which is consistent with the Bylaw requirements. 168 Street and 60 Avenue is a signalized intersection which allows for safe pedestrian crossing. The driveway access to 168 Street is restricted to right in-right out turning movements only which is enforced by an existing median.)*

#### Cloverdale Community Association

- The Cloverdale Community Association (CCA) has concerns with the tandem parking for the residential unit.

*(The building includes only one residential unit and opportunities to add additional non-tandem parking spaces are limited on the site. Staff expect the impacts of one-tandem parking space to be minimal.)*

- To address the CCA concerns about the potential for future variances to allow for more parking intensive uses, a CD By-law is proposed for the site that removes parking intensive uses such as neighbourhood pub, indoor recreational facilities, community services, and child care centres.

TREES

- Krisanna Mazur, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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
<b>Off-Site Coniferous Trees</b>			
Deodar Cedar	1	0	1
Douglas Fir	1	0	1
Spruce	1	0	1
Western Red Cedar	3	0	3
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>6</b>	<b>0</b>	<b>6</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>5</b>	
<b>Total Retained and Replacement Trees</b>		<b>11</b>	
<b>Contribution to the Green City Fund</b>		<b>nil</b>	

- The Arborist Assessment states that there are no on-site trees and 6 off-site trees, which included 5 trees to the north and 1 tree to the west of the subject site. It was determined that all 6 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- In summary, 4 off-site trees are proposed to be retained and 5 new trees planted on-site with no contribution to the Green City Fund.

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 \$1,000 for one (1) proposed unit.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 3, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location	<ul style="list-style-type: none"> <li>• Better utilization of the subject site, which is currently vacant.</li> <li>• Complies with both the NCP and OCP designations.</li> </ul>
2. Density & Diversity	<ul style="list-style-type: none"> <li>• Mixed use development with a 3-bedroom residential unit and commercial unit.</li> </ul>
3. Ecology & Stewardship	<ul style="list-style-type: none"> <li>• No trees being removed as part of the development.</li> <li>• Proposing to plant 5 new trees.</li> </ul>
4. Sustainable Transport & Mobility	<ul style="list-style-type: none"> <li>• The applicant proposes to install conduit for future electric vehicle chargers.</li> </ul>
5. Accessibility & Safety	<ul style="list-style-type: none"> <li>• The proposed second floor residential unit will provide “eyes on the street” for the commercial parking lot.</li> </ul>
6. Green Certification	<ul style="list-style-type: none"> <li>• None proposed.</li> </ul>
7. Education & Awareness	<ul style="list-style-type: none"> <li>• Pre-notification letters and development sign installed as part of the project.</li> </ul>

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Project Data Sheets
- Appendix II. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Proposed CD By-law
- Appendix VII. Cloverdale Community Association letter

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/cm

# DEVELOPMENT DATA SHEET

Appendix I

Proposed Zoning: CD based on C-5 Zone

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	2,000 m <sup>2</sup>	507 m <sup>2</sup>
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	50%	32%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front	7.5 m	5.7 m
Rear	7.5 m	10.58 m
Side #1 (North)	7.5 m	2.46 m
Side #2 (South)	7.5 m	1.78 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	9 m
Accessory	4 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		1
Total		
FLOOR AREA: Residential		134 m <sup>2</sup>
FLOOR AREA: Commercial		148 m <sup>2</sup>
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		282 m <sup>2</sup>

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.5	0.5
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		4
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		2
Residential Visitors		
Institutional		
Total Number of Parking Spaces		6
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	0	2 / 33% of total
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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Rezoning &  
Development Permit Application\_Rev01

AUGUST 29, 2019

# 6029 168th Street, Surrey



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Table Of Contents	
1.1 Design Context	4
1.2 Project Data & Variance Request	5
2.0 Site Context	6
2.1 Street view	7
2.2 Context Plan	8
2.3 Site Plan	9
2.4 Floor Plan - Level 1	10
2.5 Floor Plan - Level 2	11
2.6 Roof Plan	12
2.7 Building Sections	13
2.8 Building Elevations	14
2.8 Building Elevations	15
3.1 Shadow Study	16
5.1 Signage	24
5.2 Garbage Enclosure	25
6.1 Landscaping Plan	26
8.1 Site Survey	32
8.2 Arborist Report	33



# 1.1 Design Context

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## General Design Considerations



### Site Design

The proposed building is to utilize the site to provide infill commercial with the parking located respecting to the existing commercial circulation and layout.



### Building Form

The proposed building form is to provide small scale building of commercial unit with residential on top. The shape of the roof and overhangs offer consistency with the structures of the adjacent buildings.



### Active Frontages

Provide large storefront facing the main street (168th) with welcoming main entry with seating area and landscaping.



### Sense of Place

The proposed building design is to complete commercial corner block by continued street front and compatible front landscape design.

# 1.2 Project Data & Variance Request

## Project Data

ADDRESS	6029 168TH STREET, SURREY BC	
LEGAL DESCRIPTION	LOT 14 EXCEPT PT DED RD ON PLAN BCP18434 SECTION 12 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 6427	
PID	001-200-235	
CURRENT ZONE	C4	
PROPOSED ZONE	C5	
Site Area	5,466sf	/507.75m2

### SITE DATA

ITEM	MIN/MAX ALLOWED	PROPOSED
LOT COVERAGE	50%	31.8% (1,739sf)
SET BACKS		
NORTH	7m	2.46m
SOUTH	7m	1.78m
EAST	7m	5.70m
WEST	7m	10.58m
BUILDING HEIGHT	9.0m	9.0m
NUMBER OF RESIDENTIAL UNITS	1 unit	1 unit
GROSS RESIDENTIAL AREA	n/a	1,443sf /134.05m2
GROSS COMMERCIAL AREA	n/a	1,599sf /148.55m2
TOTAL GROSS FLOOR AREA	253.88m2	3,042sf /282.6m2
F.A.R	0.5	0.56

### PARKING

	REQUIRED	PROVIDED
RESIDENTIAL	1.7*	2
COMMERCIAL	4.1**(OR 4.4***)	4

\* 1.5 STALLS PER DWELLING UNIT + 0.2 VISITOR PER DU =1.7

\*\*RETAIL STORE - 2.75 STALLS PER 1,075SF

\*\*\*PERSONAL SERVICE - 3 STALLS PER 1,075SF

## Variance Request

### SET BACKS

North / South: Due to the narrow width of the site, it would not be possible to provide the standard width (Approx. 30ft) of commercial frontage. The proposed building is located close to the South property line to ensure maximum setback from the adjacent residential building on North. The north elevation of the building is treated to have minimum windows facing the adjacent townhouse building, and the existing trees and proposed landscaping provide privacy buffer.

East: The building front is aligned with the front of the existing adjacent commercial building (Seven Eleven building) on South

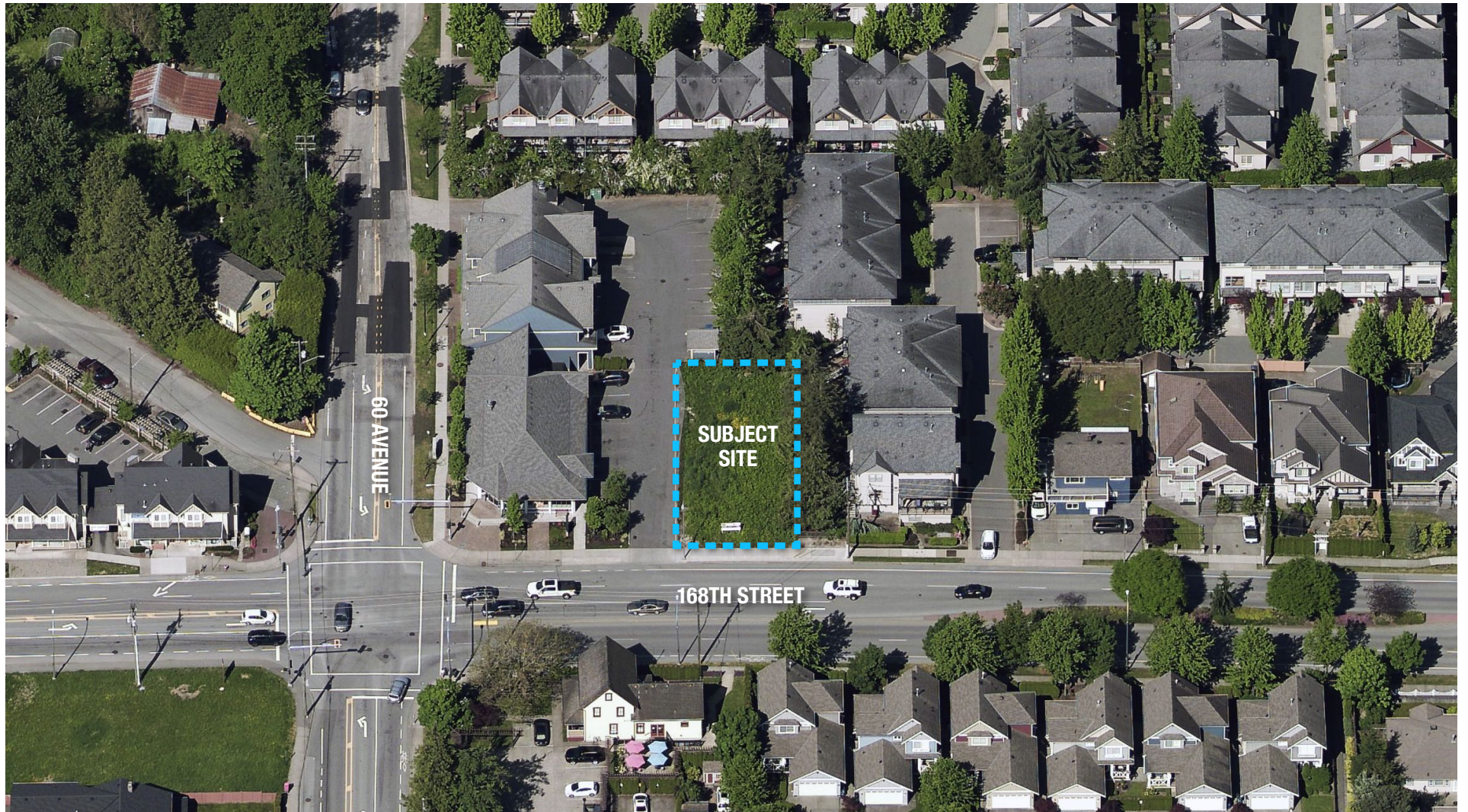
### Density

As an infill commercial development, the proposed design aims to utilize the land as much as possible with respecting to the present context, such as buildings being located right at the street with pedestrian access and parking at the back.

Due to the site area and shape, it would not be possible to provide the appropriate area of commercial units which would be approximately 1,500sf and most desirable residential unit size for a family to lease the retail space.

F.A.R 0.56 is proposed (309sf over).

# 2.0 Site Context



## 2.1 Street view

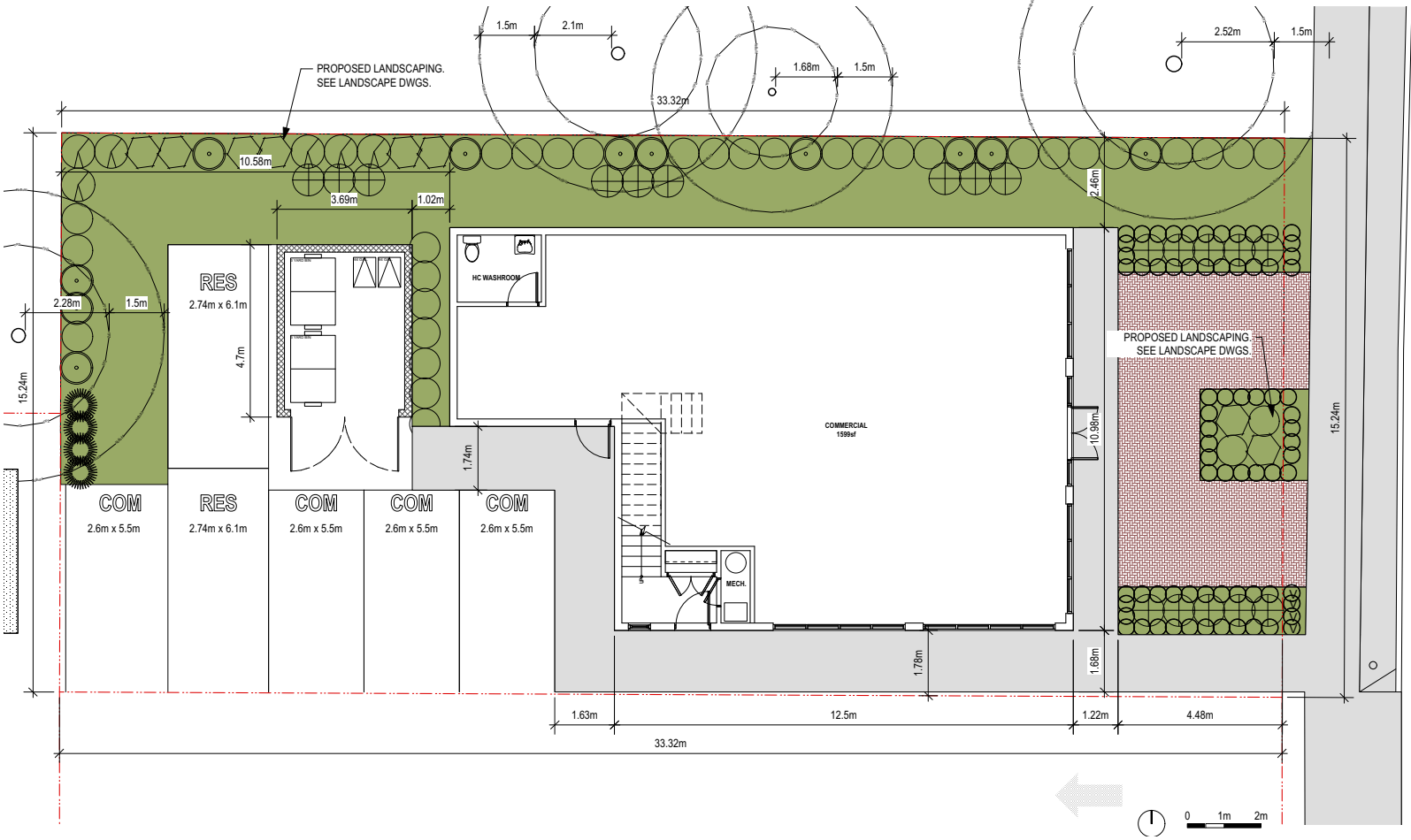
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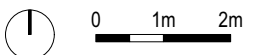
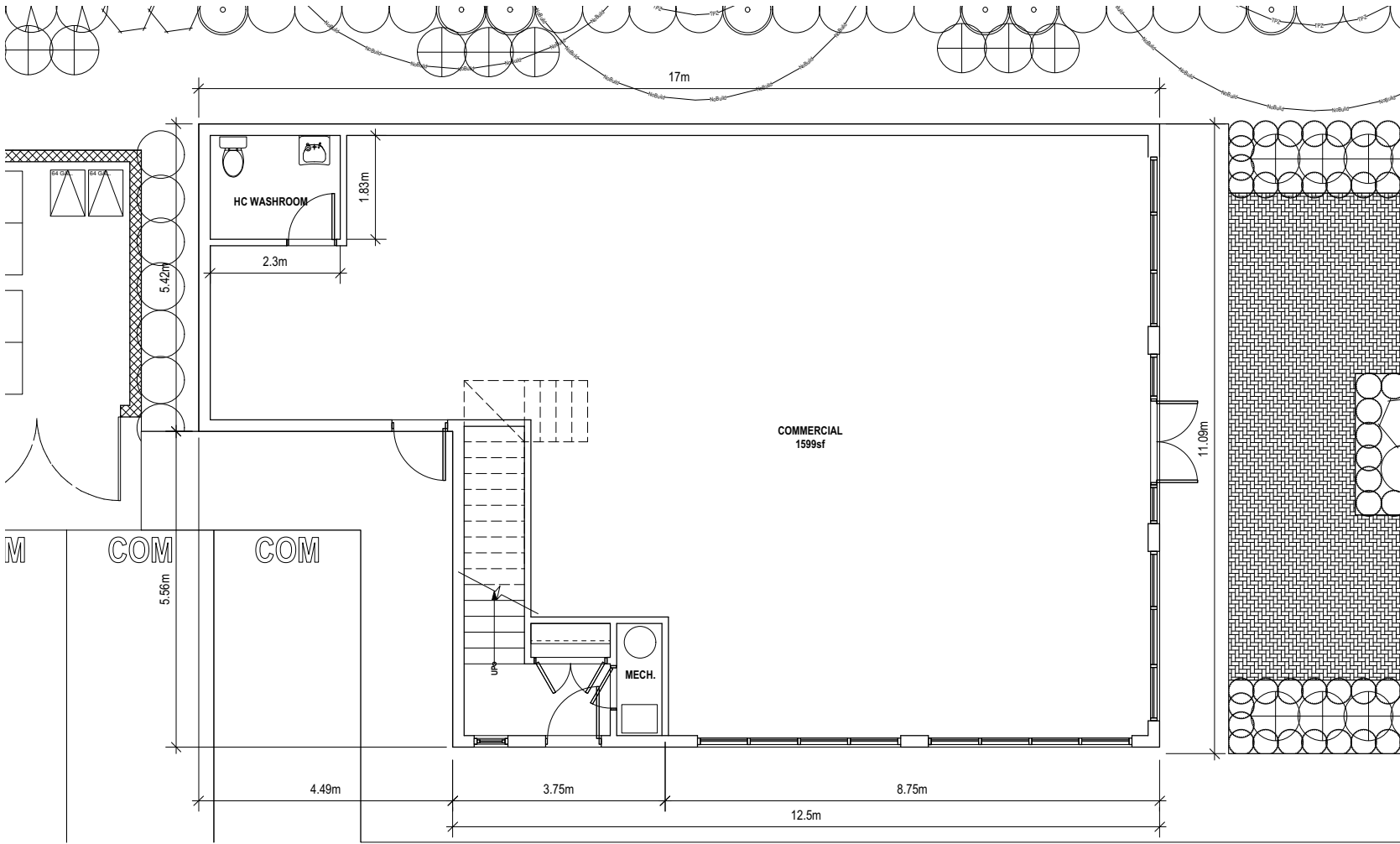
# 2.2 Context Plan



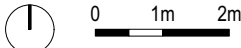
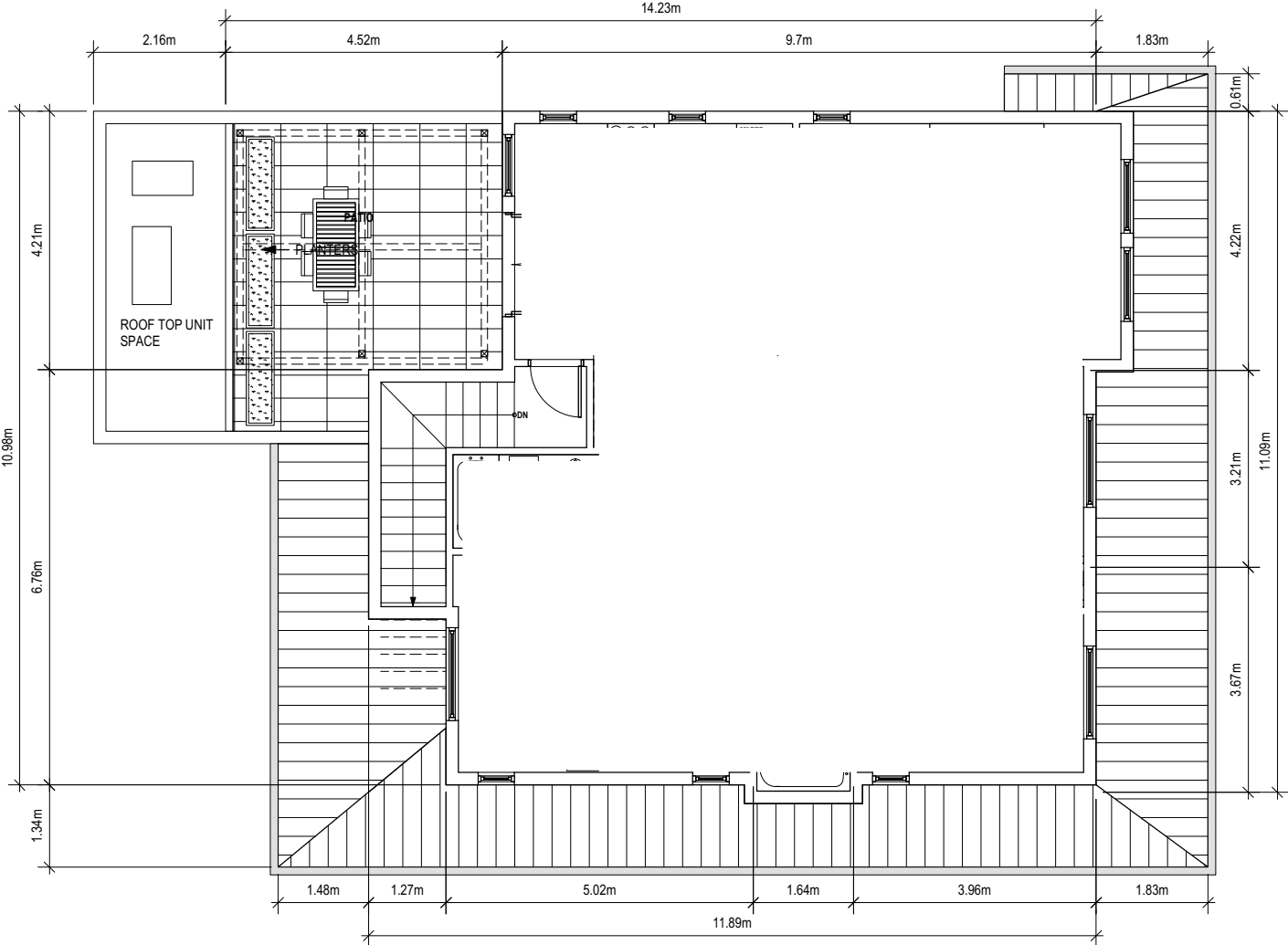
# 2.3 Site Plan



# 2.4 Floor Plan - Level 1

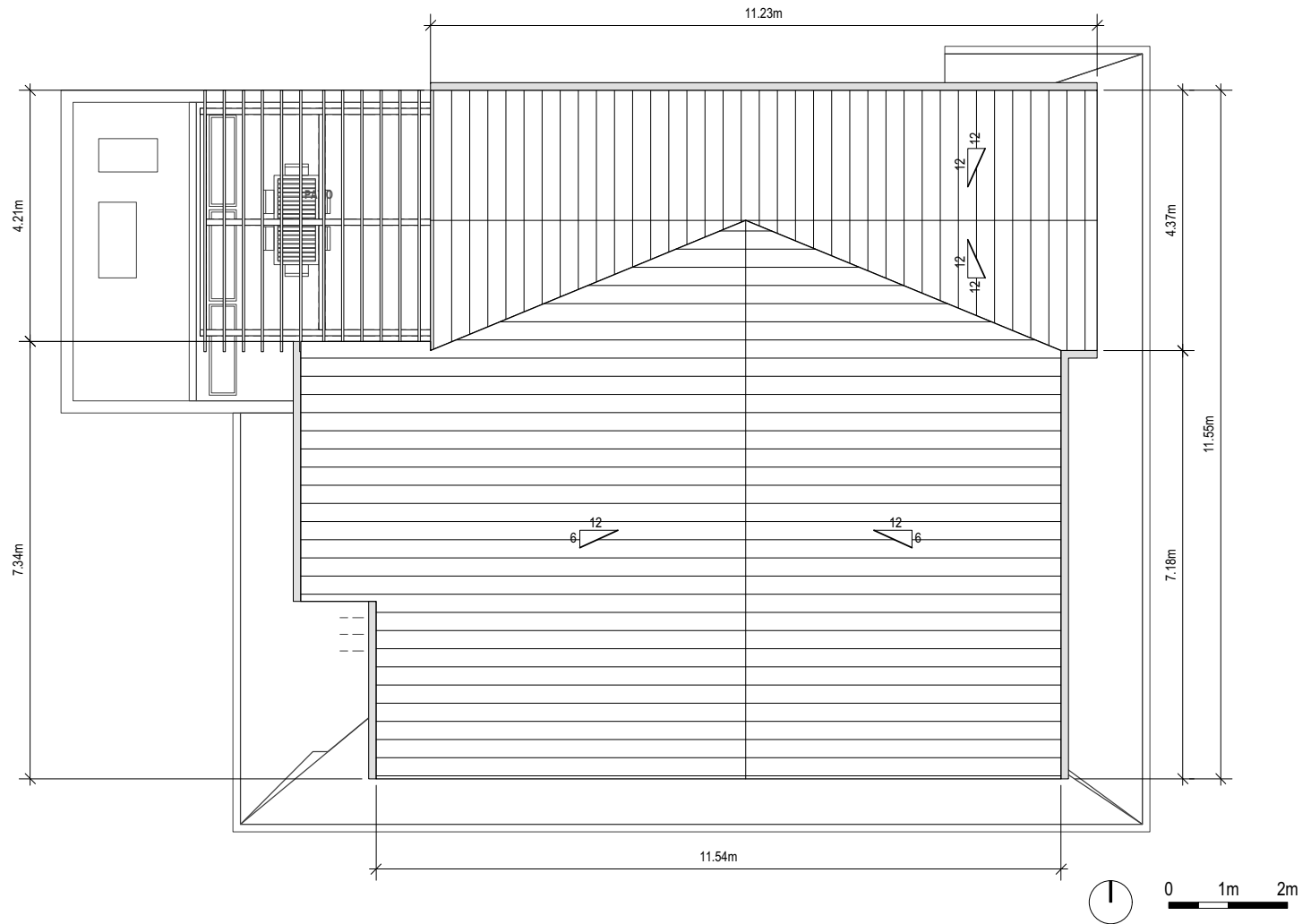


# 2.5 Floor Plan - Level 2

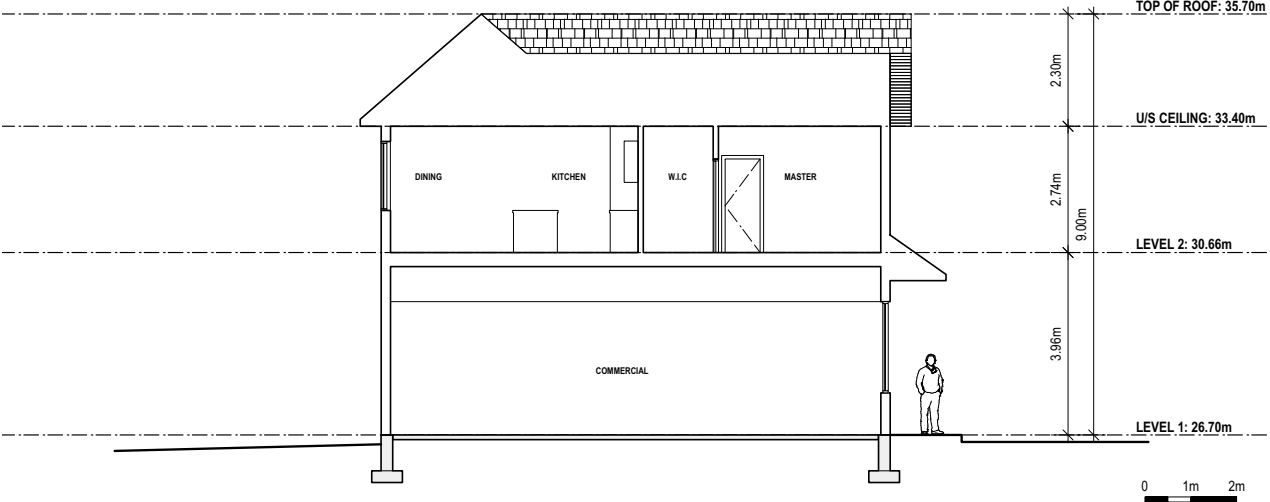
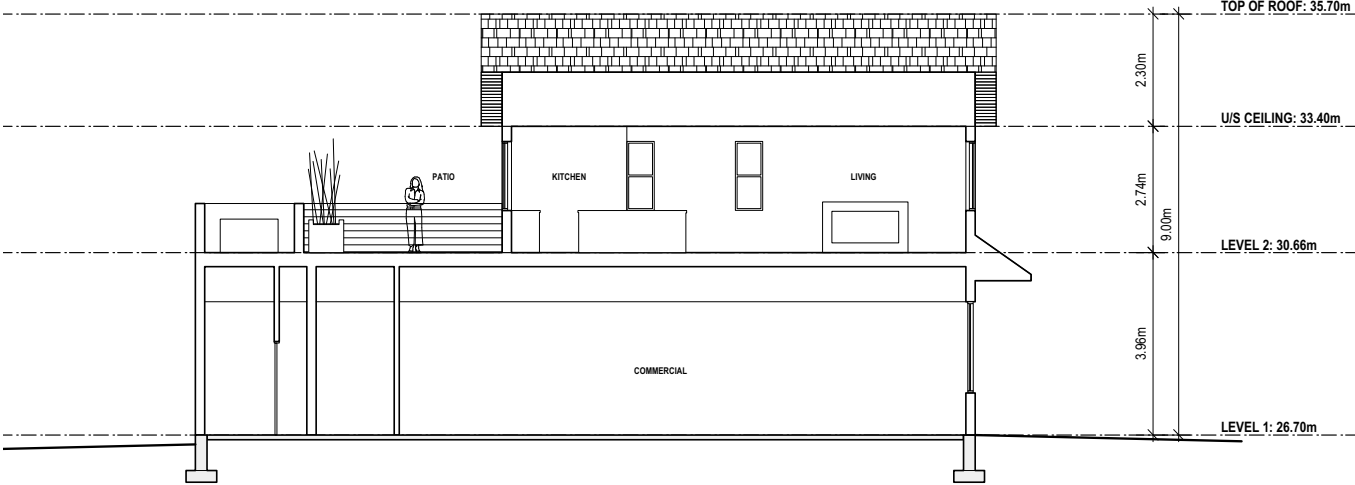




# 2.6 Roof Plan

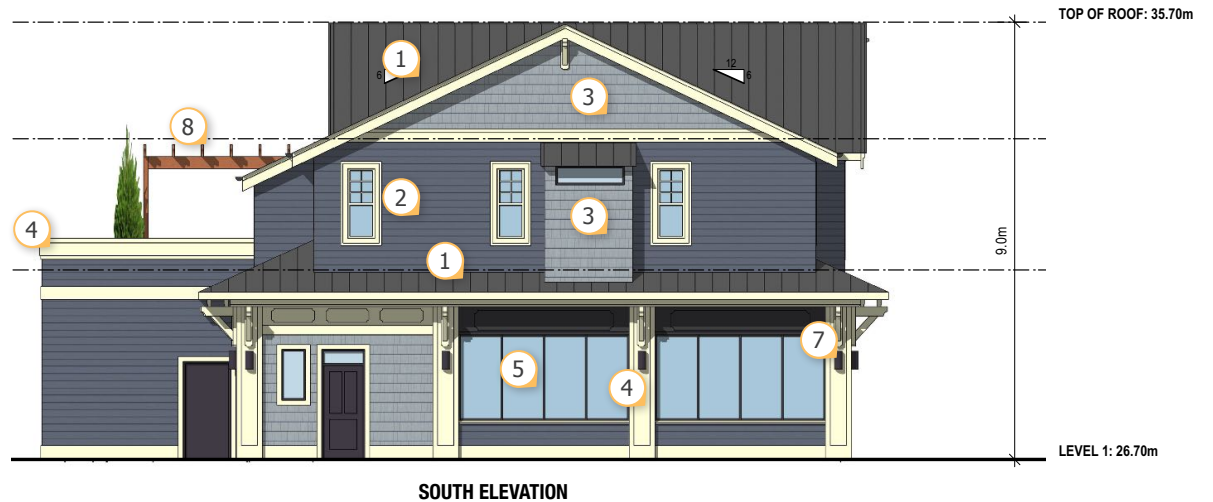
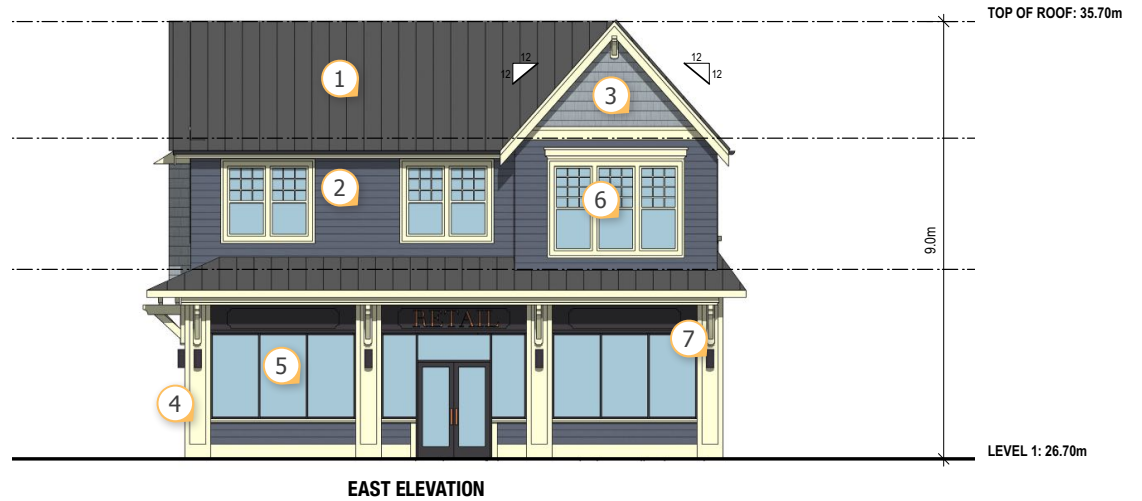


# 2.7 Building Sections

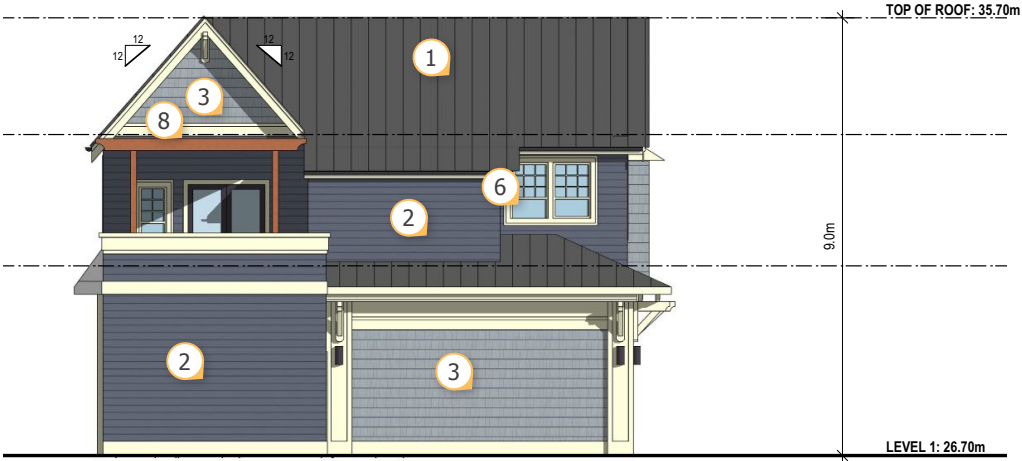


# 2.8 Building Elevations

- 1 Standing Seam Metal Roof. Dark Grey.
- 2 6" Painted Faber Cement Siding. Benjamin Moore AF-560
- 3 Painted Faber Cement Shingles. Benjamin Moore CC-518
- 4 Painted Faber Cement Trim. Benjamin Moore OC-96
- 5 Anodized Aluminum Storefront Glazing. Black color.
- 6 Vinyl Double Hung Windows. Dark Beige.
- 7 Wall sconce Light Fixture
- 8 Solid wood Trellis

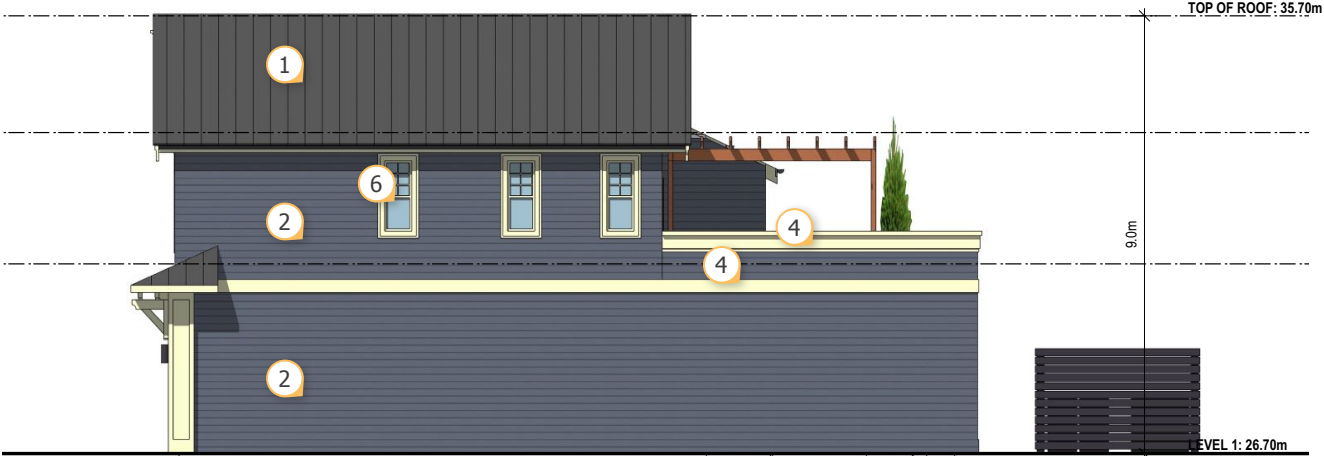


# 2.8 Building Elevations



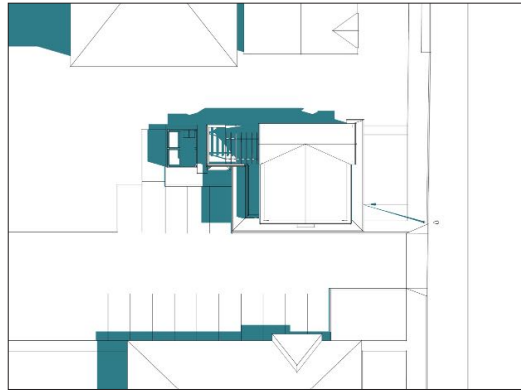
WEST ELEVATION

- 1 Standing Seam Metal Roof. Dark Grey.
- 2 6" Painted Faber Cement Siding. Benjamin Moore AF-560
- 3 Painted Faber Cement Shingles. Benjamin Moore CC-518
- 4 Painted Faber Cement Trim. Benjamin Moore OC-96
- 5 Anodized Aluminum Storefront Glazing. Black color.
- 6 Vinyl Double Hung Windows. Dark Beige.
- 7 Wall sconce Light Fixture
- 8 Solid wood Trellis

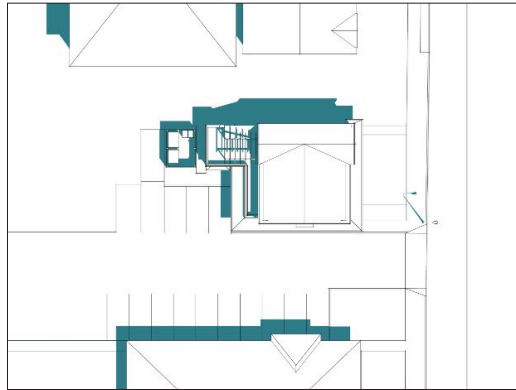


NORTH ELEVATION

# 3.1 Shadow Study



JUNE 21, 10AM



JUNE 21, 12PM



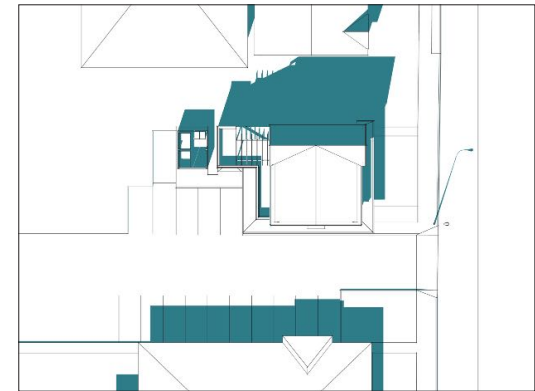
JUNE 21, 2PM



SEPTEMBER 21, 10AM



SEPTEMBER 21, 12PM

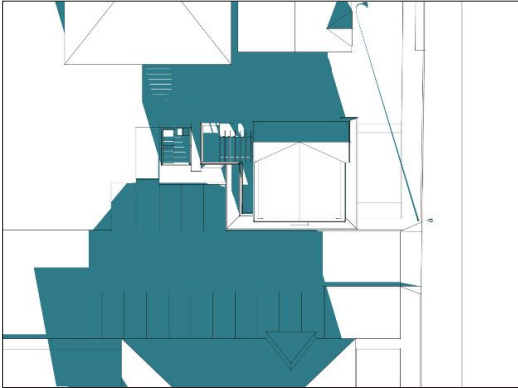


SEPTEMBER 21, 2PM

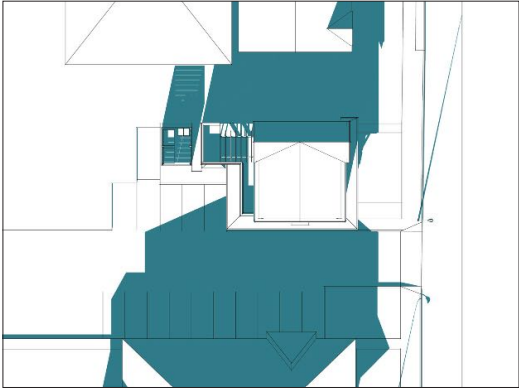
# 3.1 Shadow Study



DECEMBER 21, 10AM

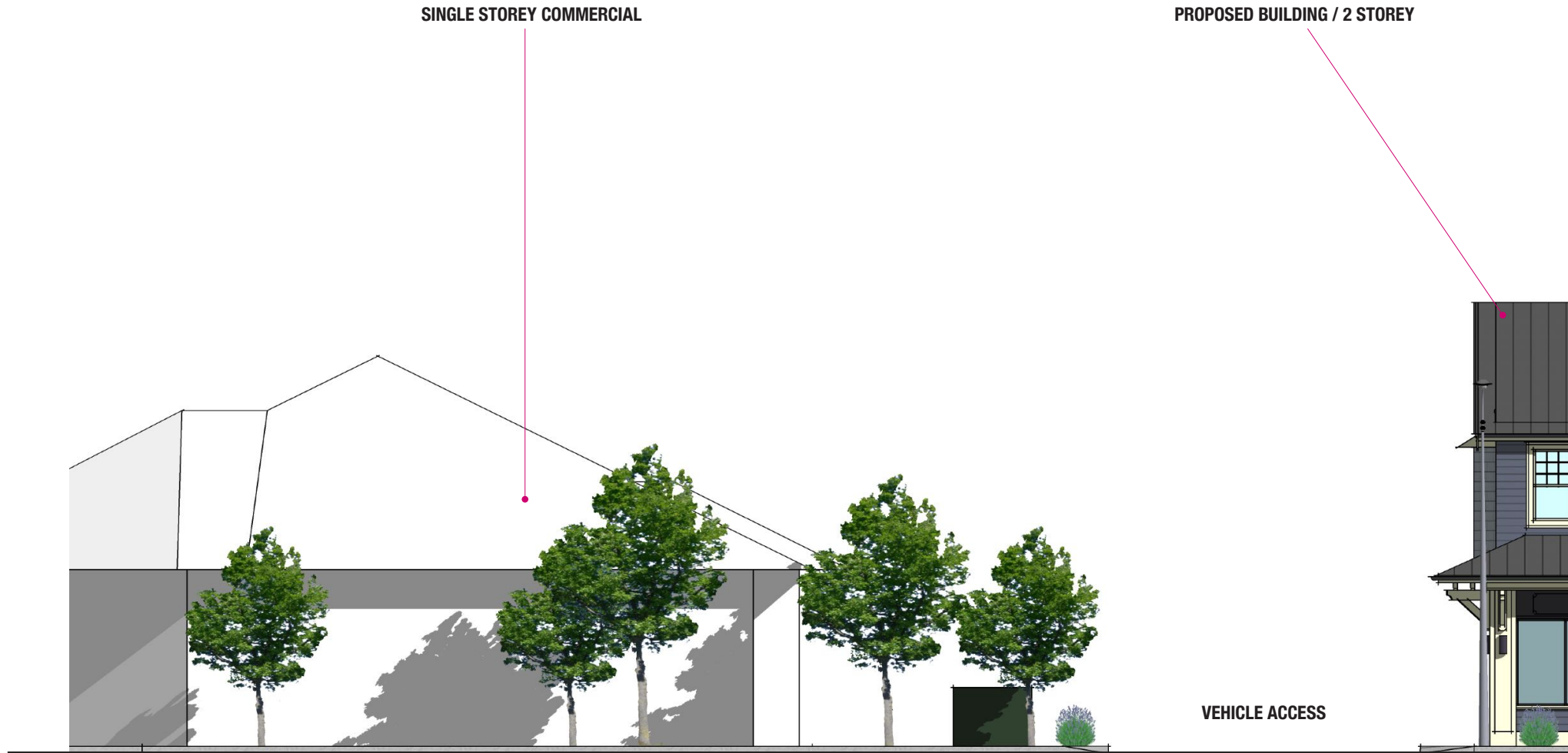


DECEMBER 21, 12PM



DECEMBER 21, 2PM

# 3.2 Street Elevation





3 STOREY TOWNHOUSE



# 4.1 Building Views



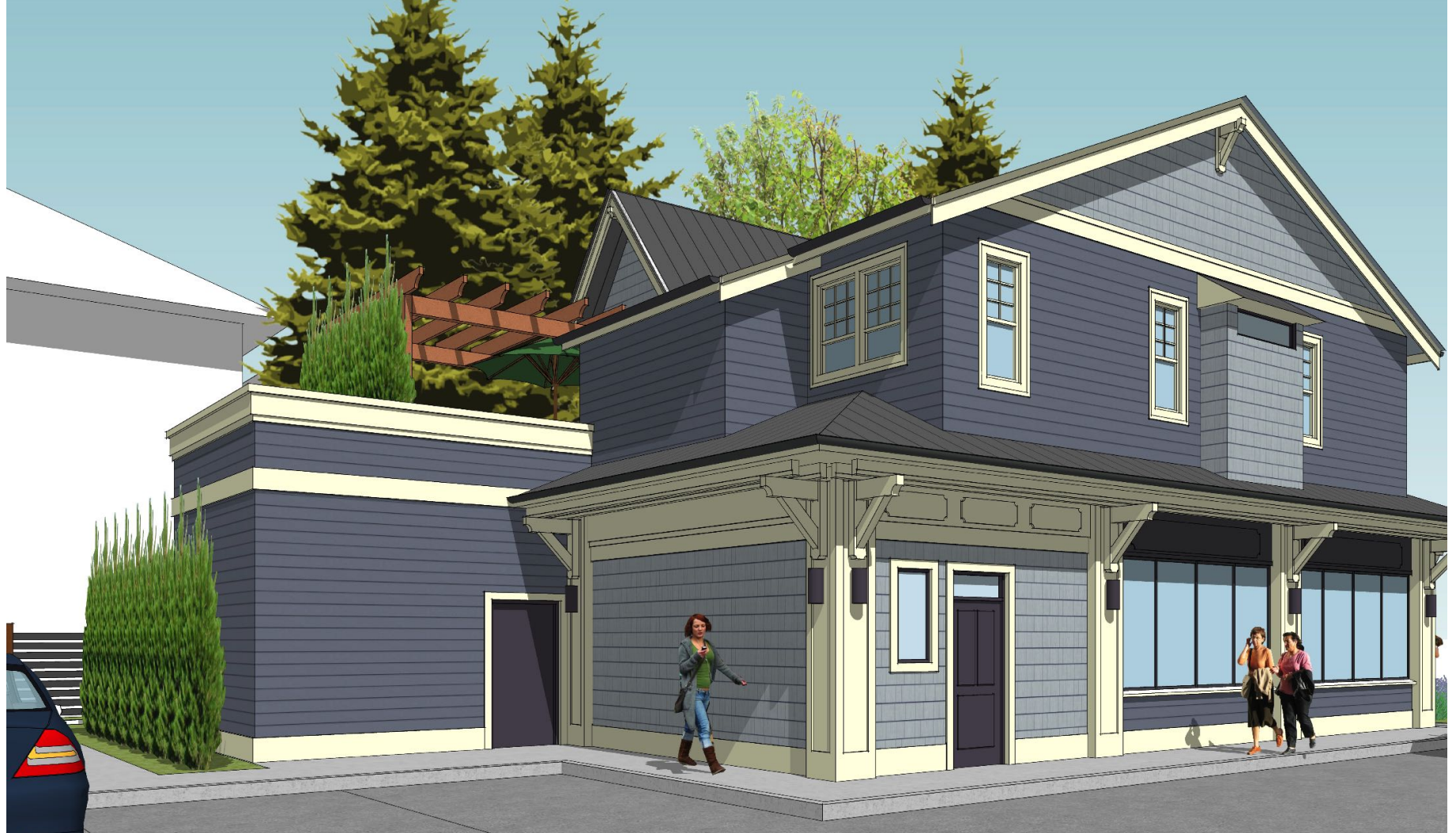
# 4.1 Building Views



# 4.1 Building Views



# 4.1 Building Views

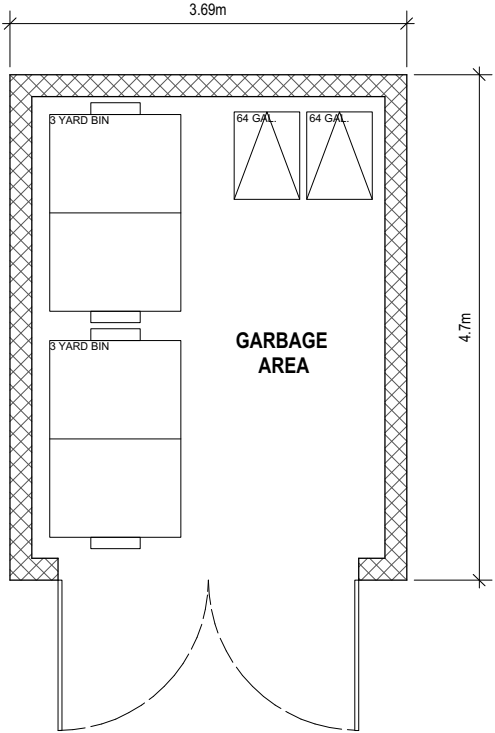


# 5.1 Signage

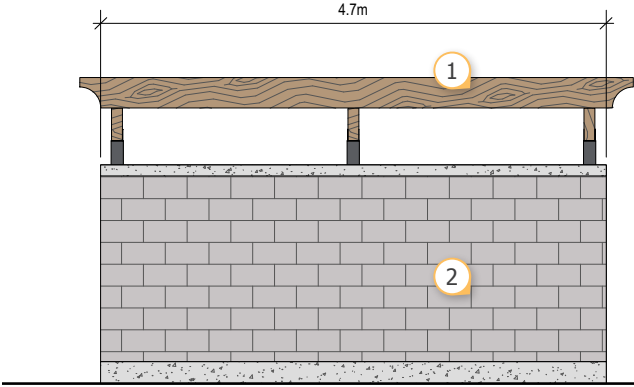


- 1 Signage Base**  
Painted exterior grade plywood  
Paint Color: Benjamin Moore AF 655
- 2 Signage**  
Painted or Stained 3D signage letters c/w  
back-lit LED lights

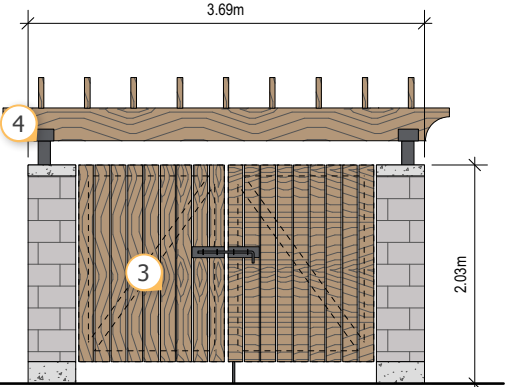
# 5.2 Garbage Enclosure



- 1 Stained PT solid wood trellis
- 2 Split face concrete block.
- 3 Stained PT solid wood slats on steel frames.
- 4 Painted steel column.



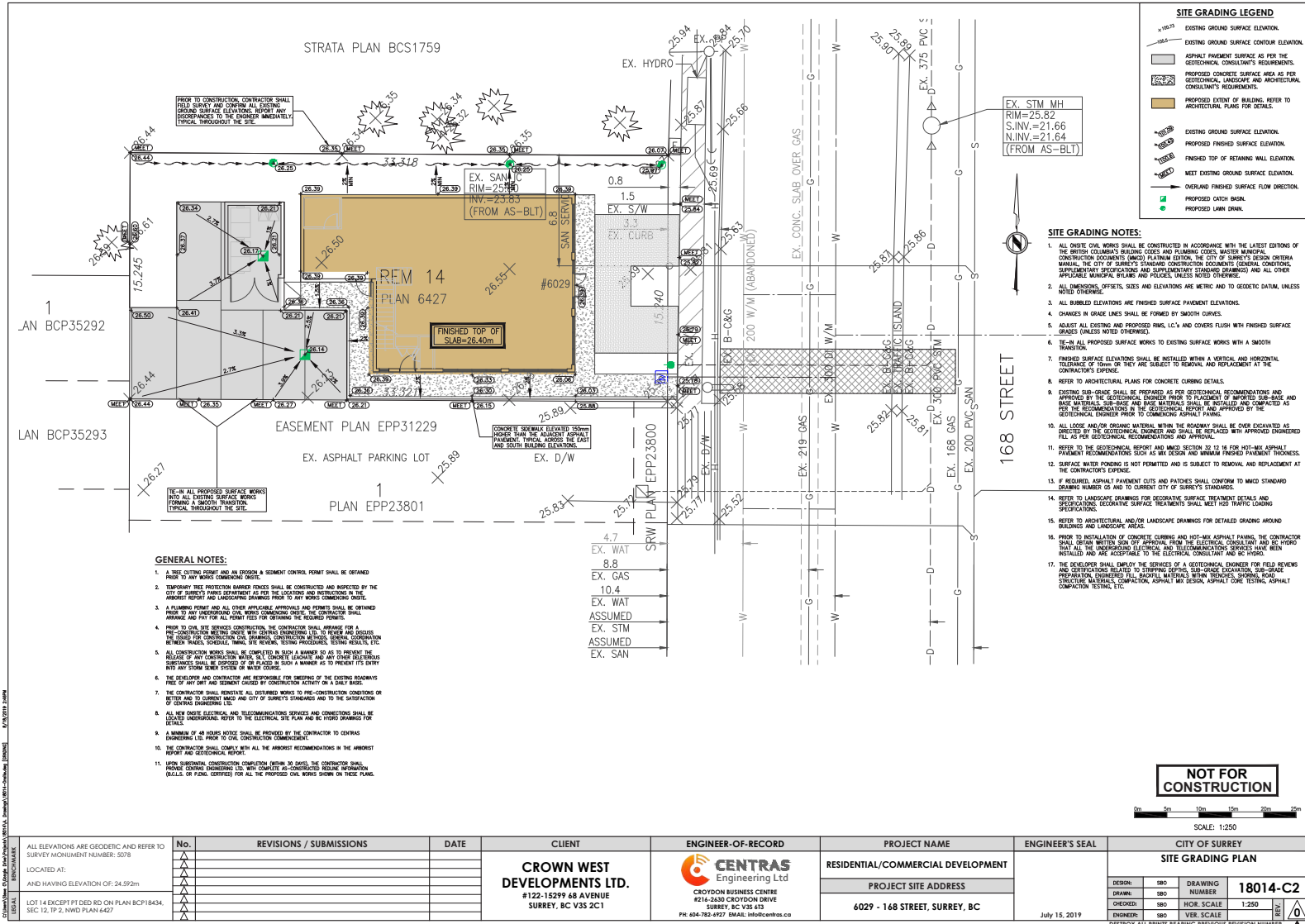
SIDE ELEVATION



FRONT ELEVATION



# 7.1 Site Grading



**SITE GRADING LEGEND**

- EXISTING GROUND SURFACE ELEVATION
- EXISTING GROUND SURFACE CONTOUR ELEVATION
- ASPHALT PAVEMENT SURFACE AS PER THE GEOTECHNICAL CONSULTANT'S REQUIREMENTS
- PROPOSED CONCRETE SURFACE AREA AS PER GEOTECHNICAL, LANDSCAPE AND ARCHITECTURAL CONSULTANT'S REQUIREMENTS
- PROPOSED EXTENT OF BUILDING, REFER TO ARCHITECTURAL PLANS FOR DETAILS
- EXISTING GROUND SURFACE ELEVATION
- PROPOSED FINISHED SURFACE ELEVATION
- FINISHED TOP OF RETAINING WALL ELEVATION
- MEET EXISTING GROUND SURFACE ELEVATION
- OVERLAND FINISHED SURFACE FLOW DIRECTION
- PROPOSED CATCH BASIN
- PROPOSED LAWN DRAIN

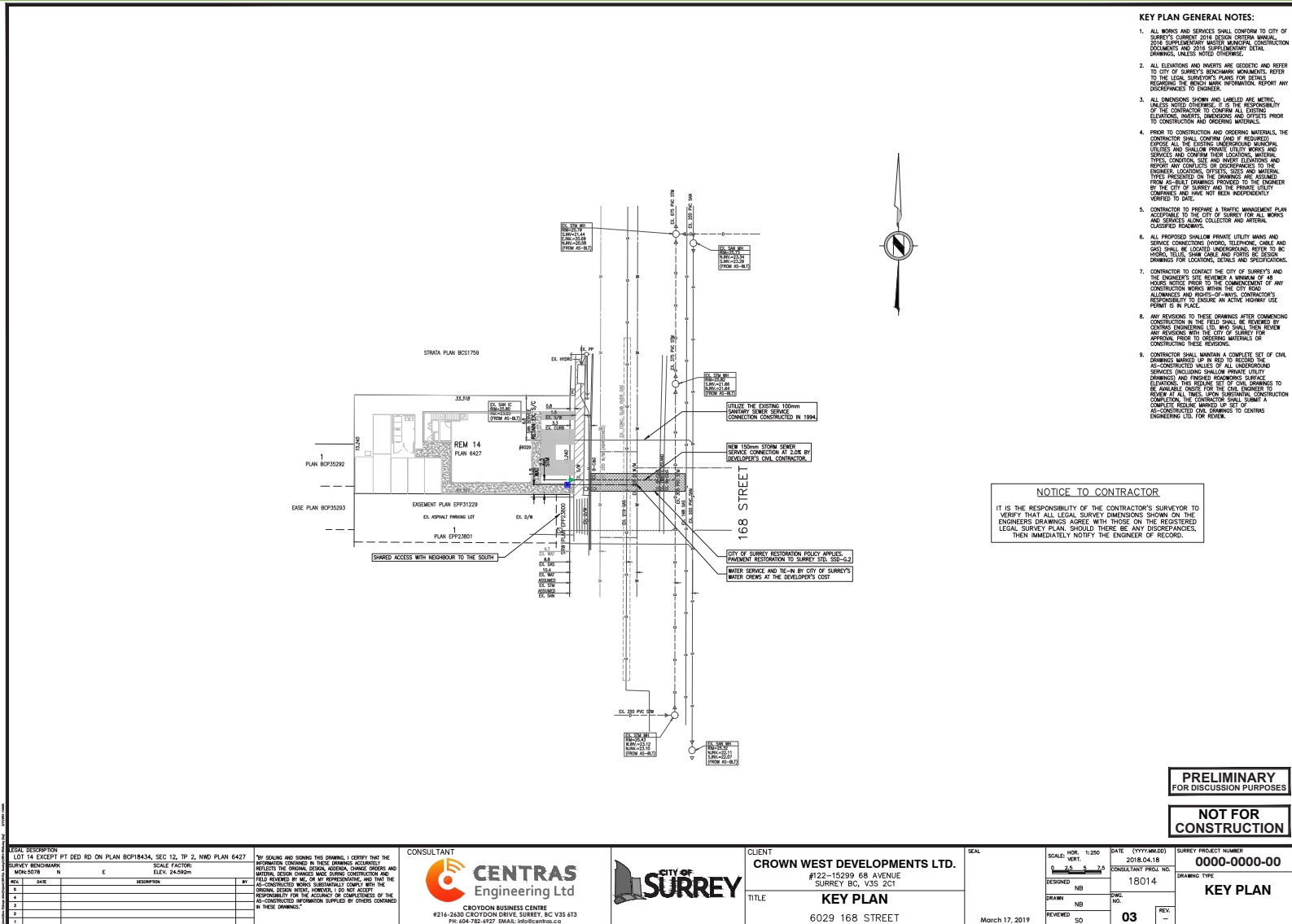
- SITE GRADING NOTES:**
- ALL CIVIL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH COLUMBIA'S BUILDING CODES AND PLUMBING CODES, MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MCD) PLATFORM EDITION, THE CITY OF SURREY'S DESIGN ORDINA MANUAL, THE CITY OF SURREY'S STANDING CONSTRUCTION DOCUMENTS (GENERAL CONDITIONS, SUPPLEMENTARY SPECIFICATIONS AND SUPPLEMENTARY STANDARD DRAWINGS) AND ALL OTHER APPLICABLE MUNICIPAL BYLAWS AND POLICIES, UNLESS NOTED OTHERWISE.
  - ALL DIMENSIONS, OFFSETS, SIZES AND ELEVATIONS ARE METRIC AND TO GEODETIC DATUM, UNLESS NOTED OTHERWISE.
  - ALL BURRED ELEVATIONS ARE FINISHED SURFACE PAVEMENT ELEVATIONS.
  - CHANGES IN GRADE LINES SHALL BE FORMED BY SMOOTH CURVES.
  - ADJUST ALL EXISTING AND PROPOSED RISE, LCV'S AND COVERS FLUSH WITH FINISHED SURFACE GRADES (UNLESS NOTED OTHERWISE).
  - TE-IN ALL PROPOSED SURFACE WORKS TO EXISTING SURFACE WORKS WITH A SMOOTH TRANSITION.
  - FINISHED SURFACE ELEVATIONS SHALL BE INSTALLED WITHIN A VERTICAL AND HORIZONTAL TOLERANCE OF 5mm OR THEY ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
  - EXISTING SUB-BASES SHALL BE PREPARED AS PER GEOTECHNICAL RECOMMENDATIONS AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF IMPORTED SUB-BASES AND BASE MATERIALS. SUB-BASES AND BASE MATERIALS SHALL BE PROVED AND COMPACTED AS PER THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO COMMENCING ASPHALT PAVING.
  - ALL LOOSE AND/OR ORGANIC MATERIAL WITHIN THE ROADWAY SHALL BE OVER EXCAVATED AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND SHALL BE REPLACED WITH APPROVED ENGINEERED FILL AS PER GEOTECHNICAL RECOMMENDATIONS AND APPROVAL.
  - REFER TO THE GEOTECHNICAL REPORT AND MAND SECTION 32.12.16 FOR HOT-MIX ASPHALT PAVEMENT RECOMMENDATIONS SUCH AS BE DESIGN AND ANNUAL FINISHED PAVEMENT THICKNESS.
  - SURFACE WATER PONDING IS NOT PERMITTED AND IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
  - IF REQUIRED, ASPHALT PAVEMENT CUTS AND PATCHES SHALL CONFORM TO MAND STANDARD DRAWING NUMBER CS-20 AND TO CURRENT CITY OF SURREY'S DETAILS.
  - REFER TO ARCHITECTURAL AND/OR LANDSCAPE DRAWINGS FOR DETAILED GRADING AROUND BUILDINGS AND LANDSCAPE AREAS.
  - PRIOR TO INSTALLATION OF CONCRETE CURBING AND HOT-MIX ASPHALT PAVING, THE CONTRACTOR SHALL OBTAIN WRITTEN SIGN OFF APPROVAL FROM THE ELECTRICAL CONSULTANT AND BC HYDRO THAT ALL THE UNDERGROUND ELECTRICAL AND TELECOMMUNICATIONS SERVICES HAVE BEEN INSTALLED AND ARE ACCEPTABLE TO THE ELECTRICAL CONSULTANT AND BC HYDRO.
  - THE DEVELOPER SHALL EMPLOY THE SERVICES OF A GEOTECHNICAL ENGINEER FOR FIELD TESTS AND TEST REPORTS RELATED TO DRIPPING, SETTING, SETTING LOCATION, SETTING PREPARATION, TOLERANCE, BRITTLE MATERIAL, WIND TRENCHES, SPALLS, ROAD STRUCTURE MATERIALS, COMPACTION, ASPHALT MIX DESIGN, ASPHALT CORE TESTING, ASPHALT COMPACTION TESTING, ETC.

- GENERAL NOTES:**
- A TREE CUTTING PERMIT AND AN EROSION & SEDIMENT CONTROL POINT SHALL BE OBTAINED PRIOR TO ANY WORKS COMMENCING ON SITE.
  - TEMPORARY TREE PROTECTION BARRIERS SHALL BE CONSTRUCTED AND INSPECTED BY THE CITY OF SURREY'S PARKS DEPARTMENT AS PER THE LOCATION AND INSTRUCTIONS IN THE BARRIER REPORT AND LANDSCAPE PLANNING PRIOR TO ANY WORKS COMMENCING ON SITE.
  - A PLUMBING PERMIT AND ALL OTHER APPLICABLE APPROVALS AND PERMITS SHALL BE OBTAINED PRIOR TO ANY UNDERGROUND CIVIL WORKS COMMENCING ON SITE. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL PERMIT FEES FOR OBTAINING THE REQUIRED PERMITS.
  - PRIOR TO CIVIL WORKS COMMENCING THE CONTRACTOR SHALL ARRANGE FOR A PRE-CONSTRUCTION MEETING ON SITE WITH CENTRAS ENGINEERING LTD. TO REVIEW AND OBTAIN THE CHECKED FOR CONSTRUCTION CIVIL SERVICES, CONSTRUCTION METHODS, GENERAL COORDINATION BETWEEN TRADES, SCHEDULE, INITIAL SITE REVIEW, TESTING PROCEDURES, TESTING RESULTS, ETC.
  - ALL CONSTRUCTION WORKS SHALL BE COMPLETED WITHIN A MAXIMUM OF 45 DAYS FROM THE RELEASE OF ANY CONSTRUCTION WATER, ALL CONCRETE LEAKAGE AND ANY OTHER DEFECTIVE WORKSHOPS SHALL BE COVERED OFF ON COMPLETION TO A STANDARD AS TO PREVENT ITS ENTRY INTO THE SURFACE WATER SYSTEM.
  - THE DEVELOPER AND CONTRACTOR ARE RESPONSIBLE FOR SHEETING OF THE EXISTING ROADWAYS FROM ANY DIRT AND SEDIMENT CAUSED BY CONSTRUCTION ACTIVITY ON A DAILY BASIS.
  - THE CONTRACTOR SHALL MAINTAIN ALL EXISTING WORKS TO PRE-CONSTRUCTION CONDITIONS OR BETTER AND TO CURRENT MAND AND CITY OF SURREY'S STANDARDS AND TO THE SATISFACTION OF CENTRAS ENGINEERING LTD.
  - ALL NEW ON-SITE ELECTRICAL AND TELECOMMUNICATIONS SERVICES AND CONNECTIONS SHALL BE LOCATED UNDERGROUND REFER TO THE ELECTRICAL USE PLAN AND BC HYDRO DRAWING FOR DETAILS.
  - MINIMUM OF 48 HOURS NOTICE SHALL BE PROVIDED BY THE CONTRACTOR TO CENTRAS ENGINEERING LTD. PRIOR TO CIVIL CONSTRUCTION COMMENCEMENT.
  - THE CONTRACTOR SHALL COMPLY WITH ALL THE ABOVE RECOMMENDATIONS IN THE ABOVEST AND GEOTECHNICAL REPORT.
  - UPON SUBSTANTIAL CONSTRUCTION COMPLETION (WITHIN 30 DAYS), THE CONTRACTOR SHALL PROVIDE CENTRAS ENGINEERING LTD. WITH COMPLETE AS-CONSTRUCTED REGULAR INFORMATION (AS-C.A. OR PLANS CERTIFIED) FOR ALL THE PROPOSED CIVIL WORKS SHOWN ON THESE PLANS.

No.	REVISIONS / SUBMISSIONS	DATE	CLIENT	ENGINEER-OF-RECORD	PROJECT NAME	ENGINEER'S SEAL	CITY OF SURREY				
1	ALL ELEVATIONS ARE GEODETIC AND REFER TO SURVEY MONUMENT NUMBER: 5078		<b>CROWN WEST DEVELOPMENTS LTD.</b> #122-15299 68 AVENUE SURREY, BC V3S 2C1	 <b>CENTRAS Engineering Ltd</b> CROYDON BUSINESS CENTRE #214-2340 CROYDON DRIVE SURREY, BC V3S 4T3 PH: 604-782-6727 EMAIL: info@centras.co	<b>RESIDENTIAL/COMMERCIAL DEVELOPMENT</b>  PROJECT SITE ADDRESS  <b>6029 - 168 STREET, SURREY, BC</b>	July 15, 2019	<b>SITE GRADING PLAN</b>  DESIGN: SBO DRAWING NUMBER: <b>18014-C2</b> DRAWN: SBO SCALE: 1:250 CHECKED: SBO ENGINEER: SBO VER. SCALE:				
2	LOCATED AT:										
3	AND HAVING ELEVATION OF: 24.592m										
4	LOT 14 EXCEPT PT DED RD ON PLAN BCP184M, SEC 12, TP 2, NWD PLAN 6427										



# 7.1 Servicing Plan



**BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING ELEVATIONS AND TREES ON LOT 14 EXCEPT PT DED RD ON PLAN BCP18434 SECTION 12 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 6427**

**Current Civic Address:**  
6029 168th Street  
Surrey, B.C.

**SCALE : 1:250**

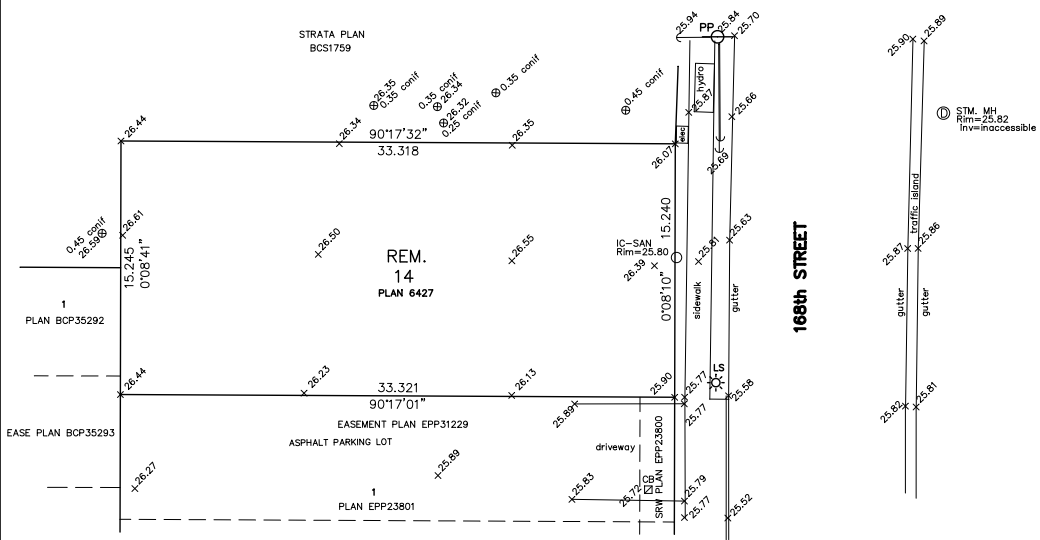
STORM CONNECTION NOT VISIBLE  
AT TIME OF SURVEY, OWNER TO  
EXPONE FOR INVERT ELEVATION.

**Note:**

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Elevations are based on City of Surrey Geodetic datum, Monument No. 5078 Elevation = 24.592m
- Only trees with a diameter of at least 0.25m are shown
- This plan does not show non-plan charges, liens or interests.
- Property dimensions are derived from field survey.



STM. MH (D) Rim=25.79 Invt=inaccessible (bolted)  
SAN. MH (S) Rim=25.73 Invt=inaccessible (bolted)



**LEGEND**

- SAN. MH (S) ...denotes sanitary manhole
- STM. MH (D) ...denotes storm manhole
- CB (square with 'x') ...denotes catch basin
- LS (sun symbol) ...denotes lamp standard
- CON 0.0 (circle with 'x') ...denotes tree
- PP (circle with dot) ...denotes power pole

STM. MH (D) Rim=25.43 Invt=inaccessible (bolted)

SAN. MH (S) Rim=25.32 Invt=inaccessible (bolted)

© COPYRIGHT  
**DHALIWAL AND ASSOCIATES**  
LAND SURVEYING INC.  
216-12899 76th Avenue  
Surrey, B.C. V3W 1E6  
Phone: 604 501-6188  
Fax: 604 501-6189  
File: 1503139-T01

Date of Survey:  
30th day of March, 2015

**THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED**

\_\_\_\_\_  
GENE PAUL NIKULA B.C.L.S. 803

## INTER-OFFICE MEMO

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

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

DATE: **September 23, 2019** PROJECT FILE: **7818-0183-00**

RE: **Engineering Requirements (Commercial/Residential)  
Location: 6029 168 Street**

**REZONE**

There are no engineering requirements relative to completion of the Rezone.

**DEVELOPMENT PERMIT**

No private features are to extend into the road right-of-way.

**DEVELOPMENT VARIANCE PERMIT**

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

**BUILDING PERMIT**

The following engineering requirements are to be addressed as a condition of Building Permit issuance, in response to the Centras Engineering Limited Key Plan dated April 18, 2018:

- video inspect and confirm adequacy of the sanitary service connection
- install water and storm sewer service connections complete with concrete curb, sidewalk, raised median and pavement marking reinstatement. Adequate separation is to be provided between the water connection and the existing streetlight at the south property line
- install of 450mm of absorbent topsoil in all pervious area. Roof leaders are to be disconnected with flow directed to area with absorbent topsoil. A no net increase in runoff from the current pre-development condition is to be demonstrated. A Restrictive Covenant is to be registered on title acknowledging the owner to implement, operate and maintain the storm water low impact development (LID) features
- a storm water control plan (SWCP) is to be completed to confirm system capacity and assess the 5-year post development flows (minor system) and 100-year post development flows (major system), to the nearest downstream trunk storm sewer servicing an area greater than 20 hectares
- a water quality/sediment control inlet chamber is to be installed as a component of the on-site drainage system before discharge at property line, for surface runoff treatment from the onsite parking. A Restrictive Covenant is to be registered on the title acknowledging owner to install, operate and maintain the chamber.

A Servicing Agreement is not required. The servicing issues can be addressed through issuance of a City Road and Right-of-Way Permit (CRRP) as part of the Building Permit review and processing by Engineering. This includes deposit of securities and payment of permit fees, with City forces to install the water service. A processing fee of \$1,627.50 (GST included) is required to administer the review and legal document process.



Tommy Buchmann, P.Eng.  
Development Services Manager



September 16, 2019  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0183 00

**SUMMARY**

The proposed 1 Single family with suites are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	0

**September 2018 Enrolment/School Capacity**

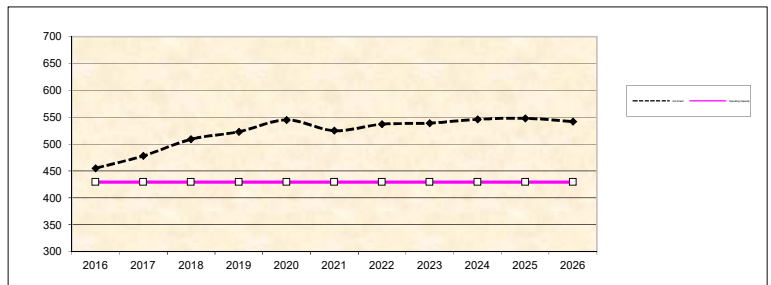
<b>George Greenaway Elementary</b>	
Enrolment (K/1-7):	69 K + 440
Operating Capacity (K/1-7)	57 K + 372
<b>Lord Tweedsmuir Secondary</b>	
Enrolment (8-12):	1694
Capacity (8-12):	1400

**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.

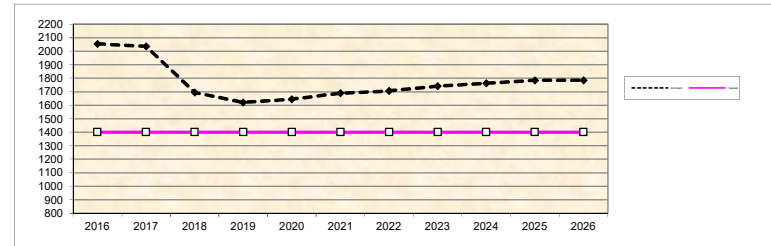
George Greenaway Elementary is in a maturing neighbourhood. What our data is suggesting is that there is strong number of families with young children moving into the catchment. The 10 year enrolment projections are showing that in 2020 enrolment will peak and then remain constant. By 2027 the school is anticipated to be operating at 121% capacity. There are no current plans to expand the school. Growth will be managed by using portables.

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.

**George Greenaway 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.

## Tree Preservation Summary

Surrey Project No:

Address: 6029 168 Street

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Krisanna Mazur - PN7530A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
<b>Protected Trees Identified *</b>	0	<b>Protected Trees Identified</b>	6
<b>Protected Trees to be Removed</b>	-	<b>Protected Trees to be Removed</b>	0
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	-	<b>Protected Trees to be Retained</b>	6
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
<ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1) 0 X one (1) = 0</li> <li>- All other species to be removed (2:1) 0 X two (2) = 0</li> </ul>	-	<ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1) 0 X one (1) = 0</li> <li>- All other species to be removed (2:1) 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	5	<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	-	<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	-		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



August 14, 2018

(Signature of Arborist)

Date

note: all tree locations and dimensions are approximate

Canopies of all off site trees recommended to be crown raised to 10' by a Certified Arborist prior to construction. Requires neighbour's permission



**Tree Plan for Development at  
6029 168 Street  
Surrey, BC**

**August 14, 2018**

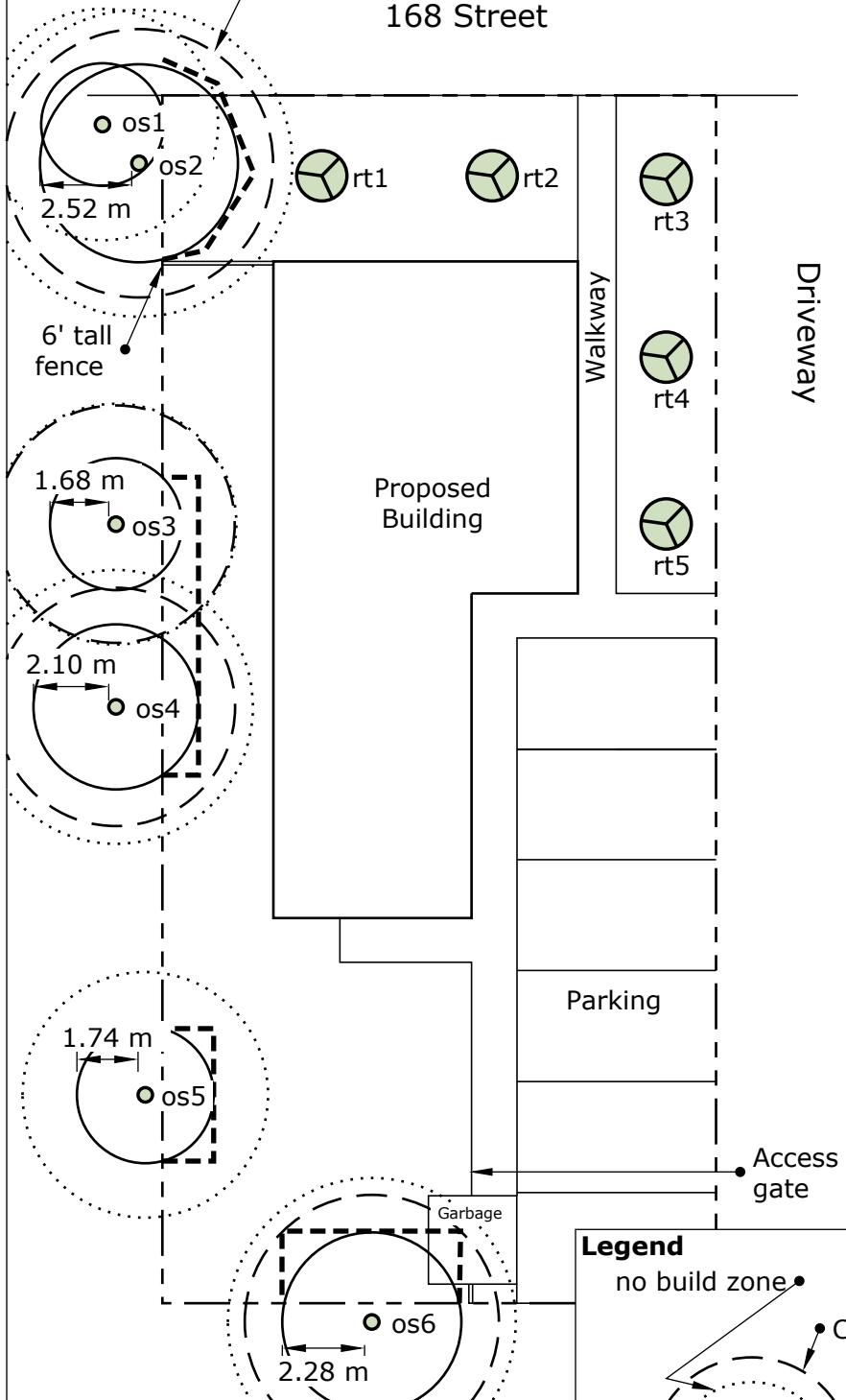
**Summary**

**Existing Trees**

Tag	Species	DBH (cm)	TPZ (m)
os1	Western Red Cedar	26	1.56
os2	Western Red Cedar	42	2.52
os3	Western Red Cedar	28	1.68
os4	Douglas Fir	35	2.10
os5	Deodar Cedar	29	1.74
os6	Norway Spruce	38	2.28

**Replacement Trees**

Tag	Species
rt1	<i>Fagus sylvatica</i> 'Dawyck'
rt2	<i>Fagus sylvatica</i> 'Dawyck'
rt3	<i>Fagus sylvatica</i> 'Dawyck'
rt4	<i>Fagus sylvatica</i> 'Dawyck'
rt5	<i>Fagus sylvatica</i> 'Dawyck'



**Legend**

no build zone

Canopy

tree barrier

◻ = replacement tree    ◯ = existing tree

1m      1:200      10m

dh x 6 + 1/2 of dbh

← N →

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: LOCAL COMMERCIAL ZONE (C-4)  
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 011-200-235  
 Lot 14, Except Part Dedicated Road Plan BCP18434, Section 12 Township 2 New  
 Westminster District Plan 6427

6029 - 168 Street

(hereinafter shall be referred to as the "*Lands*")

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

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of neighbourhood scale shopping nodes.

**B. Permitted Uses**

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

- 1. The following uses are permitted provided that the *gross floor area* of each individual business does not exceed 155 square metres [1,668 sq.ft.]:
  - (a) *Retail stores* excluding the following:
    - i. *adult entertainment stores*;
    - ii. *auction houses*; and

- iii. *secondhand stores and pawnshops.*
  - (b) *Personal service uses* limited to the following:
    - i. Barbershops;
    - ii. Beauty parlours;
    - iii. Cleaning and repair of clothing; and
    - iv. Shoe repair shops;
  - (c) *Eating establishments* excluding *drive-through restaurants*;
  - (d) Office uses excluding the following:
    - i. *social escort services; and*
    - ii. *methadone clinics.*
  - (e) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;
2. One *dwelling unit* per lot provided that the *dwelling unit* is:
- (a) Contained within the *principal building*; and
  - (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 0.10. The maximum *density* may be increased to a *floor area ratio* of 0.50 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.

**E. Lot Coverage**

The *lot coverage* shall not exceed 40%.



## F. Yards and Setbacks

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard (North)</b>	<b>Side Yard (South)</b>
<i>Principal Building</i>		5.7 m.* [19 ft.]	10 m. [33 ft.]	2.4 m. [8 ft.]	1.6 m. [5 ft.]
<i>Other Accessory Buildings and Structures</i>		20.0 m [65 ft.]	5.0 m [16 ft.]	3.0 m. [10 ft.]	7.0 m. [23 ft.]

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

\*The *front yard setback* of the *principal building* may be reduced to a minimum of 4.4 m. [14 ft.] for a first storey canopy.

## 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 buildings*: 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.].

## H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for a *dwelling unit* provided both *parking spaces* are held by the same owner.

## 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. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

1. Garbage containers and *passive recycling containers* shall not be located within 2.4 metres (8 ft.) of any *residential lot*.
2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

**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>
510 sq.m. [0.13 acre]	15 metres [49 ft.]	33 metres [108 ft.]

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

**L. Other Regulations**

In addition to all statutes, bylaws, 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 C-5 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 Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the C-5 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, 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

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Website: [www.cloverdalecommunity.org](http://www.cloverdalecommunity.org)

September 30, 2019

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

**Re: 7918-0183-00 / 6029-168 Street**

Dear Mr. Koch-Schulte:

The Cloverdale Community Association (CCA) received correspondence regarding the above noted file.

As you mentioned, the applicant doesn't know if they want to use the lower level space for personal service use or retail service and for that matter, we are unable to provide any comment. While overall the project seems reasonable, more concrete information is required in order to provide a proper response.

We also don't believe the tandem parking will be utilized as such based on our experience and we feel that in order to ensure the residents are parking on their property, side-by-side parking would be more appropriate even though the bylaws allow tandem parking. Tandem parking only works in certain areas and we don't believe this area is suitable. Furthermore, we cannot support any reduction to the parking requirement should the developer request this in the future.

**Please note, the developer for this project has not consulted with us like others have done so in the past and therefore we are responding directly to the City of Surrey's preliminary notice received in the mail or by email.**

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