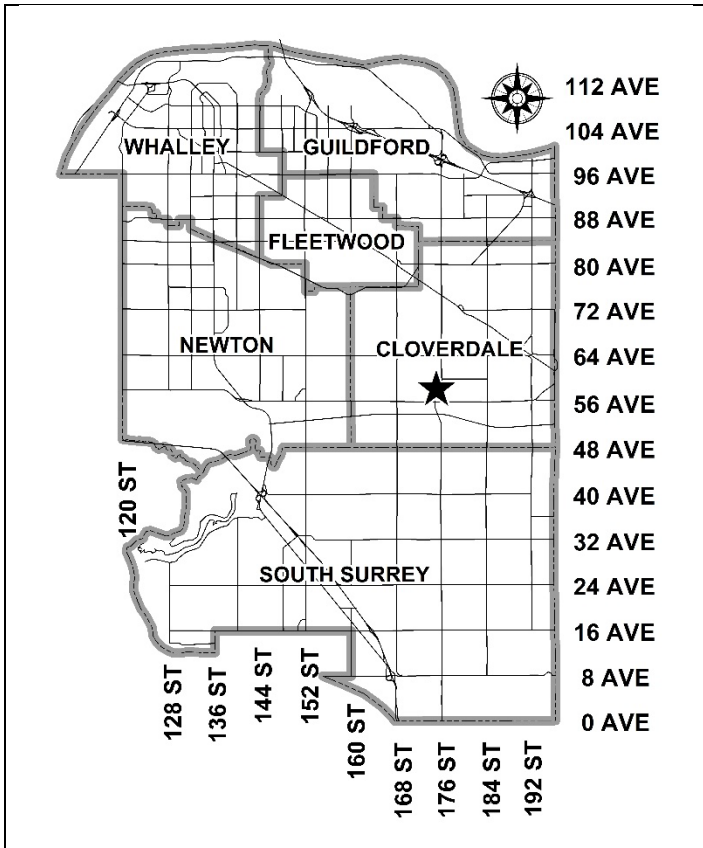


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

**Application No.:** 7921-0166-00

Planning Report Date: October 3, 2022



**PROPOSAL:**

- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 18 townhouse units in Cloverdale Town Centre.

**LOCATION:**

- 5811 - 175 Street
- (5813 - 175 Street)
- 17459 - 58 Avenue
- (17461 - 58 Avenue)
- 17475 - 58 Avenue

**ZONING:**

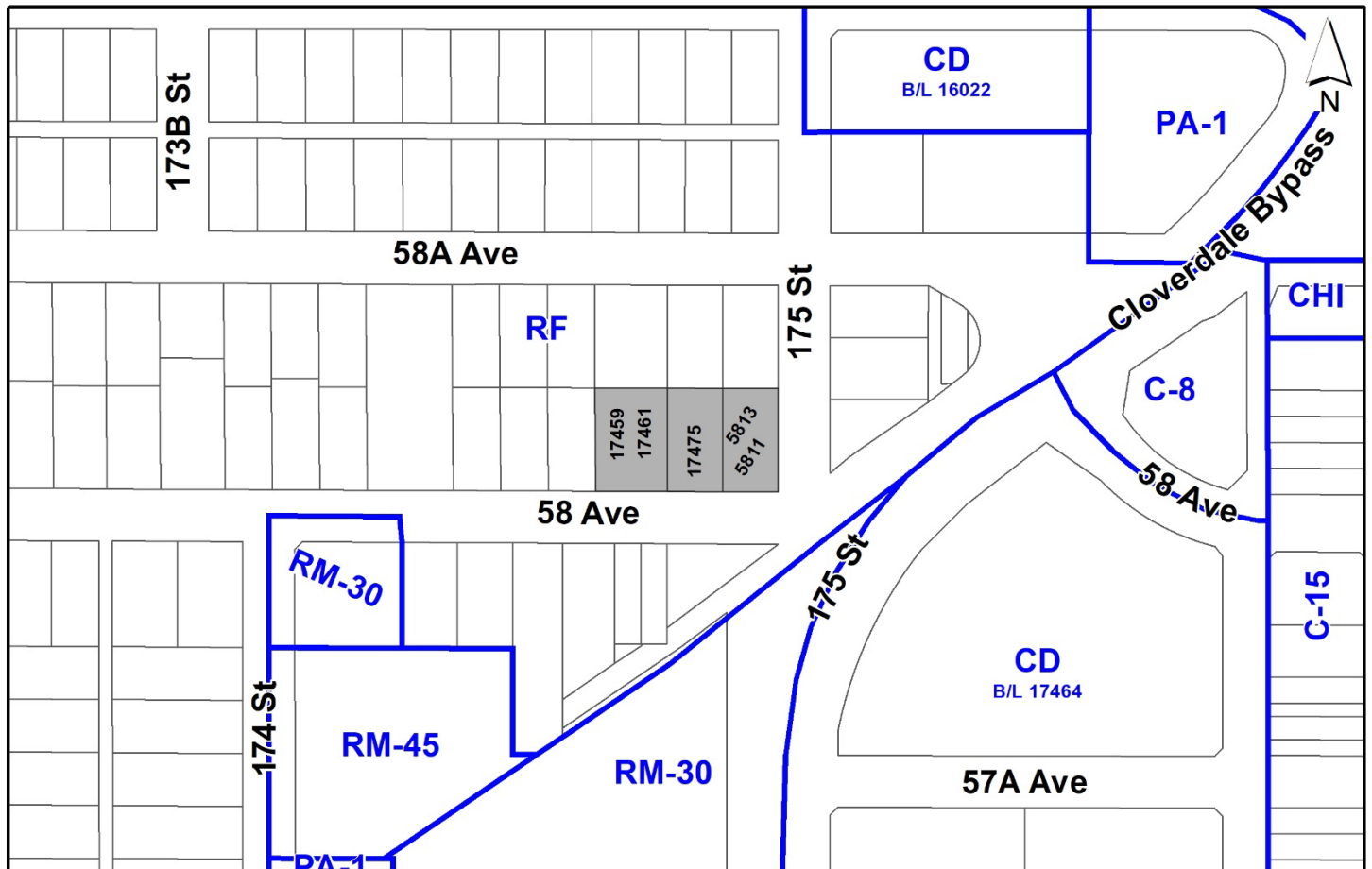
RF

**OCP DESIGNATION:**

Urban

**TCP DESIGNATION:**

Townhouses



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the following building requirements of the RM-30 Zone:
  - to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the principal building face of Building 2 and 4;
  - to reduce the minimum west rear yard setback of the RM-30 Zone from 6.0 metres to 3.1 metres to the principal building face of Building 1;
- Proposing to vary Section B.6(b) of Part 4, "General Provisions" of the Surrey Zoning By-law to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for an 18-unit townhouse development from 37 square metres to 0 square metres.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the "Townhouses" designation in the Cloverdale Town Centre Plan (TCP).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character as well as the Cloverdale Town Centre Plan design guidelines for townhouse developments.
- The proposed density and building form are appropriate for this part of Cloverdale Town Centre.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Cloverdale Town Centre Plan (TCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

- The applicant is proposing to provide no indoor amenity space, given both the scale of the proposed residential development and the location of the site in close proximity to amenities and services within the Cloverdale Town Centre. The applicant is proposing to address the shortfall in indoor amenity space (54 square metres) with a cash-in-lieu contribution in accordance with City policy at the rate in effect at the time of Final Adoption.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0166-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7921-0166-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the principal building face of Building 2 and 4;
  - (b) to reduce the minimum west rear yard setback of the RM-30 Zone from 6.0 metres to 3.1 metres to the principal building face of Building 1; and
  - (c) to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for an 18-unit townhouse development under Section B.6(b) of Part 4, "General Provisions" of the Surrey Zoning By-law from 37 square metres to 0 square metres.
4. 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (j) 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 with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	1 Single family dwelling and 2 duplex buildings	Urban (OCP) Townhouses (TCP)	RF
North:	Single family dwellings	Urban (OCP) Townhouses (TCP)	RF
East (Across 175 Street):	Single family dwellings	Multiple Residential (OCP) Low Rise Mixed-Use (TCP)	RF
South (Across 58 Avenue):	Single family dwellings	Urban (OCP) Townhouses, Parks & Natural Areas and Riparian Buffer (TCP)	RF
West:	Single family dwelling	Urban (OCP) Townhouses (TCP)	RF

### Context & Background

- The subject site includes three properties located at 15459/17461 - 58 Avenue, 17475 - 58 Avenue and 5811/5813 - 175 Street in Cloverdale Town Centre and is approximately 0.28 hectares in total area.
- The subject site is designated "Urban" in the Official Community Plan (OCP), "Townhouses" in the Cloverdale Town Centre Plan and is zoned "Single Family Residential Zone (RF)".
- There is an existing single family dwelling and two duplex buildings on the three subject lots that will be demolished as part of the development.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a Development Permit for Form and Character to permit the development of 18 townhouse units. The subject properties will be consolidated as part of the development application.
- The proposed townhouse site includes traditional townhouses with double side-by-side garages for all proposed 18 units.

- The proposed net density of 64 units per hectare and floor area ratio (FAR) of 0.94 are below the maximum 74 units per hectare and 1.00 FAR of the RM-30 Zone and is consistent with the “Townhouses” designation in the Cloverdale Town Centre Plan.
- The applicant also proposed a Development Variance Permit (DVP) to reduce the minimum building setbacks along the front (east) and rear (west) property lines.
- The applicant is also proposing to provide no indoor amenity space, given both the scale of the proposed development and the location of the subject site within the Cloverdale Town Centre area, which has other amenities and recreational options.
- The proposal complies with all other zoning provision in the Zoning Bylaw and the RM-30 Zone.
- The following table provides development details for the proposal:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	0.28 hectares
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	0.28 hectares
<b>Number of Lots:</b>	1
<b>Building Height:</b>	13 metres
<b>Unit Density:</b>	64 UPH
<b>Floor Area Ratio (FAR):</b>	0.94
<b>Residential Units:</b>	
3-Bedroom:	18 Units

### Referrals

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

School District:	<p>The School District has advised that there will be approximately 14 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>7 Elementary students at George Greenway Elementary School 3 Secondary students at Lord Tweedsmuir School</p> <p>(Appendix III)</p> <p>Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by September 2024.</p>
Parks, Recreation & Culture:	<p>The closest active park planned for within the Cloverdale Town Centre Plan is 170 metres away. The closest natural area is Greenaway Park and is 1.2 kilometres away.</p>
Ministry of Transportation & Infrastructure (MOTI):	<p>Preliminary approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the <i>Transportation Act</i>.</p>
Surrey Fire Department:	<p>No concerns.</p>

### Transportation Considerations

- The application is not subject to any major road dedication requirements. The applicant is only to provide a 3 metres x 3 metre corner cut at the intersection of 58 Avenue and 175 Street.
- Vehicular access is proposed from a driveway connection to 58 Avenue.
- The proposed development includes a total of 40 parking stalls for 18 townhouse units, consisting of 36 resident parking spaces and 4 spaces for visitors, which complies with the Zoning By-law.
- Resident parking will be provided in fully enclosed side-by-side double garage for 100% of the units. No tandem parking spaces are proposed.
- The subject site is about 30 metres away to bus service along the Cloverdale Bypass for bus route 342 to Langley Centre / Newton Exchange.
- The subject site is also about 190 metres away to bus service along the Cloverdale Bypass for bus route 320 to Langley Centre / Fleetwood / Surrey Centre Station.

## Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The subject site is designated as "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The "General Urban" designation is intended for residential neighbourhoods and centres. The proposed townhouse units comply with this designation.

### Official Community Plan

#### Land Use Designation

- The proposal complies with the "Urban" designation of the Official Community Plan (OCP), which is intended to support medium density residential neighbourhoods.

#### Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
  - A1.3a - Accommodate urban land development first in City Centre, Town Centre, Urban Centre, Frequent Transit Development Area, and Skytrain Corridor Planning Area locations well-served by local services, infrastructure, and transit.
  - A.2.1: Direct residential and mixed-use development into Surrey's City Centre, Town Centres, Urban Centres, Skytrain Corridor Planning Areas along Frequent Transit Corridors and in approved Secondary Plan areas, at densities sufficient to encourage commercial development and transit service expansion.
    - *The proposed development will support growth by increasing density in a Town Centre Plan. The Development Permit for Form & Character will include thoughtful design measures to ensure any future development will be compatible with the character of the proposed development. The proposed density conforms to the goal of achieving medium-density, street-oriented residential development in Cloverdale Town Centre.*
  - B4.7: Design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape and public realm.
    - *Townhouses are proposed to front 58 Avenue and will provide a well-designed streetscape to increase safety for the public realm.*



## Secondary Plans

### Land Use Designation

- The proposal complies with the "Townhouses" designation in the Cloverdale Town Centre Plan.

### Themes/Policies

- The proposed development is consistent with the guiding policies and objectives in the Cloverdale Town Centre Plan to attract residents by providing a range of housing types. The proposed development will provide more affordable housing options in the form of townhouses to Cloverdale Town Centre.

## Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)" and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	75 UPH	64 UPH
<b>Floor Area Ratio:</b>	1.0	0.94
<b>Lot Coverage:</b>	45%	36.4%
<b>Yards and Setbacks</b>		
Rear Yard (West):	6.0 metres	3.1 metres*
Street Side Yard (South – 58 Ave):	4.5 metres	4.5 metres
Front Yard (East – 175 St):	4.5 metres	3.0 metres*
Side Yard (North):	6.0 metres	6.3 metres
<b>Height of Buildings</b>		
Principal buildings:	13 m	13 metres
<b>Amenity Space</b>		
Indoor Amenity:	3 square metres/unit (54 square metres)	0 square metres*
Outdoor Amenity:	3 square metres/unit (54 square metres)	61 square metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	36	36
Residential Visitor:	4	4
Total:	40	40
<b>Bicycle Spaces</b>		
Residential Visitor:	6	6

\*proposed variances

### Setback/Indoor Amenity Space Variances

- The applicant is requesting the following variances:
  - to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the principal building face of Building 2 and 4;
  - to reduce the minimum west rear yard setback of the RM-30 Zone from 6.0 metres to 3.1 metres to the principal building face of Building 1; and
  - to reduce the minimum indoor amenity space required for an 18-unit townhouse development before cash-in-lieu may be applied under Section B.6(b) of Part 4, “General Provisions” of the Surrey Zoning By-law from 37 square metres to 0 square metres.
- The RM-30 Zone requires that buildings and structures have a minimum front yard setback of 4.5 metres and a minimum rear setback of 6.0 metres. The applicant is proposing reduced setbacks along the front (east) yard and rear (west) yard lot lines.
- The proposed building setback reductions improve the proposed townhouse layout, provide more interaction between the public and private realm, and enhance the livability of the units.
- The reduced setbacks along the east and west property line, along with design treatments that provide a front door expression to the units, create appropriate urban, pedestrian-friendly streetscapes along 175 Street and allow the site to accommodate all required visitor parking stalls.
- Based on the RM-30 Zone requirement of 3.0 square metres per dwelling unit for indoor amenity space, the proposed development requires 54 square metres of indoor amenity. However, Section B.6(b) of Part 4 General Provisions of the Zoning Bylaw, permits cash-in-lieu to be considered if a minimum of 37 square metres of indoor amenity space is provided for ground-oriented multiple unit residential buildings with 11 - 24 units.
- The applicant is proposing a further reduction by providing no indoor amenity space. Given the relatively small scale of the proposed residential development and the location of the site in close proximity to amenities and services within the Cloverdale Town Centre, the applicant is proposing to address the shortfall in indoor amenity space (54 square metres) with a cash-in-lieu contribution in accordance with City policy at the rate in effect at the time of Final Adoption.
- Staff support the requested variances to proceed for consideration.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,000 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Cloverdale Town Centre Plan designation.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new 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.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

### **Public Art Policy**

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on June 24, 2022, and the Development Proposal Signs were installed on July 14, 2022. Staff received one response from neighbouring residents.
  - The resident was concerned with increasing density in an existing single family area.  
*(Staff provided information on the Cloverdale Town Centre Plan for the neighbourhood, confirming that the proposed density increase complies with the designation of "Townhouses" in the plan.)*
- The subject development application was reviewed by the Cloverdale Community Association. The Cloverdale Community Association has no concern over the proposed development.

### **DEVELOPMENT PERMITS**

#### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Cloverdale Town Centre Plan (TCP).

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Cloverdale Town Centre Plan (TCP).
- The proposed 18-unit townhouse project consists of four (4) three-storey buildings with garages accessed internally at grade.
- To provide a pedestrian-friendly interface and appropriate building spacing, the length of all buildings facing the street do not exceed five (5) units.
- Building 1 and 2 contain five (5) units each and Building 3 and 4 contain four (4) units each. Building 3 and 4 front 58 Avenue and consists of four (4) street-oriented units each with direct access from the front yard. Access to Building 1 and 3 is provided via a 1.5-metre wide sidewalk which runs along the north property line and connects to 175 Street.
- The easternmost units of buildings 2 and 4 provide resident access from 175 Street, with front doors and active rooms oriented to provide an engaging relationship with the street. City staff will continue to work with the applicant to enhance the treatment of this interface.
- The townhouse units are approximately 170 square metres in floor area each and are comprised entirely of three-bedroom units.
- All of the townhouse units will contain an attached, side-by-side double garage as well as a flex-room at grade. The kitchen, dining and family/living rooms of each of these units are located on the second floor, with bedrooms on the third floor.
- The townhouses incorporate peaked roofs and oversized windows into the design. The proposed building materials include asphalt shingle roofing material, fibre cement panels and siding with wood fascia and fiberglass doors. The colour palette is a combination of white, gray and charcoal.
- Each unit will have a small private balcony off the second floor and a small outdoor yard space.

### Landscaping

- Each townhouse unit includes a private patio space and a private yard with layered planting consisting of a variety of shrubs. Each private yard also includes either a Paperbark Maple, Lilac Tree or Bowhall Red Maple planted on the grassed space.
- The landscaping plans shows a total of 39 replacement trees, to be planted throughout the subject site, including Red Shine Maple, Lilac Tree, Paperbark Maple, Red Flowering Dogwood and Bowhall Red Maple. In addition, the landscaping includes a mix of shrubs, ground cover and open lawn space.
- Eight (8) planter beds are proposed along the internal drive aisle, between the garage entrances for each unit. Each planter bed will include layered, low-lying shrubs and a Red Shine Maple tree in order to provide additional on-site tree canopy.

- A corner plaza is proposed on the northwest corner of the site at 58 Avenue and 175 Street. The plaza includes stamped concrete, layered planting as well and two benches for sitting.

#### Indoor Amenity

- The RM-30 Zone requires that 54 square metres of indoor amenity space be provided, based on a requirement of 3 square metres for each dwelling unit.
- As noted previously, the applicant is proposing a variance to Part 4 General Provisions of the Zoning Bylaw in order to provide no indoor amenity space, given both the scale of the proposed residential development and the location of the site within the Cloverdale Town Centre.
- The applicant is proposing to address the shortfall in indoor amenity space (54 square metres) with a cash-in-lieu contribution in accordance with City policy at the rate in effect at the time of Final Adoption, subject to Council approval of the shortfall.

#### Outdoor Amenity

- The RM-30 Zone requires that 54 square metres of outdoor amenity space be provided, based on a requirement of 3 square metres for each dwelling unit.
- The applicant is proposing approximately 61 square metres of outdoor amenity space on the subject site, which exceeds the Zoning By-law requirements.
- The outdoor amenity space is located along the south property line, approximately in the middle of the subject site. It contains a children's play space with play structures on a fiber safety surface, a small seating area and landscaping.

#### Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
  - Further enhancement around the entryways of units fronting 175 Street to enhance the relationship with the public realm;
  - Finalizing the location of a pad-mounted transformer (PMT) and bicycle visitor parking and any associated site plan revisions; and
  - Finalizing the Landscaping Plan, to the satisfaction of Trees and Landscaping, specifically with regard to the location of replacement trees, location of shrubs and landscaping for the outdoor amenity area and plaza corner.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

**TREES**

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting 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>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Weeping Willow	3	3	0
Katsura	1	0	1
Silver Maple	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	5	5	0
Deodar Cedar	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>11</b>	<b>9</b>	<b>2</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>39</b>	
<b>Total Retained and Replacement Trees</b>		<b>41</b>	
<b>Contribution to the Green City Program</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 11 mature trees on the site, excluding Alder and Cottonwood trees. There are no Alder and Cottonwood trees on site. It was determined that two (2) 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees. This will require a total of 16 replacement trees on the site. The applicant is proposing 39 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Red Shine Maple, Lilac Tree, Paperbark Maple, Red Flowering Dogwood and Bowhall Red Maple.
- The applicant will continue to work on retention of city tree C1 to ensure the proposed drive aisle will not impact retention. Parks is reviewing the drive aisle location in relation to city tree C1 and will confirm if impacts to the tree protection zone are acceptable. Arborist supervision will be required for all roadworks in the tree protection zone for this tree. Full appraised value will be required if tree needs to be removed.
- In summary, a total of 41 trees are proposed to be retained or replaced on the site with no contribution required to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

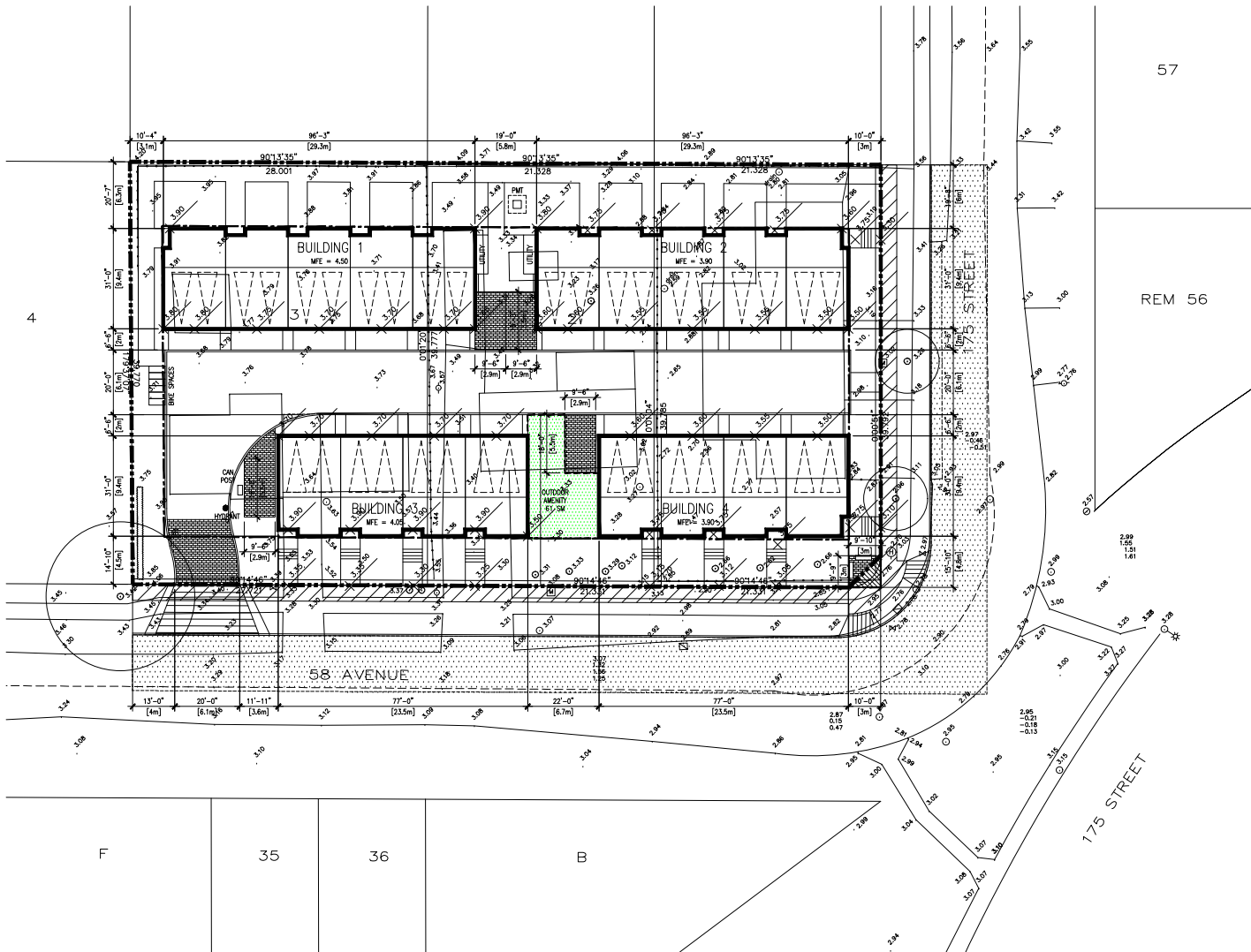
The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Development Variance Permit No. 7921-0166-00

*approved by Ron Gill*

Jeff Arason  
Acting General Manager  
Planning and Development

SJ/cm



**ZONING INFORMATION**

**PROPERTY INFORMATION**

ADDRESS: 5811/5813 175 STREET  
68643249  
LOT 1 SECTION 7 TOWNSHIP 8 PLAN W/1381 N/10  
PART SE 1

17456/17461 58 AVENUE  
60148644  
LOT 3 BLOCK B SECTION 7 TOWNSHIP 8 PLAN  
M/1391 H/10 PART SE 2

14725 58 AVENUE  
60232406  
LOT 2 BLOCK B/13 SECTION 7 TOWNSHIP 8 PLAN  
M/1391 H/10 PART SE 1

COMPLIANCE: OFFICIAL COMMUNITY PLAN DEVELOPMENT  
PRINTING REGULATIONS (OCP 21.1)  
CLOVERDALE TOWN CENTRE PLAN

GROSS SITE AREA: 30,147 SF (2,802.5 M<sup>2</sup> / 0.69 ACRES)  
CURRENT ZONING: R/F  
PROPOSED ZONING: RM-30  
PROPOSED FAR: 0.24

SETBACKS: BY ZONE PROPOSED

FRONT (SOUTH)	4.5M	4.5M
REAR (NORTH)	6.0M	6.0M
SIDE (WEST)	6.0M	3.0M
SIDE (EAST)	4.5M	3.0M
HEIGHT	13M	18M

UNITS:

TOTAL # OF UNITS: 18 UNITS  
EFFICIENCY: 25.1 UPA

VISITOR PARKING:

REQUIRED SPACES: 18 UNITS X 0.2 = 3.6 SPACES  
SPACES PROVIDED: 4 SPACES

OUTDOOR AMENITY AREA:

REQUIRED AREA: 18 UNITS X 3.0M X 4.5M  
AREA PROVIDED: 61.5M<sup>2</sup>

UNIT AREA:

GROUND LEVEL: 400 SF GARAGE +110 SF LIVABLE  
SECOND FLOOR: 610 SF LIVABLE  
THIRD FLOOR: 610 SF LIVABLE  
1,620 SF GROSS  
1,430 SF LIVABLE

**SOUND MITIGATION**

DURING BUILDING PERMIT STAGE, SOUND MITIGATION DETAIL NO SHALL BE MADE ON THE SOUTHERN AND EASTERN FACES OF BUILDINGS 2 & 4.

MEASURES TO INCLUDE, BUT ARE NOT LIMITED TO:

- TRIPLE GLAZING AT WINDOWS
- ADDITIONAL INSULATION AT EXTERIOR WALLS (CONTINUOUS MINERAL WOOL INSULATION AT EXTERIOR)
- DRY WALL TO BE INSTALLED ON RESIDENT CHANNELS

**SUSTAINABILITY CONCEPTS**

- BUILDINGS:**
- OPTIMIZE GLAZING AT SOUTHERN EXPOSURES
  - PROVIDE ROUGHIN FOR FUTURE SOLAR PANELS
  - PROVIDE ROUGHIN FOR CABLE CHANGES
  - USE MATERIALS WITH HIGH RECYCLED CONTENT AND END OF LIFE RECYCLABILITY
  - PROVIDE DURABLE MATERIALS THAT CAN PROVIDE LONG LIFE BEFORE NEED FOR REPLACEMENT
- SITE:**
- PERMEABLE PAVING
  - LANDSCAPING WITH LOW WATER REQUIREMENTS
- AREA:**
- WALKABLE TO TOWN CENTRE
  - PROXIMITY TO TRANSIT
  - BASIC NEEDS FOR RESIDENTS WITHIN SHORT TRIP

igal-arch.com  
408 Eyles Street,  
Vancouver, BC  
V6A 2G8  
P 778.899.4360  
E sigal@igal-arch.com

REV	DATE	DESCRIPTION	DR	RV

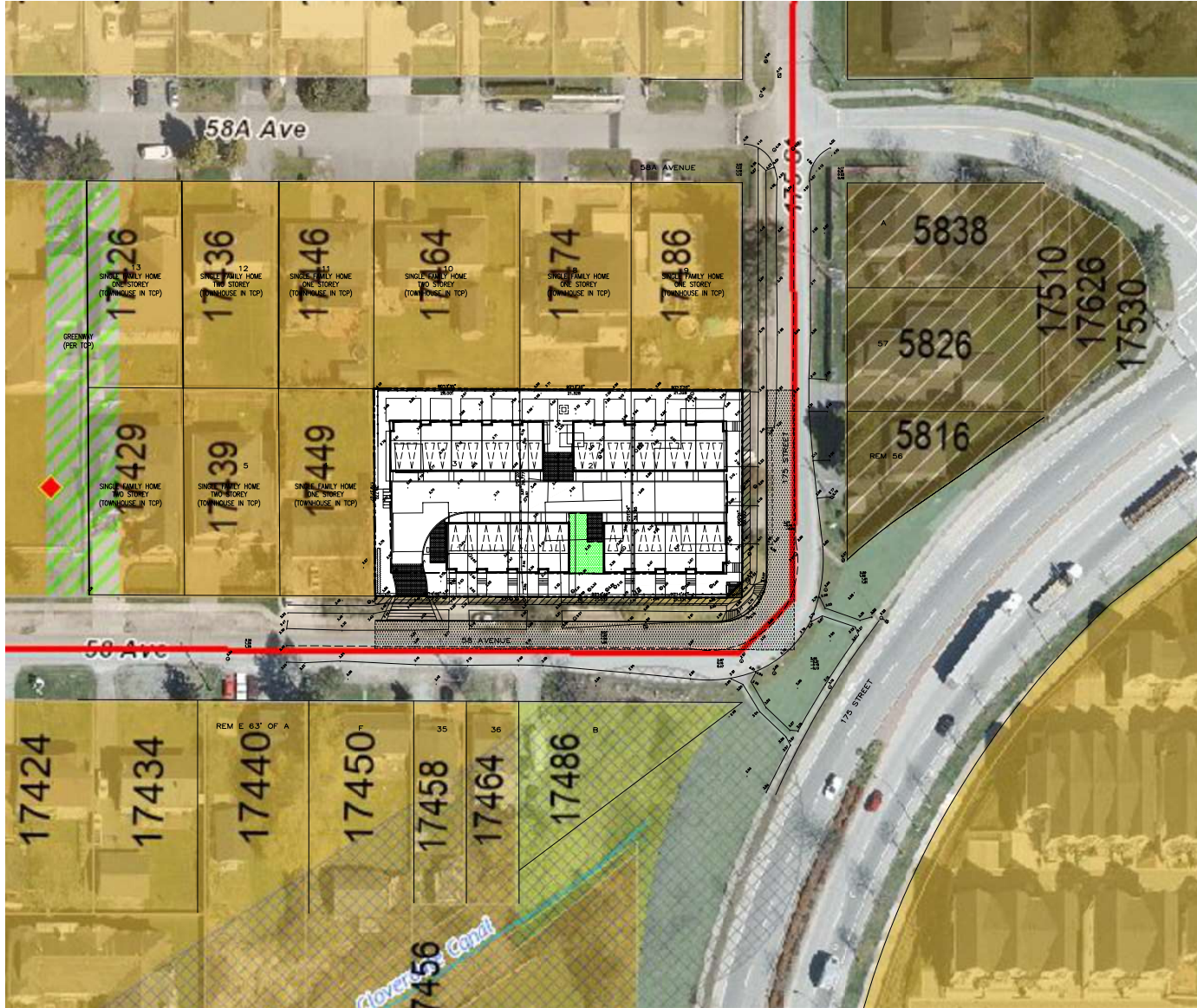
PROJECT: TOWNHOUSE DEVELOPMENT

17456, 17461 & 14725 58 AVENUE  
5811 & 5813 175 STREET  
SURREY, BC

**PROPOSED SITE PLAN**

DATE: 05/14/21	PROJECT NO.: 21010
SCALE: AS SHOWN	REVISION:
A1.0	





1 CONTEXT PLAN  
1:825 = 1"0"

REV	DATE	DESCRIPTION	DR	RV

CONTRACTOR'S RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.

PROJECT: TOWNHOUSE DEVELOPMENT

1748, 1747 & 1745 58 AVENUE  
9811 & 5813 175 STREET  
SURREY, BC

**CONTEXT PLAN**

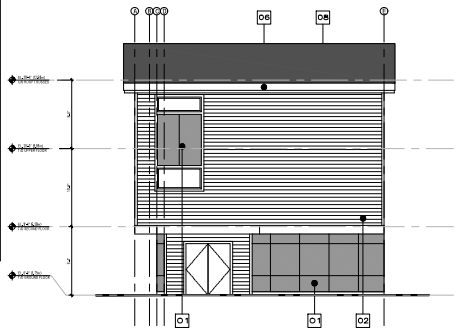
REVISED DATE	05/14/21	PROJECT NO.	21010
SCALE	AS SHOWN	DATE	
DESIGNER	IGELARCH	CLIENT	
PROJECT	A1.1		







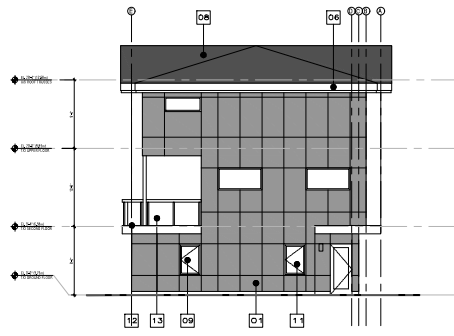
- FINISH INFORMATION**
- 01 FIBRE CEMENT PANELS (W/ EASY JAMB TRIMS)  
COLOUR: BENJAMIN MOORE 2103-40  
CHARCOAL LINEN
  - 02 FIBRE CEMENT SIDING  
COLOUR: BENJAMIN MOORE DC-149  
SECATOR'S WHITE
  - 03 FIBRE CEMENT BOARD AND BATTEN SIDING  
COLOUR: BENJAMIN MOORE 2104-40  
PORTLAND GRAY
  - 04 FIBR SOFFIT WITH CLEAR FINISH
  - 05 1" TRIM - MATCH ADJACENT SIDING FINISH
  - 06 WOOD FASCIA  
COLOUR: BENJAMIN MOORE DC-149  
SECATOR'S WHITE
  - 07 FIBERGLASS GARAGE DOOR  
WHITE FINISH
  - 08 ASPHALT SHINGLE ROOF  
BIO NORXIC - CASTLE GREY FINISH
  - 09 VINYL WINDOWS WITH WHITE FINISH
  - 10 FIBERGLASS DOOR WITH WHITE FINISH
  - 11 FIBERGLASS DOOR WITH WHITE FINISH AND  
CLEAR GLAZING PANEL
  - 12 VINYL DECK COVER
  - 13 ALUMINUM RAILINGS WITH CLEAR GLAZING -  
WHITE FINISH
  - 14 WALL SCOUND
  - 15 METAL SOFFIT WITH CEDAR FINISH



3 BUILDING 2 - WEST ELEVATION  
1/8" = 1'-0"



1 BUILDING 2 - SOUTH ELEVATION  
1/8" = 1'-0"



4 BUILDING 2 - EAST ELEVATION (175 St)  
1/8" = 1'-0"



2 BUILDING 2 - NORTH ELEVATION  
1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV

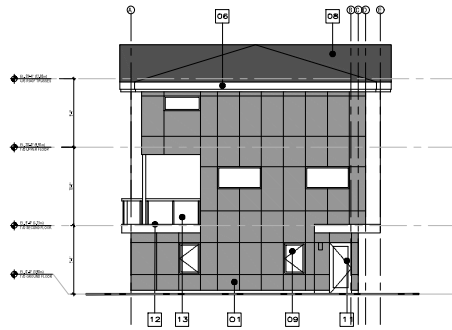
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PROJECT: TOWNHOUSE DEVELOPMENT  
1745B, 1746T & 1747S 58 AVENUE  
9811 & 5813 175 STREET  
SURREY, BC

**BUILDING 2  
ELEVATIONS**

DATE: 06/14/21	PROJECT NO.: 21010
SCALE: AS SHOWN	REVISION:
<b>A2.1A</b>	

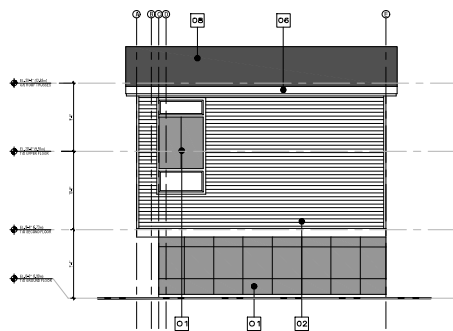
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02	FIBRE CEMENT SIDING COLOUR: BENJAMIN MOORE OC-19 DECORATOR'S WHITE
03	FIBRE CEMENT BOARD AND BATTEN SIDING COLOUR: BENJAMIN MOORE 210-40 PORTLAND GRAY
04	FIBR SOFFIT WITH CLEAR FINISH
05	9" TRIM - MATCH ADJACENT SIDING FINISH
06	WOOD FASCIA COLOUR: BENJAMIN MOORE OC-19 DECORATOR'S WHITE
07	FIBERGLASS GARAGE DOOR WHITE FINISH
08	ASPHALT SHINGLE ROOF BIG NORRICK - CASTLE GREY FINISH
09	VINYL WINDOWS WITH WHITE FINISH
10	FIBERGLASS DOOR WITH WHITE FINISH
11	FIBERGLASS DOOR WITH WHITE FINISH AND CLEAR GLAZING PANEL
12	VINYL DECK COVER
13	ALUMINUM RAILINGS WITH CLEAR GLAZING - WHITE FINISH
14	WALL SCOUND
15	METAL SOFFIT WITH CEDAR FINISH



**3 BUILDING 3 - WEST ELEVATION**  
1/8" = 1'-0"



**1 BUILDING 3 - SOUTH ELEVATION (58 Ave)**  
1/8" = 1'-0"



**4 BUILDING 3 - EAST ELEVATION**  
1/8" = 1'-0"



**2 BUILDING 3 - NORTH ELEVATION**  
1/8" = 1'-0"


REV	DATE	DESCRIPTION	DR	RV
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CONTRACTOR TO VERIFY ALL DIMENSIONS OF THIS SET AND TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND MATERIALS AND FINISHES AND SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORK AND THE SAFETY OF THE CONSTRUCTION.

THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS AND FINISHES AND SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORK AND THE SAFETY OF THE CONSTRUCTION.

CONTRACTOR TO VERIFY ALL DIMENSIONS OF THIS SET AND TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND MATERIALS AND FINISHES AND SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORK AND THE SAFETY OF THE CONSTRUCTION.

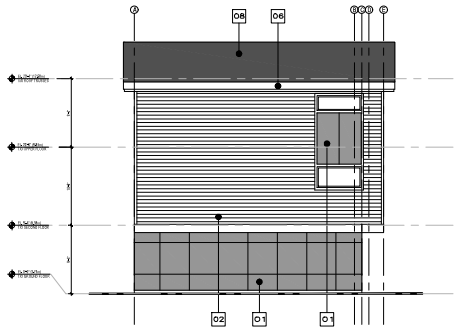
PROJECT: TOWNHOUSE DEVELOPMENT

1745B, 1746T & 1747S 58 AVENUE  
SURREY, BC V4A 2G8

SHEET TITLE: BUILDING 3 ELEVATIONS

REV DATE	PROJECT NO.
05/14/21	21010
AS SHOWN	REVISION
A2.A	

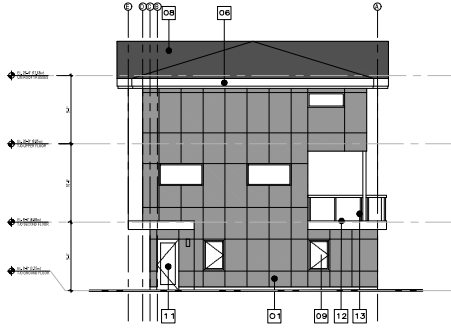
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02	FIBRE CEMENT SIDING COLOUR: BENJAMIN MOORE DC-149 DECATATORS WHITE
03	FIBRE CEMENT BOARD AND BATTON SIDING COLOUR: BENJAMIN MOORE 210-40 PORTLAND GRAY
04	FBR SOFFIT WITH CLEAR FINISH
05	1" TRIM - MATCH ADJACENT SIDING FINISH
06	WOOD FASCIA COLOUR: BENJAMIN MOORE DC-149 DECATATORS WHITE
07	FIBERGLASS GARAGE DOOR WHITE FINISH
08	ASPHALT SHINGLE ROOF BIO NORXIC - CASTLE GREY FINISH
09	VINYL WINDOWS WITH WHITE FINISH
10	FIBERGLASS DOOR WITH WHITE FINISH
11	FIBERGLASS DOOR WITH WHITE FINISH AND CLEAR GLAZING PANEL
12	VINYL DECK COVER
13	ALUMINUM FRAMING WITH CLEAR GLAZING - WHITE FINISH
14	WALL SCOEDE
15	METAL SOFFIT WITH CEDAR FINISH



3 BUILDING 4 - WEST ELEVATION  
1/8" = 1'-0"



1 BUILDING 4 - SOUTH ELEVATION (58 Ave)  
1/8" = 1'-0"



4 BUILDING 4 - EAST ELEVATION (175 St)  
1/8" = 1'-0"



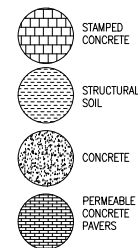
2 BUILDING 4 - NORTH ELEVATION  
1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV

PROJECT: TOWNHOUSE DEVELOPMENT  
1748, 1747 & 1745 58 AVENUE  
9811 & 5813 175 STREET  
SURREY, BC

**BUILDING 4 ELEVATIONS**

DATE: 05/14/21	PROJECT NO.: 21010
SCALE: AS SHOWN	REVISION:
<b>A2.3A</b>	



SEP/22	CITY REQUEST	2
JUL/22	REVISED SITE PLAN	1
DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC.  
 BCSLA CSLA  
 2462 JONQUIL COURT  
 ABBOTSFORD, B.C.  
 V3C 3E8  
 PHONE (604) 857-2376

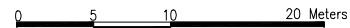
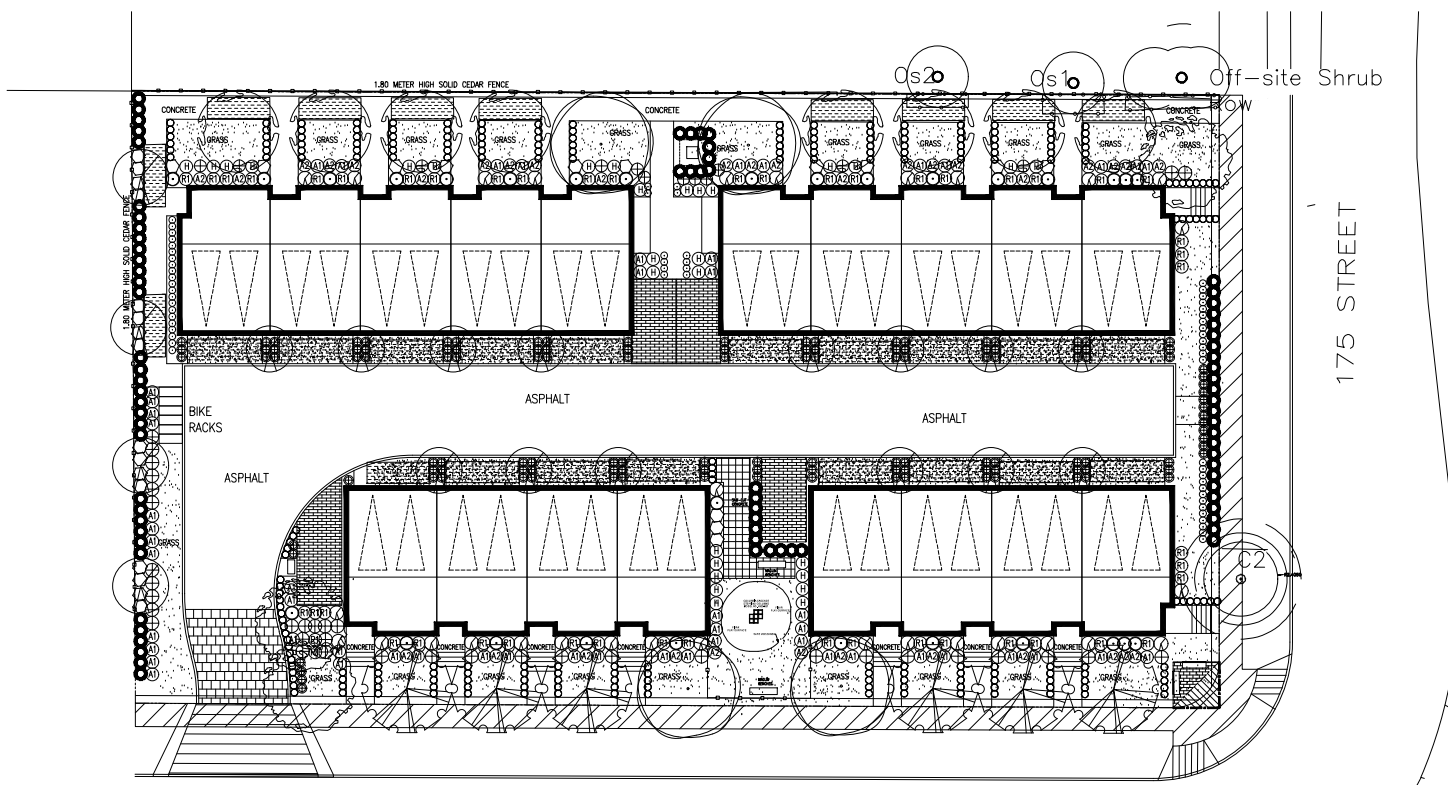
CLIENT  
 129974 BC LTD  
 6715 GORDAN AVENUE  
 BURNABY, B.C.  
 V5E 3V5

TITLE  
 PLAN VIEW  
 LANDSCAPE PLAN  
 PROPOSED  
 TOWNHOUSE DEVELOPMENT  
 17459 17461 17475 - 58 AVENUE  
 5811 5813 - 175 STREET  
 SURREY, B.C.

SCALE	1:150	DATE	MAR/22
DRAWN		CHKD	
ENL		APPD	

PRINTED	JOB No.	
	DRAWING No.	

L-1



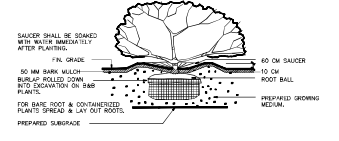


KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER CAMPESTRE 'RED SHINE'	RED SHINE MAPLE	17	6 CM. CAL.	AS SHOWN	B. & B.
	SYRINGA RETICULATA 'IVORY SILK'	LILAC TREE	6	6 CM. CAL.	AS SHOWN	B. & B.
	ACER GRISEUM	PAPERBARK MAPLE	8	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	4	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	4	6 CM. CAL.	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	44			
⊕	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	53	#3 POT	90 CM. O.C.	
⊕	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	30	#3 POT	90 CM. O.C.	
⊕	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	12	#3 POT	90 CM. O.C.	
⊕	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	262	#3 POT	45 CM. O.C.	
⊕	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	26	#3 POT	90 CM. O.C.	
⊕	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	45	#3 POT	90 CM. O.C.	
⊕	HOSTA (VARIOUS)	HOSTA	30	#3 POT	90 CM. O.C.	
⊕	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	32	#3 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	150	#3 POT	70 CM. O.C.	
⊕	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	68	1.50 METERS	70 CM. O.C.	
⊕	SARCOCCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX	84	#3 POT	70 CM. O.C.	

**NOTES / GENERAL**

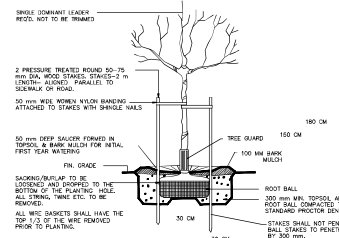
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO LANDSCAPE STANDARD 'LATEST EDITION'. CONTAINER SIZES ARE SPECIFIED AS PER 'ON-SITE STANDARDS'. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MARKET PLANT MATERIAL AVAILABLE FOR OPTIONS REVIEW BY 'LANDSCAPE ARCHITECT' AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. 'SUBSTITUTIONS' MUST OBTAIN WRITTEN APPROVAL FROM THE 'LANDSCAPE ARCHITECT' PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO THE 'LANDSCAPE STANDARD'.
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED 'DISEASE FREE' NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'LANDSCAPE STANDARD'. PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BRITISH COLUMBIA 'LANDSCAPE STANDARD'.
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 

LAWN AREAS	200 mm
GROUND COVER AREAS	400 mm
SHRUB AREAS	400 mm
TREE SITS	300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE ON-SITE, USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE INITIALLY FREE FROM SUSPENS. WOOD INSECT PLANT PARTS, WEEDS OR REPRODUCTIVE PARTS, OF WEEDS, PLANT PATHOGENS, ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.

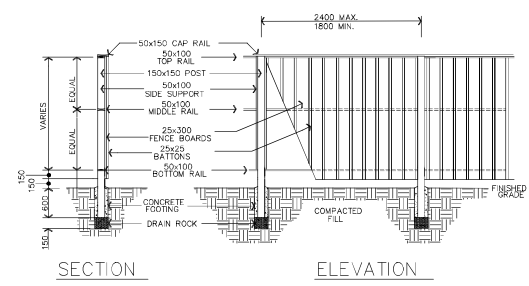


TREE PLANTING DETAIL

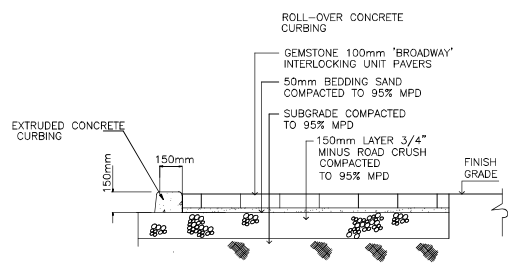
SECTION N.T.S.



**FENCE DETAIL**  
(DIMENSIONS IN mm)  
N.T.S.



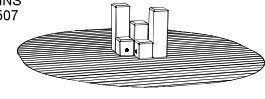
SECTION ELEVATION



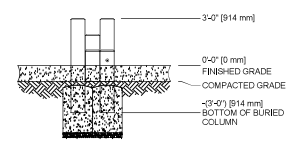
INTERLOCKING PAVER DETAIL

TYPICAL N.T.S.

**COLUMBIA CASCADE STEPPING COLUMNS**  
MODEL NO. 4500-507



ISOMETRIC VIEW



FRONT VIEW

DATE	REVISION	NO.
	REVISED	

C.KAVOLINAS & ASSOCIATES INC.  
BCSLA CSLA  
2462 JONQUIL COURT  
ABBOTSFORD, B.C.  
V30 3E8  
PHONE (604) 857-2376

CLIENT  
1299974 BC LTD  
6715 GORDMAN AVENUE  
BURNABY, B.C.  
V5C 3V5

TITLE  
PLAN VIEW  
LANDSCAPE DETAILS  
PROPOSED  
TOWNHOUSE DEVELOPMENT  
17459 17461 17475 - 58 AVENUE  
5811 5813 - 175 STREET  
SURREY, B.C.

SCALE	N.T.S.	DATE	MAR/22
DRAWN	DWD		
ENL.	CM/D		
APPROV.	AS BUILT		

PRINTED	JOB NO.	
	DRAWING NO.	L-1A

## INTER-OFFICE MEMO

---

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

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

DATE: **September 09, 2022** PROJECT FILE: **7821-0166-00**

---

RE: **Engineering Requirements  
Location: 5811 175 St**

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 3.0 m x 3.0 m corner cut at 175 Street and 58 Avenue;
- Register 0.5 m statutory right-of-way (SRW) along property line of 58 Avenue and 175 Street.

***Works and Services***

- Construct the north side of 58 Avenue;
- Construct the west side of 175 Street;
- Construct driveway to the site;
- Construct service connections (sanitary and drainage) complete with inspection chambers to the site;
- Construct a metered water service connection to the lot (including backflow preventor);  
and
- Construct a 250 mm sanitary sewer along 58 Avenue to replace the existing 150 VCP at the same location.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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



Jeff Pang, P.Eng.  
Development Services Manager

M51



August 5, 2022

Planning

**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 in-migration growth factor, particularly of, new young families with children in the catchment. In the District's 2022/2023 Five Year Capital Plan, a new request for a 6-classroom addition to George Greenaway Elementary has been included. The Ministry of Education has not approved funding for this request. In the meantime, enrollment growth will be managed by four portables over the course of the next 10 years.

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.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0166 00

**SUMMARY**

The proposed 18 townhouse units are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	7
Secondary Students:	3

September 2021 Enrolment/School Capacity

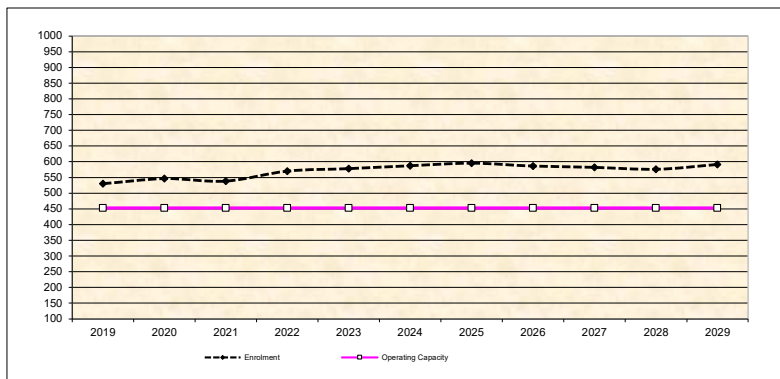
<b>George Greenaway Elementary</b>	
Enrolment (K/1-7):	51 K + 487
Operating Capacity (K/1-7)	57 K + 396
<b>Lord Tweedsmuir Secondary</b>	
Enrolment (8-12):	1739
Capacity (8-12):	1400

<b>Projected population of school-age children for this development:</b>	14
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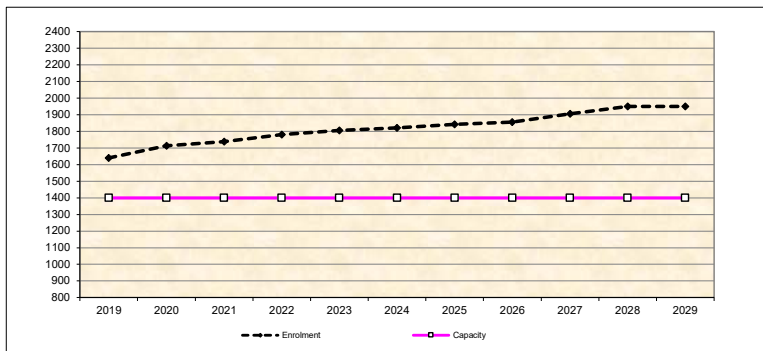
*Population* : The projected population of children aged 0-19 impacted by the development.

*Enrolment* : The number of students projected to attend the Surrey School District ONLY.

**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.

## 4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number      Unknown  
 Site Address                    17459, 17461, 17475 58 Avenue and 5811, 5813 175 Street  
 Registered Arborist         Dean Bernasch, ISA Certified Arborist (PN-8676A)

On-Site Trees	Number of Trees
<b>Protected Trees Identified</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)	<b>11</b>
<b>Protected Trees to be Removed</b>	<b>8</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>3</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0      X    one (1)    =    0 - All other Trees Requiring 2 to 1 Replacement Ratio 8      X    two (2)    =    16	<b>16</b>
<b>Replacement Trees Proposed</b>	<b>39</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>	

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

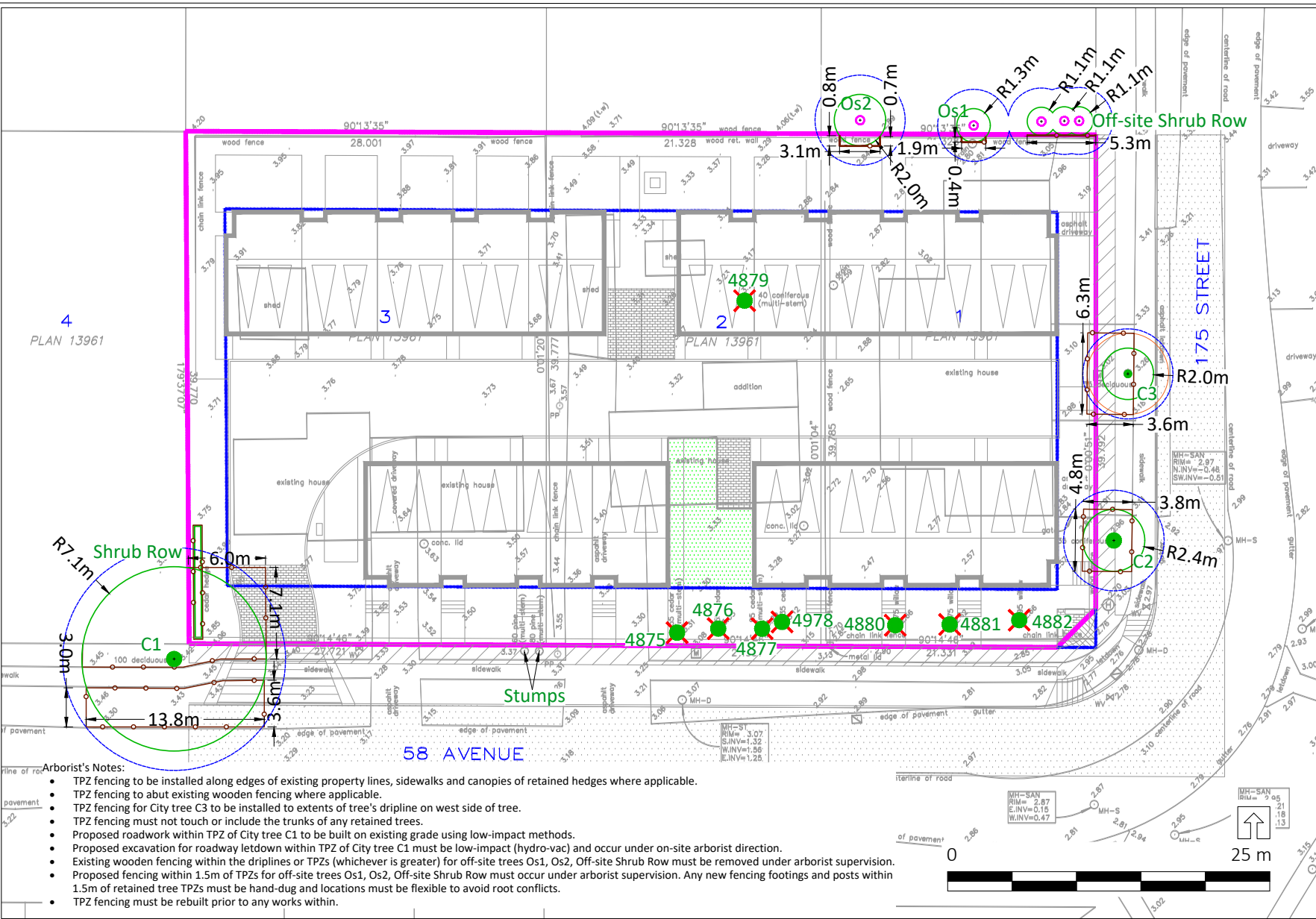
Summary, report and plan prepared and submitted by



Signature of Arborist

July 26, 2022

Date



**LEGEND**

- CRITICAL ROOT ZONE
- DRIPLINE (APPROXIMATE)
- NO-BUILD ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- ✗ TREE TO BE REMOVED

- NOTES**
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
  - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
  - No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
  - The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
  - Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
  - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provided by the owners' Engineer (P Eng).
  - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

- Arborist's Notes:**
- TPZ fencing to be installed along edges of existing property lines, sidewalks and canopies of retained hedges where applicable.
  - TPZ fencing to abut existing wooden fencing where applicable.
  - TPZ fencing for City tree C3 to be installed to extents of tree's dripline on west side of tree.
  - TPZ fencing must not touch or include the trunks of any retained trees.
  - Proposed roadway within TPZ of City tree C1 to be built on existing grade using low-impact methods.
  - Proposed excavation for roadway letdown within TPZ of City tree C1 must be low-impact (hydro-vac) and occur under on-site arborist direction.
  - Existing wooden fencing within the driplines or TPZs (whichever is greater) for off-site trees Os1, Os2. Off-site Shrub Row must be removed under arborist supervision.
  - Proposed fencing within 1.5m of TPZs for off-site trees Os1, Os2, Off-site Shrub Row must occur under arborist supervision. Any new fencing footings and posts within 1.5m of retained tree TPZs must be hand-dug and locations must be flexible to avoid root conflicts.
  - TPZ fencing must be rebuilt prior to any works within.



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0166-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 009-912-240  
Lot 1 Section 7 Township 8 New Westminster District Plan 13961

5811 - 175 Street  
(5813 - 175 Street)

Parcel Identifier: 002-323-095  
Lot 2 Section 7 Township 8 New Westminster District Plan 13961

17475 - 58 Avenue

Parcel Identifier: 001-148-044  
Lot 3 Section 7 Township 8 New Westminster District Plan 13961

17459 - 58 Avenue  
(17461 - 58 Avenue)

(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 22 "Multiple Residential 30 Zone (RM-30)", the minimum east front yard setback is varied from 4.5 metres to 3.0 metres to the principal building face of Building 2 and 4;
- (b) In Section F. Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum west rear yard setback is varied from 6.0 metres to 3.1 metres to the principal building face for Building 1; and
- (d) In Section B.6(b) of Part 4 "General Provisions" the minimum indoor amenity space required before cash-in-lieu may be applied for a 18-unit townhouse development is reduced from 37 square metres to 0 square metres.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A.

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 .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli



5811 / 5813 175 STREET  
509-02-380  
LOT 1 SECTION 7 TOWNSHIP 8 PLAN NWP1361 NWD  
PART SE 2  
1749 / 1748 58 AVENUE  
601-18-844  
LOT 3 BLOCK B SECTION 7 TOWNSHIP 8 PLAN  
NWP1591 NWD PART SE 2  
17475 58 AVENUE  
602-22-209  
LOT 2 BLOCK B/12 SECTION 7 TOWNSHIP 8 PLAN  
NWP1591 NWD PART SE 2

4862 Fairview Road,  
Vancouver, BC  
V6A 2G8  
P 778-898-4360  
E info@spatialworks.com

OFFICIAL COMMUNITY PLAN, DEVELOPMENT  
PERMIT GUIDELINES (DCP/DP1)  
CLOVERDALE TOWN CENTRE PLAN  
30,147 SF (2,800.7 SM) / 0.69 ACRES  
RF  
RM-30  
B34

PROPOSED	EXISTING	PROPOSED
SETBACKS	BY ZONE	
FRONT (SOUTH)	4.5M	4.5M
REAR (NORTH)	6.0M	6.3M
SIDE (WEST)	6.0M	3.0M
SIDE (EAST)	4.5M	3.0M
HEIGHT:	13M	13M
<b>UNITS:</b>		
TOTAL # OF UNITS:	18 UNITS	
EFFICIENCY:	26.1 LPA	
<b>VISITOR PARKING:</b>		
REQUIRED SPACES:	18 UNITS X 0.2 = 3.6 SPACES	
SPACES PROVIDED:	4 SPACES	
<b>OUTDOOR AMENITY AREA:</b>		
REQUIRED AREA:	18 UNITS X 3M <sup>2</sup> = 54 SM	
AREA PROVIDED:	61 SM	
<b>UNIT AREA:</b>		
GROUND LEVEL:	400 SF GARAGE + 110 SF LIVABLE	
SECOND FLOOR:	610 SF LIVABLE	
THIRD FLOOR:	610 SF LIVABLE	
	1,830 SF GROSS	
	1,430 SF LIVABLE	

**SOUND MITIGATION**  
DURING BUILDING PERMIT STAGE, SOUND MITIGATION DETAILING SHALL BE MADE ON THE SOUTHERN AND EASTERN FACES OF BUILDINGS 2 & 4.

MEASURES TO INCLUDE, BUT ARE NOT LIMITED TO:

- TRIPLE GLAZING AT WINDOWS
- ADDITIONAL INSULATION AT EXTERIOR WALLS (CONTINUOUS MINERAL WOOL INSULATION AT EXTERIOR)
- DRAWWALL TO BE INSTALLED ON RESILIENT CHANNELS

**SUSTAINABILITY CONCEPTS**  
BUILDINGS:

- OPTIMIZE GLAZING AT SOUTHERN EXPOSURES
- PROVIDE ROUGH-IN FOR FUTURE SOLAR PANELS
- PROVIDE ROUGH-IN FOR CAR CHARGERS
- USE MATERIALS WITH HIGH RECYCLED CONTENT AND END OF LIFE RECYCLABILITY
- PROVIDE DURABLE MATERIALS THAT CAN PROVIDE LONG LIFE BEFORE NEED FOR REPLACEMENT

**PROJECT:** TOWNHOUSE DEVELOPMENT

**SITE:**

- PERMEABLE PAVING
- LANDSCAPING WITH LOW WATER REQUIREMENTS

**AREA:**

- WALKABLE TO TOWN CENTRE
- PROXIMITY TO TRANSIT
- BASIC NEEDS FOR RESIDENTS WITHIN SHORT TRIP

PROPOSED  
SITE PLAN

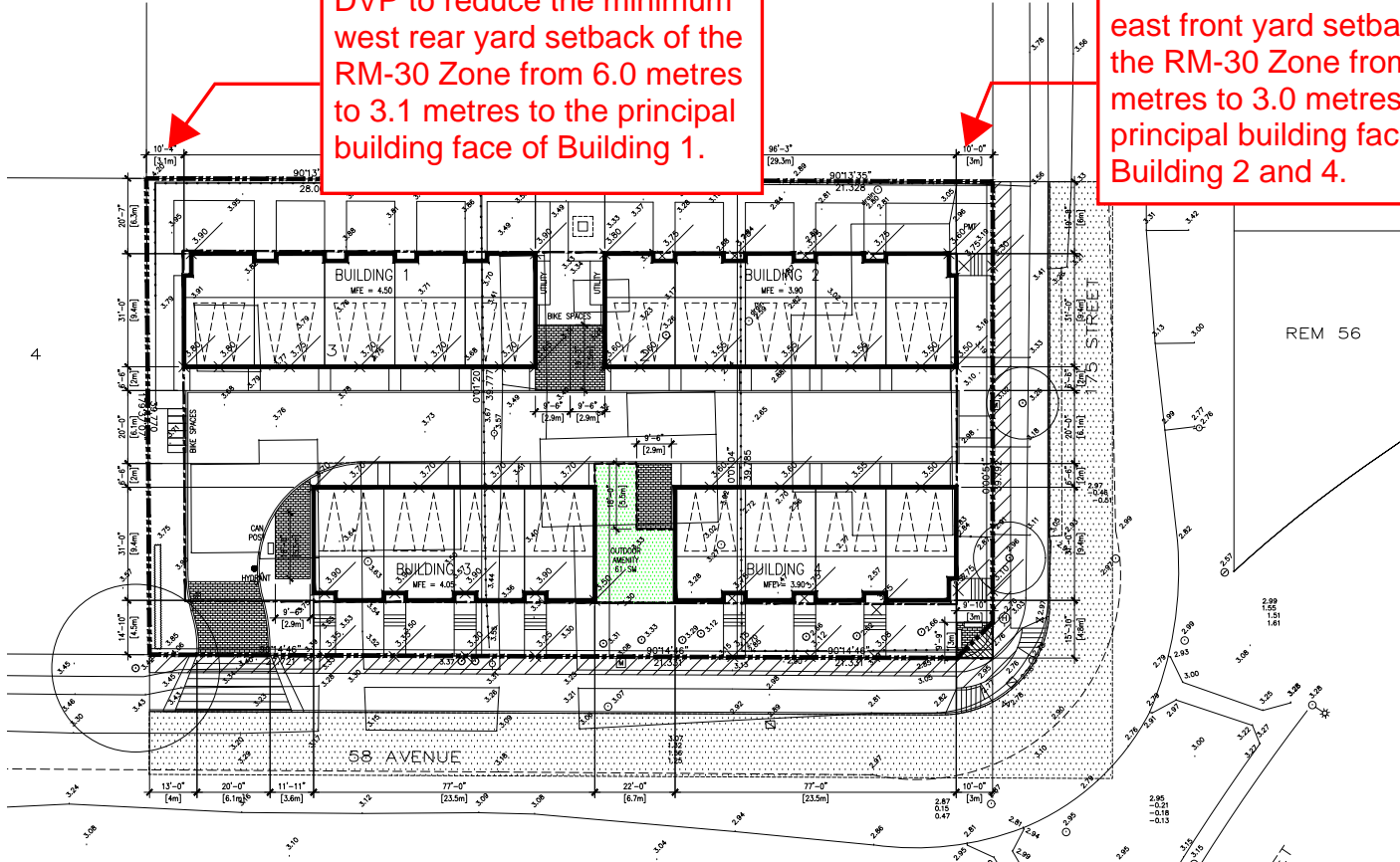
17495 / 17481 & 17475 58 AVENUE  
601 & 5813 175 STREET  
SURREY, BC

PROJECT NO: 21010  
REVISION:

1101 DATE: 05/14/21  
SCALE: AS SHOWN  
DRAWING NO:

DVP to reduce the minimum west rear yard setback of the RM-30 Zone from 6.0 metres to 3.1 metres to the principal building face of Building 1.

DVP to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the principal building face of Building 2 and 4.



DVP to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for an 18-unit townhouse development under Section B.6(b) of Part 4, "General Provisions" of the Surrey Zoning By-law from 37 square metres to 0 square metres.

1 SITE PLAN  
1/16" = 1' 0"