

5 CRU's for SALE in a Mixed Use Development **14398 60 AVE, SURREY**



VIVA LIVING (SULLIVAN RIDGE)

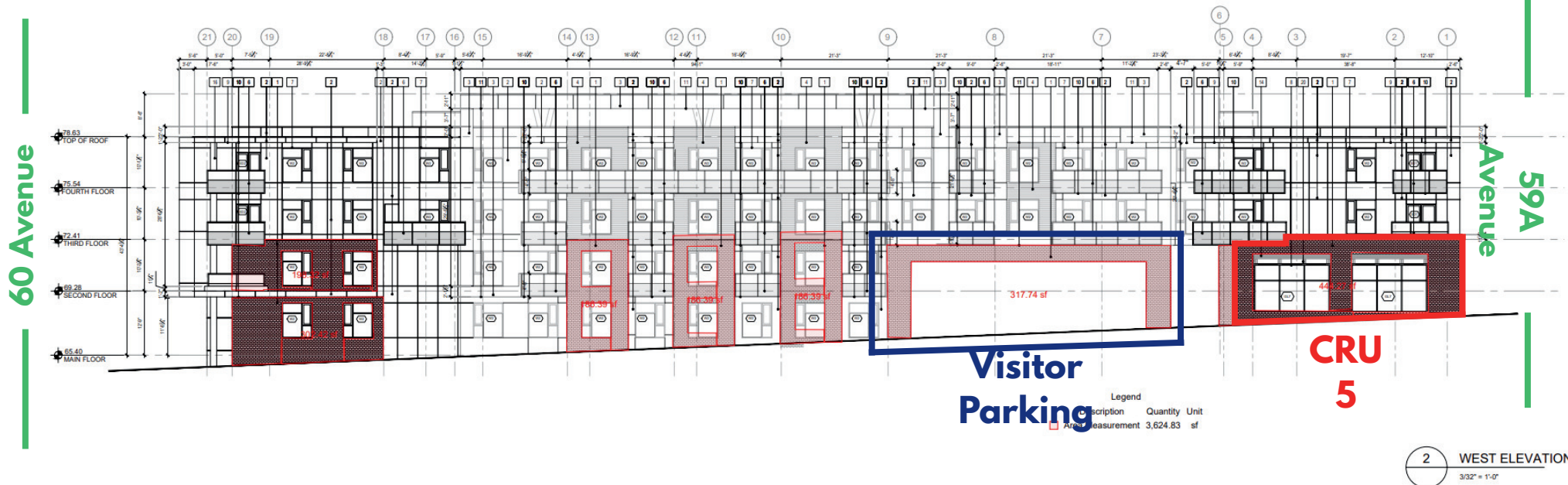
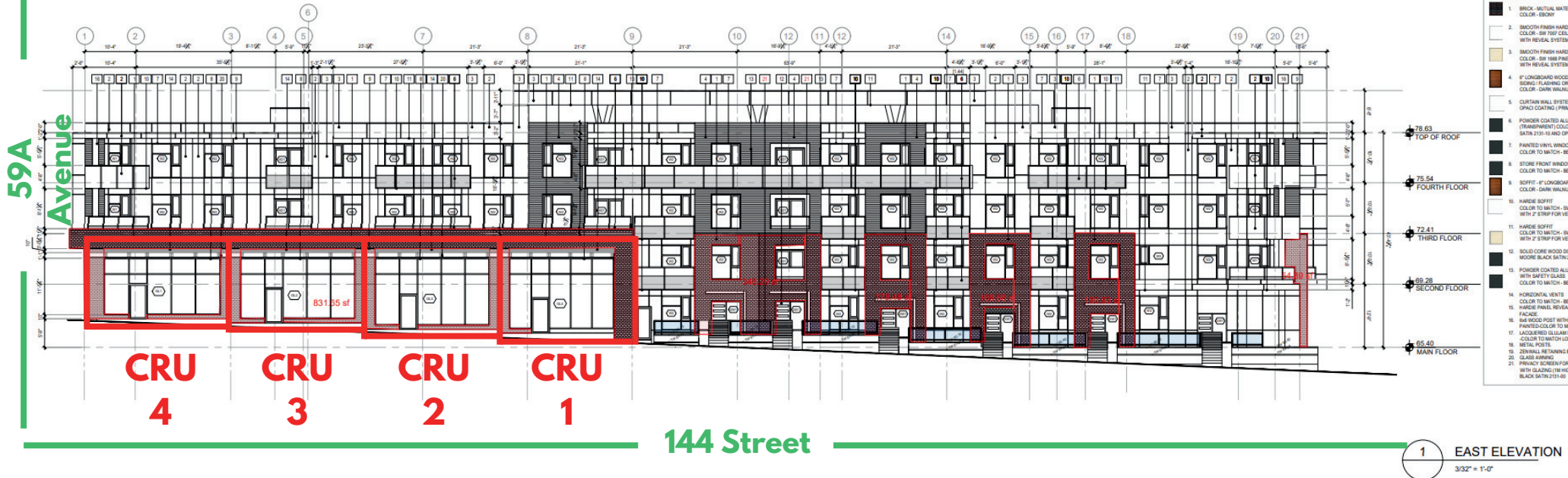
Located at the High Traffic Corner of 144 Street and 60 Avenue, this Mixed Use Development enjoys exceptional exposure and unparalleled connectivity. Captivating opportunity to acquire brand new Commercial Retail Units in a sold out, 4 Storey Development. Easy accessibility and demographics data supports strong growth in the area, leading to high demand of commercial retail spaces.

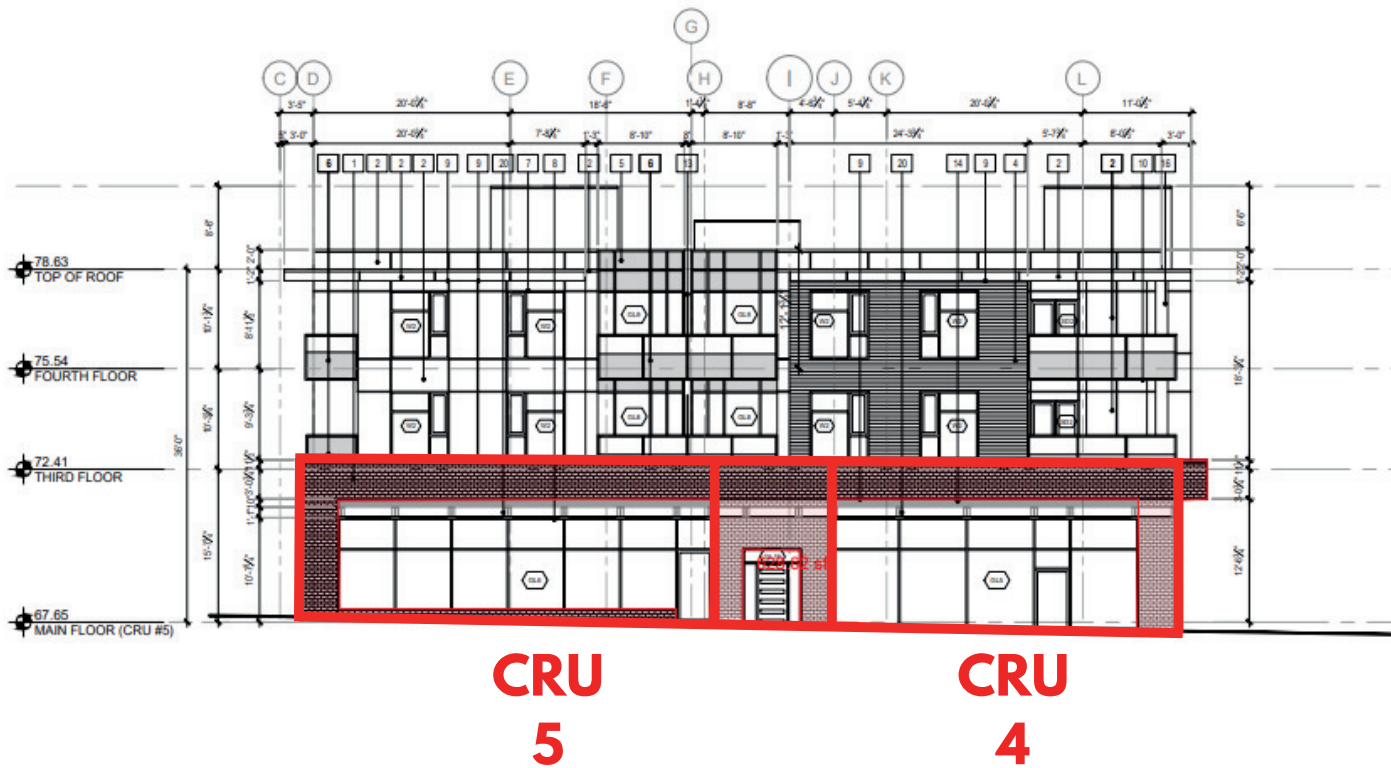
Features

- Five (5) Commercial Retail Spaces for SALE
- Commercial Strata Units ranging from 1,020 SQFT - 1,502 SQFT
- Project features Direct Exposure onto 144 Street & 60 Avenue
- CD Zoning (Comprehensive Development) Bylaw 20017
- Ceiling Height ranging from ~11 Ft to 12.5 Ft
- 10 Surface Level Parking Spaces (Commercial)
- 7 Underground Parking Spaces (Commercial)
- Steel Frame Partition/ Demising Walls
- Estimated Completion - January 2026
- CRU5 Features Ventilation shaft - Ideal for Commercial Ventilation - Restaurateurs, Pizza, Quick Service Restaurants, etc.

Retail Unit Schedule

BUILDING TYPE	UNIT TYPE	PRICE PER SQFT	FLOOR AREA	ASKING PRICE
MAIN LVL.				
	CRU # 1	\$1,391.17/ SQFT	1,020 SQFT	\$1,418,999.00
	CRU # 2	\$1,391.43/ SQFT	1,027 SQFT	\$1,429,999.00
	CRU # 3	\$1,387.93/ SQFT	1,044 SQFT	\$1,448,999.00
	CRU # 4	\$1,392.57/ SQFT	1,131 SQFT	\$1,574,999.00
	CRU # 5	\$1,381.49/ SQFT	1,502 SQFT	\$2,074,999.00
		~\$1,388.54/ SQFT	5,724 SQFT	\$7,497,995.00





144 Street

59A Avenue







144 St

60 Ave

60 Ave

144 St

58 Ave

CITY OF SURREY

BYLAW NO. 20017

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

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 1200011, as amended, is hereby further amended, pursuant to the provisions of Section 4 79 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 (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 001-678-051
Lot 20 Except: Parcel B (Bylaw Plan NWP8473) Section 9 Township 2 New Westminster
District Plan 27472

(5959 -144 Street)

(hereinafter 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 *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*, and related *amenity spaces*, and neighbourhood commercial uses, which are to be developed in accordance with a *comprehensive design* where *density* bonus is provided.

B. Permitted Uses

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

1. *Multiple Unit Residential Buildings* and *Ground-Oriented Multiple Unit Residential Buildings*.
2. The following uses are permitted, provided that they are restricted to the ground floor of a *multiple unit residential* building and that the maximum

gross floor area of each individual business does not exceed 370 square metres [4,000 sq. ft.]:

- (a) *Retail stores* excluding *adult entertainment stores*, auction houses, *second-hand stores* and *pawnshops*;
 - (b) *Personal service uses*, limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops;
Office uses excluding
 - (c) *social escort services* and *methadone clinics*;
 - (d) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;
 - (e) Indoor *recreational facilities*, excluding a gymnasium; and
 - (f) *Community service*.
3. *Eating establishments* excluding *drive-through restaurants*, provided that they are restricted to the ground floor of a *multiple unit residential building* and the maximum *gross floor area* of each individual business does not exceed 150 square metres (1,615 sq. ft.).

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building* area of 300 square metres (3,230 square feet), whichever is smaller.
- 2. The maximum *density* may be increased to a *floor area ratio* of 0.50 if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of "Surrey Zoning By-law, 1993, No. 120001~~15~~ amended.
- 3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the buildings within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2 of this Zone.
- 4. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

1. The *lot coverage* shall not exceed 48%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

F. Yards and Setbacks

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

Use	Setback	Front Yard (north)	Side Yard (west)	Front Yard (south)	Side Yard on Flanking Street (east)
<i>Principal Buildings</i>					
<i>Accessory Buildings and Structures</i>		6.0m [20 ft.]	10.3m [34 ft.]	4-0 m [13 ft.]	4.0m [13 ft.]

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

2. Notwithstanding Section F.1 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings and structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].
3. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, an underground parking facility may be located up to 0 metre [0 ft.] of any lot line.
- 4- Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.

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 15.8 metres [52 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Commercial, resident and visitor *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. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

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. Loading areas, garbage containers and *passive recycling containers* shall be located within the principal building for residential use and 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 for the commercial use.

J. Special Regulations

1. *Amenity space* subject to Section B.1, General Provisions, of "Surrey Zoning Bylaw No. 12000", as amended shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
2. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.
3. The outdoor storage or display of goods, materials, supplies is specifically prohibited, notwithstanding any other provision in this Part.

K. Subdivision

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

<i>Lot</i> Size	<i>Lot</i> Width	<i>Lot</i> Depth
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 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.

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

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 RM-70 Zone as set forth in the "Surrey Subdivision and Development By-law, 1986, No. 883011 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.
Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
6. *Building* permits shall be subject to the "Surrey Building Bylaw, 2012, No. 17850", as amended.
- 7.

8. *Building* permits shall be subject to "Surrey Development Cost Charge Bylaw, 2018, No. 1947811 as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for the residential uses and the C-5 Zone for the commercial uses.
 9. Tree regulations are set out in "Surrey Tree Protection Bylaw, 20061 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.
 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002c1 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/2 13.
 12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.
3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20017".

PASSED FIRST READING on the 27th day of January, 2020.

PASSED SECOND READING on the 27th day of January, 2020.

PUBLIC HEARING HELD thereon on the 10th day of February, 2020.

PASSED THIRD READING, as amended on the 3rd day of October, 2022

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE on the 14th day of February, 2020.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 3rd day of October, 2022.



MAYOR



CLERK

Part 35 Neighbourhood Commercial Zone

C-5

(BL 20058; 20300)

A. Intent

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

B. Permitted Uses

(BL 12333; 13251A; 13769; 17291; 17471)

Land, *buildings* and *structures* shall only be used for the following uses, or a combination thereof (pursuant to Section D.3 of this Zone):

Principal Uses:

1. *Retail stores* excluding the following:
 - i. *Adult entertainment stores*;
 - ii. *Auction houses*; and
 - iii. *Secondhand stores* and *pawnshops*.
2. *Personal service uses* limited to the following:
 - i. *Barbershops*;
 - ii. *Beauty parlours*;
 - iii. *Cleaning and repair of clothing*; and
 - iv. *Shoe repair shops*.
3. *Eating establishments* excluding *drive-through restaurants*.
4. *Neighbourhood pub*, regulated by the Liquor Control and Licensing Act, as amended.
5. *Office uses* excluding the following:
 - i. *Social escort services*; and
 - ii. *Methadone clinics*.
6. *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*.
7. *Indoor recreational facilities*.
8. *Community services*.
9. *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the *Child Care Licensing Regulation*, as amended.

Accessory Uses:

10. *One caretaker unit per lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 13155; 18414; 19073; 19995)

1. Maximum Density:

Maximum *density* shall be as follows:

- (a) *1 caretaker unit*; and
- (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.

2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, maximum *density* may be increased to a *floor area ratio* of 0.50, includes *caretaker unit*.

3. Maximum Gross Floor Area:

In this Zone, all *principal uses* are limited to a maximum *gross floor area* of 370 sq. m per

individual business.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 50%.

F. Yards and Setbacks

Buildings and *structures* shall be sited not less than 7.5 m from all *lot lines*.

G. Height of Buildings

1. Principal Buildings:
Principal building height shall not exceed 9 m.
2. Accessory Buildings:
Accessory building height shall not exceed 4 m.
3. Structures:
Structure height shall not exceed 4 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.

I. Landscaping and Screening

1. General Landscaping:
 - (a) 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;
 - (b) Except in those portions where a *building* abuts the *lot line*, continuous screen planting at least 1.5 m high in a strip at least 1.5 m wide and a solid decorative fence at least 1.5 m high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *lot* designated Residential in the *OCP*;
 - (c) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m shall be provided within the *lot*; and
 - (d) *Highways* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.
2. Loading and Refuse:
Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *lot* designated Residential in the *OCP*, to a height of at least 2.5 m by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Refuse:
Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *lot* designated Residential in the *OCP*.
2. Outdoor Storage and Display:
The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.
3. Child Care Centres:
Child care centres shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

K. Subdivision

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

1. *Lot Area*: Minimum 2,000 sq. m;
2. *Lot Width*: Minimum 30 m; and
3. *Lot Depth*: Minimum 30 m.

L. Other Regulations

(BL 13657; 13774; 17181)

Additional land use regulations may apply as follows:

1. Sign regulations, pursuant to Surrey Sign By-law, as amended.
2. *Building* permits, pursuant to Surrey Building By-law, as amended, and Surrey Development Cost Charge By-law, as amended.
3. Development permits, pursuant to the *OCP*.

Disclaimer

All information provided by the listing agent, including but not limited to property details, measurements, and specifications, is presented to the best of their knowledge and belief. However, it is imperative that the buyer or the buyer's realtor independently verify all information to ensure its accuracy and suitability for their intended purposes.

The seller and the listing agent (Seller's Realtor) hereby disclaim any responsibility or liability for inaccuracies, errors, or omissions in the information provided. The buyer acknowledges that any reliance on such information is at their own risk.

Furthermore, the Buyers are encouraged to verify this information independently and understand that discrepancies may exist between stated and actual measurements.

This disclaimer shall apply to all communications, written or verbal, between the parties involved in the real estate transaction.

By proceeding with the purchase process, the buyer acknowledges having read, understood, and agreed to the terms of this disclaimer.