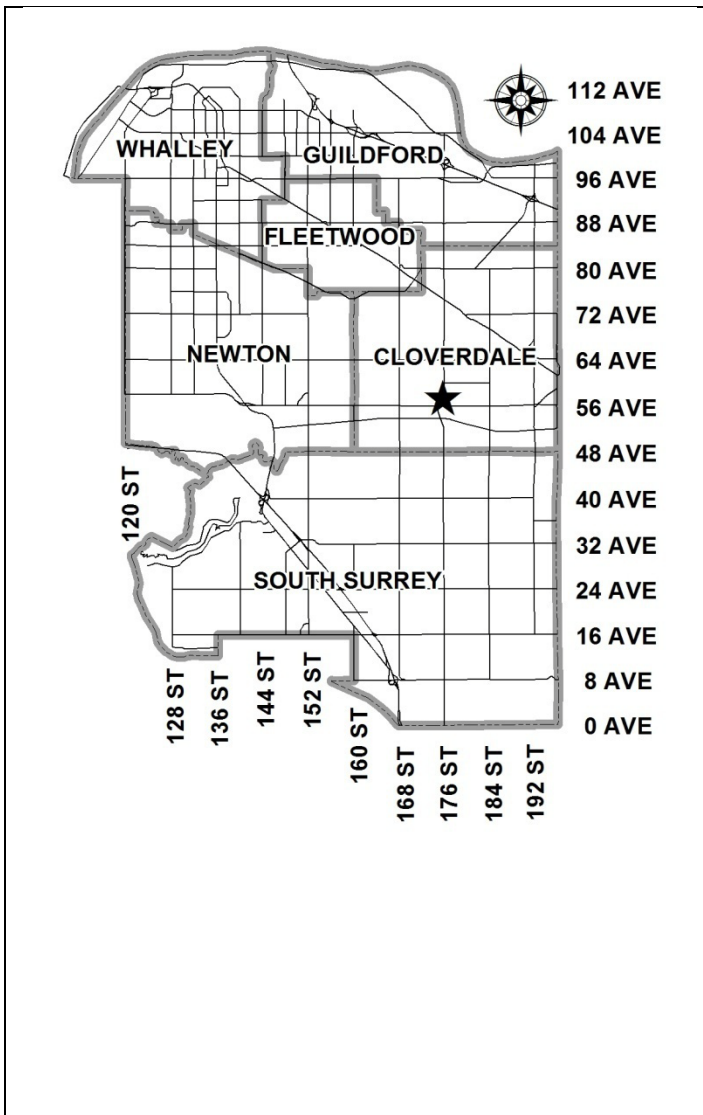


Planning Report Date: July 25, 2011



PROPOSAL:

- **OCP Text Amendment**
- **TCP Amendment** from Retail/Service Commercial and Institutional to Residential/Commercial and modifications to the road network and Park/Open Space
- **Rezoning** from CD (By-law 16808) and C-15 to CD (based on C-15 Zone)
- **Development Permit**

in order to modify the Master Plan to facilitate the redevelopment of the Cloverdale Mall and Legion sites and to permit the development of a 5-storey mixed-use building as the first phase.

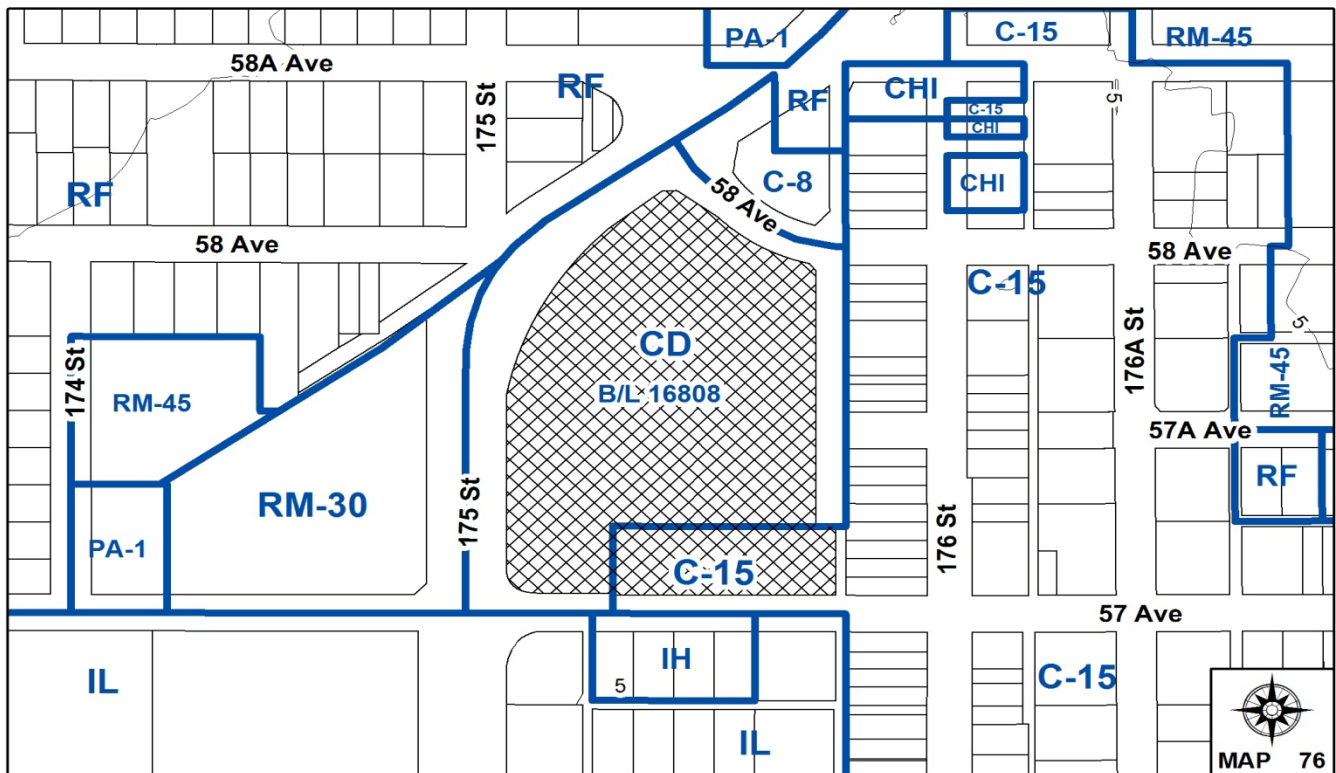
LOCATION: 5710 – 175 Street and 17567 – 57 Avenue

OWNERS: City of Surrey and Royal Canadian Legion - Cloverdale (Pacific #6)

ZONING: CD (By-law No. 16808) and C-15

OCP DESIGNATION: Town Centre

TCP DESIGNATIONS: Retail/Service Commercial and Institutional, and Park/Open Space



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Text Amendment; and
 - Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit No. 7910-0101-00 (Master Plan).
- Approval to draft Development Permit No. 7910-0101-01 (Phase I).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment of the Cloverdale Town Centre Plan from Retail/Service Commercial and Institutional to Residential/Commercial and modifications to the road network and Park/Open Space.
- Requires an OCP Text Amendment to increase the density for the smaller subject lot currently occupied by the Legion, to reflect the current maximum density permitted on the larger subject lot, the former Cloverdale Mall site.

RATIONALE OF RECOMMENDATION

- Complies with the OCP designation and the existing zoning for the majority of the site (the former Cloverdale Mall site at 5710 – 175 Street).
- The proposed Master Plan and the density and building form for Phase 1 are appropriate for this part of Cloverdale and should play a vital role in helping to encourage development in the Cloverdale Town Centre area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by increasing the allowable floor area ratio within the Town Centre designation for the site at 17567 – 57 Avenue from 1.50 to 2.00, as described in Appendix I, and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from Comprehensive Development Zone (By-law No. 16808) and Town Centre Commercial Zone (C-15) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft the General Development Permit, Development Permit No. 7910-0101-00, generally in accordance with the attached drawings (Appendix II).
5. Council approve the applicant's request to reduce the amount of required indoor amenity space from 306 square metres (3,294 square feet) to 160 square metres (1,722 square feet).
6. Council authorize staff to draft the Phase 1 Development Permit, Development Permit No. 7910-0101-01, generally in accordance with the attached drawings (Appendix III).
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) registration of public rights of passage for public access to the future central green space;
 - (h) registration of a reciprocal access agreement for public rights-of-passage to permit future driveway access;

- (i) registration of an easement for public rights-of-passage for the area between the edge of the road rights-of-way and the building;
 - (j) discharge of the existing "no-build" Restrictive Covenant, currently registered on the former Cloverdale Mall site at 5710 – 175 Street, upon acceptance of an approved Traffic Impact Study by the Ministry of Transportation and Infrastructure;
 - (k) resolution of the parking management strategy to the satisfaction of the General Manager, Engineering Department;
 - (l) the applicant adequately address the impact of reduced indoor amenity space; and
 - (m) registration of a "no build" Restrictive Covenant requiring the demolition of the existing building (Legion) within 6 months after the occupancy of the new building and then the completion of the works and services adjacent the existing building (Legion) and consolidation of the parcels within Block B within 3 months after the demolition.
8. Council pass a resolution to amend the Cloverdale Town Centre Plan to redesignate the site from Retail/ Service Commercial and Institutional to Residential/Commercial and modifications to the road network and Park/Open Space when the project is considered for final adoption.

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:**

3 Elementary students at Martha Currie Elementary School
1 Secondary students at Lord Tweedsmuir Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in the Phase 1 project are expected to be constructed and ready for occupancy by January 2013.

Parks, Recreation & Culture: Request that the private green space provide public access and that it be designed to look and feel public.

Ministry of Transportation and Infrastructure (MOTI): The Transportation Impact Study (August 2010) is acceptable. The Ministry requests a synchro-analysis on the Highway No. 15 Bypass at 57 Avenue based on the commercial/residential volumes proposed.

MOTI advises that right-in access from Highway No. 15 (at approximately Block C's midpoint) is not permitted due to its proximity to the intersection with 58 Avenue. Further the proposed right in/right out at 57A Avenue is acceptable, provided the median on Highway No. 15 is raised.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot (formerly the Cloverdale Mall site) and a commercial building occupied by the Cloverdale Legion.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North (Across 58 Avenue):	Vacant lot	Retail/Service Commercial	C-8
East (Across lane):	Commercial Retail Units	Town Centre Commercial	C-15
South (Across 57 Avenue):	Industrial machine rental shop, card lock gas station and Fire Hall No. 8	Medium Density Residential and Institutional	IL and IH
West (Across Highway No. 15):	Townhouses and single family homes	Townhouses and Medium Density Residential	RM-30 and RF

JUSTIFICATION FOR PLAN AMENDMENTS

- The applicant is proposing a text amendment to the Official Community Plan (OCP) to increase the maximum floor area ratio (FAR) in the Town Centre designation, from 1.50 to 2.00, for the smaller subject site at 17567 – 57 Avenue.

- In support, the applicant has provided the following justification:
 - A comparable amendment to the OCP, to allow a maximum FAR of 2.00 in the Town Centre designation, for the larger subject site at 5710 – 175 Street was previously approved on January 19, 2009 (By-law No. 16807). The current application proposes to increase the FAR for the remaining portion of the subject site (i.e., the Cloverdale Legion site at 17567 – 57 Avenue).
 - The OCP text amendment is required to ensure that a consistent density can be provided across the site as proposed by the Master Plan.
- The FAR of 2.0 was proposed for the former Cloverdale Mall site as it was determined to be the threshold needed to make the redevelopment financially feasible (as detailed in Corporate Report No. Loo6 on November 24, 2008).
- The major review of the OCP will include a review of the allowable density within the Town Centre designation across all of the City's town centres. This review may result in a recommendation to increase the FAR for other lands within the Town Centre designation.
- An amendment is also proposed to the Cloverdale Town Centre Land Use Plan from "Retail/Service Commercial" and "Institutional" to "Residential/Commercial" and modifications to the road network and Park/Open Space. The amendment is required to ensure that the proposed, modified Master Plan and the proposed development are consistent with the Cloverdale Town Centre Land Use Plan.

DEVELOPMENT CONSIDERATIONS

Background

- The subject 2.59-hectare (6.4-acre) site is located at 17567 – 57 Avenue and 5710 – 175 Street on the northeast corner of the Highway No. 15 and 57 Avenue intersection in the Cloverdale Town Centre. The site is designated Town Centre in the Official Community Plan (OCP), and Retail/Service Commercial, Institutional and Park/Open Space in the Cloverdale Town Centre Plan and is currently zoned Comprehensive Development (CD) (By-law No. 16808) and Town Centre Commercial Zone (C-15).
- On January 19, 2009, Council approved Application No. 7908-0279-00 for the larger subject lot, amending the Official Community Plan to allow a density of 2.0 floor area ratio within the Town Centre designation, rezoning to CD By-law No. 16808, and issuing a General Development Permit (Development Permit No. 7908-0279-00). This previously approved application has formed the basis for the current application.
- The subject application is the first phase of what is expected to be a multi-phased development and is being developed as a joint venture between the Surrey City Development Corporation, TL Housing Solutions and the Cloverdale Legion.

- As part of this agreement a new building will be constructed for the Cloverdale Legion on the ground floor of the Phase I building. A separate Liquor License Application will be required to facilitate this relocation. The intent is to have the existing Legion remain open through the first phase of development.

Current Application

- The current application proposes rezoning from Comprehensive Development Zone (CD) By-law No. 16808 and Town Centre Commercial Zone (C-15) to a new Comprehensive Development Zone (CD) and a General Development Permit (Master Plan) to guide the future redevelopment of the expanded site which consists of the former Cloverdale Mall site and the current Cloverdale Legion site.
- A separate Development Permit is proposed for the first phase of the project that will facilitate the development of a 5-storey building (4 storeys of residential) that will include 102 apartment units with a new Legion and commercial retail units on the ground floor. The Phase 1 site encompasses a site area of 0.58 hectares (1.45 ac.).
- The overall site is required to be rezoned as the previous application did not include 17567 – 57 Avenue (Legion site). The proposed Master Plan further refines the previously approved General Development Permit.
- The proposed Master Plan anticipates a total floor area of 43,798 square metres (471,438 sq. ft.), representing a floor area ratio (FAR) of 1.69 over the whole site.
- Phase I of the development proposes a total floor area 10,421 square metres (112,171 sq. ft.), representing an FAR of 1.78.
- Phase I of the development proposes to reduce the amount of required indoor amenity space from 306 square metres (3,294 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit to 160 square metres (1,722 sq. ft.). The applicant has agreed to pay cash-in-lieu for the deficient amenity space (49 units) in accordance with City Policy.
- Phase I of the development proposes an outdoor amenity area encompassing a total of 318 square metres (3,423 sq. ft.) which exceeds the CD By-law requirement of 306 square metres (3,294 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The applicant is proposing 236 parking spaces for Phase I in a combination of one level of underground and surface parking. The proposed parking is deficient by 17 spaces from the standards in the Zoning By-law. The proposed mitigation for this parking deficiency is discussed in the CD By-law Section of this Report.

Arborist Report and Tree Location/Retention Plan

- The Arborist Report, prepared by ACL Arbortech Consulting Ltd. and dated February 11, 2011, identifies 5 mature trees on the site. Of these, 3 trees are proposed to be retained with the remaining trees (2) proposed to be removed due to their poor condition.

- The table below provides a summary of the proposed tree retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Giant Sequoia	3	3	0
Hemlock	1	0	1
Pine	1	0	1
Total	5	3	2

- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood (to be replaced at a 1:1 ratio). The applicant proposes 36 replacement trees to be provided, which is 32 trees more than the 4 required under the Tree Protection By-law.

Proposed CD By-law

- The majority of the subject site (5710 – 175 Street) is currently zoned Comprehensive Development Zone (By-law No. 16808) which was based on the C-15 Zone. Rezoning is required to incorporate the Legion site (17567 – 57 Avenue) and to permit additional commercial floor area in the first phase of development.
- The proposed Comprehensive Development (CD) Zone is based on the current CD Zone with modifications to the allowable density, setbacks, and parking standards. The permitted uses include multiple unit residential and ground-oriented multiple unit residential buildings.
- Similar to the existing CD Zone (By-law No. 16808), the proposed CD Zone also permits retail, office and other commercial uses, to a maximum floor area ratio (FAR) of 0.15 with the exception of Block A (which represents Phase I of the development) where non-residential uses are permitted a maximum FAR of 0.40. This is to accommodate the 2,060 square metres (22,174 sq. ft.) of commercial space, including the relocated Legion, proposed in the first phase of development.
- As with the existing CD Zone, the maximum FAR on the site will be 2.0 and the maximum building height will be 28.0 metres (90 ft.).
- The proposed CD By-law provides for some modifications to setbacks as shown below:

	Front (North)	Rear (South)	Side (East)	Side (West)	Side Yard on a Flanking Street (West)
Existing CD Zone (By-law No. 16808)	2.0m [7 ft.]	7.5m [25 ft.]	3.0m [10 ft.]	n/a	2.0m [7 ft.]
Block A*	0.50 [1.6 ft.]	0.0m [0 ft.]	7.5m [25 ft.]	n/a	0.0 ft.
Blocks B & C*	3.0m [10 ft.]	3.0m [10 ft.]	3.0m [10 ft.]	3.0m [10 ft.]	n/a

**Note: Setbacks for air space parcels, if required, are 0.0 metre (0 ft.)*

- The proposed front yard (0.50 m (1.25 ft.)) and rear yard (0 m (0 ft.)) setbacks in Block A relate to City streets (57 and 57A Avenues respectively), both of which will be significant commercial frontages. The reduced setbacks will help to provide a very urban streetscape along these frontages which is in keeping with the project's intent for a pedestrian-oriented character.
- The 0.0 metre (0 ft.) rear and side yard setbacks only relate to the southwest corner of the Phase I building. In fact the minimum setback along 57 Avenue (south) is 0.50 metre (2 ft.) and 6.9 metres (23 ft.) along Highway No. 15.
- The proposed setbacks for Blocks B and C are conceptual and intend to provide flexibility for when the detailed planning and design work is initiated. In fact 3.0-metre (10 ft.) setbacks are only proposed along commercial frontages in the Master Plan area, with the majority of setbacks in Block C being 7.5 metres (25 ft.) and between 4.5 (15 ft.) and 6.8 metres (22 ft.) in Block B.
- The parking requirements for the commercial portion of the site are proposed to be reduced by 17 spaces. The proposed relaxation is highlighted in the chart below:

	Commercial Retail Units	Proposed New Legion Location	Total
By-law Requirement	34	58	92
Proposed No. of Spaces	32	43	75
Requested Relaxation	2	15	17

- In support of the proposed relaxation, the applicant has agreed to contribute a total of \$57,600 towards the City Parking Fund in accordance with the City's Off Street Parking Facilities By-law (By-law No. 3470). This amount is based on payment for 5 spaces (@ \$11,520 per space). The cash that is collected will be used to support the provision of alternative parking within Cloverdale.
- As well the applicant proposes the dedication and construction of 57 A Avenue which will provide opportunity for 10 additional off street parking spaces within the first phase of development. Similarly an additional 2.5-metre (8 ft.) wide statutory right-of-way will be secured adjacent the lane on the eastern property line which will allow for additional on-street parking opportunities when the second phase of development takes place.
- The applicant also contends that as the Legion is a private members club, it does not act as a typical pub and thus the parking requirements are much less. In support of this they note that there is a much higher percentage of office space and other ancillary uses (e.g. for storage of memorabilia) than would be provided in a pub and thus less parking is actually needed.
- It should also be noted that the residential portion of the development meets the Zoning By-law parking requirements. With resident parking needs being met it is more likely that users of the commercial development will utilize available on-street parking in the area.
- The proposed parking and parking management strategy has been reviewed by the Engineering Department and found acceptable.

- All other aspects of the proposed CD Zone are based on the requirements of CD By-law No. 16808, which currently regulates the larger subject site.

PRE-NOTIFICATION

Pre-notification letters were sent on April 21, June 30 and July 15, 2011. The July 15, 2011 pre-notification letter was to provide additional detail about the proposed Town Centre Plan and road network amendments. In response, correspondence was received from 4 residents, none of whom were opposed to the proposal.

Public Information Meeting (PIM)

The applicant conducted a Public Information Meeting (PIM) on Tuesday, January 18, 2011, which was attended by approximately 120 persons. Generally, there was support expressed for the project being pedestrian-oriented, a nice vision/ development for Cloverdale, and that it will help with revitalizing Cloverdale by redeveloping the site.

The following summarizes the issues and concerns that were raised at the PIM:

- One resident noted that they would like to see another grocery store or convenience store developed as this may help bring people to the area.

(While it is not expected that a grocery store will be provided on this site, the application proposes a significant amount of commercial space that will provide amenity for local residents. For example Phase I proposes a total of 2,060 square metres (2,174 sq. ft.) of commercial space which is comprised of 1,117 square metres (12,023 sq. ft.) of commercial space in addition to the proposed new 943-square metre / 10,150 sq. ft. Legion.)

- One resident noted the stress that is currently on Surrey schools in the area and that family-oriented units should not be proposed as these would place additional stress on the system.

(The Surrey School District has advised that a modular classroom will be added to Martha Currie Elementary in September 2011 in addition to converting unused shop space into two classrooms, which are not reflected in the projections that are attached to this Report as Appendix IV.

The Surrey School District also note that Lord Tweedsmuir Secondary is over its capacity and has two portable classrooms. A new secondary school is proposed in the North Clayton Area in year four of the 2010-2011 Five Year Capital Plan to reduce long term secondary school overcrowding in the east region of Surrey.

It should also be noted that the first phase of development will not be available for occupancy until January 2013, thus allowing some time for these projects to be completed. The applicant has also advised that this project is not being marketed towards families but rather the target market is expected to be comprised of young professionals, empty nesters and divorcees.)

- One resident noted that the application appears to have minimal parking relative to the old mall site which had an abundance of parking.

(The parking is described in the CD By-law section, however, it should be noted that the proposed development is more urban in character than the suburban-style mall with surface parking that had occupied the majority of the site.)

- One resident noted a lack of infrastructure that is available to support the development including schools, services and parks.

(The Cloverdale Town Centre area offers a variety of existing park and community facilities including the Cloverdale Recreation Centre to the north, which opened on May 7, 2011, and local shops and services in the immediate vicinity. There will be additional amenities created from the subject application.)

- One resident also recommended that the development should incorporate a public art feature in support of the Canadian Forces/Legion members.

(The City's Public Art Policy, revised on March 14, 2011 (Corporate Report No. R051) does not apply to the first phase of the proposed development. Future phases will be required to provide some form of public art in accordance with the approved policy.)

- One resident was concerned that Hawthorne Square, on the west side of 176A Street at 57A Avenue, would be open to vehicular traffic and wished to see it remain for pedestrian use only.

(There are no plans to open Hawthorne Square to vehicular traffic as part of the current application.)

- One resident noted that they would like to see the development occur immediately as the property has sat vacant for an extended period of time.

(The applicant has indicated that it is their intention to move forward with the first phase of development as soon as possible, pending an acceptable level of pre-sales.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, public consultation took place as part of the preparation of the Cloverdale Town Centre Plan (TCP). Given that the proposed land use will be generally in compliance with the TCP, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

General Development Permit (Master Plan)

- The future Cloverdale West Village (Master Plan) will provide a mix of uses and housing typologies at varying scales. The central feature of the neighbourhood is a central green space that will be developed as part of a future phase. Access to this central green space for the general public will be secured by an easement. Both the road network and proposed buildings frame the green space to emphasize the neighbourhood as pedestrian-oriented.
- The Master Plan proposes approximately 485 units that will be provided in a mix of 3-, 5- and 6-storey buildings. A total floor area of 43,759 square metres (471,018 sq. ft.) is proposed. Individually, the FAR for the blocks range from 1.65 (Block C) to 1.78 (Block A). The FAR in Block B is proposed to be 1.63.
- The subject site will be developed in three phases, the first of which is proposed concurrently with the adoption of the Master Plan (see below for detailed discussion).
- Commercial spaces are provided at the street level in prominent locations throughout the site with residential uses provided on the upper floors or as ground-oriented 2-storey townhouses which help to frame the streets.
- The road network will be provided as a mix of public and private roads. 57A Avenue, a new east-west road, will be dedicated and constructed through the central portion of the site. The new road will provide increased connectivity (both pedestrian and vehicular) within the Cloverdale Town Centre. Additional connectivity is provided from a north-south driveway that extends from 57 Avenue through the southern portion of the site and wraps around the green space on the north side of the new 57A Avenue.
- Access to the site for all phases will be provided from the private driveways and the commercial lane along the eastern boundary of the site. An additional right-in only access from Highway No. 15/176 Street to proposed Lot C (northern site) is also proposed.
- To provide an acceptable interface with Highway No. 15, a low berm is proposed that will help to minimize noise and visual impacts. The berm will be coordinated with a new 3.0-metre (9 ft.) wide pathway that will extend along the western boundary of the site. A distinguishing feature of this treatment will be the introduction of clusters of trees in central locations along the frontage which can help to define interesting spaces along this stretch of road.

Response to TownShift Design Competition

- "TownShift: Suburb Into City" was a City of Surrey-sponsored design competition, launched in November 2009, intended to attract fresh design ideas in order to provide a vision for the future growth of Surrey's five Town Centres. The competition attracted 138 submissions from 20 countries. The subject site was the site selected for the Cloverdale portion of the competition, entitled "Cloverdale: Round-Up – Building Affordability". There were 27 submissions under this category. The winners were announced in February 2010.

- The results of the TownShift competition did influence the evolution of the Master Plan for the subject site. The residential forms that were proposed by the second prize winner focused on the introduction of mid rise and low rise urban blocks and included a central public space at the core of the site.
- These themes are evident in the built forms that are proposed by the Master Plan through a mix of 3-, 5- and 6-storey buildings which frame the proposed green space. The effect of this is that a significant density is achieved over the site, while at the same time the plan promotes a local neighbourhood that should be able to sustain its residents' needs by promoting local amenities.
- The concept of a significant water feature for the site, as was proposed by the winner of the TownShift competition, was not viable at this location due to the condition of the soils on the site. The composition of the soils do not allow for a second level of underground parking and with the applicant wishing to maximize its potential for available parking on one level, the water feature would have been required to sit on a parking slab. As a result the water feature would have provided limited stormwater benefit. Ultimately it was determined that a landscaped berm/pathway would provide a more appropriate interface with Highway No. 15.

Phase I Development (Mixed-Use Building on Block A)

- The first phase of development is proposed at the south-west corner of the site adjacent 57 Avenue and consists of a 102-unit, 4-storey apartment building over one level of at-grade commercial. A total floor area of 10,421 square metres (112,171 sq. ft.) is proposed, representing a floor area ratio (FAR) of 1.78.
- The commercial space will be comprised of a new 943-square metre (10,150 sq. ft.) Legion (its proposed relocation will be the subject of a future liquor license application) and 1,117 square metres (12,023 sq. ft.) of additional commercial space. The Legion and commercial space will be oriented towards the public realm, with the Legion fronting 57 A Avenue and the remaining commercial space fronting the internal driveway and 57 Avenue.
- Residential units range in size from 53 square metres (575 sq. ft.) to 85 square metres (915 sq. ft.) and are comprised of a mix of one- and two-bedroom units.
- The main residential entrance to the building is located adjacent the internal driveway along the building's eastern façade. Additional exits are proposed from the main floor of the north and south elevations.
- The building will be U-shaped and feature prominently along both 57 and 57A Avenues, in addition to the internal driveway. The building character is influenced heavily by the famous New England market buildings to provide a heritage theme. This results in two heritage 'blocks' at the north and south edge of the site. Together this larger massing is anchored over the lower commercial component. The U-shape that results forms a courtyard that helps to provide parking at the ground level and amenity space on the upper floors.

- Building materials include the extensive use of hardi-panel (grey and beige) and hardi-plank (grey and red) on the upper portions of the building with red brick at the base to define the commercial portion of the building as separate from the residential. The roof will be clad in asphalt shingles with additional detail provided through the use of metal railings and frosted glazing for units that front Highway No. 15.
- Vehicular access to the building's underground parking entrance will be provided from the internal courtyard by a private driveway. The resident and visitor parking areas will be separated by security gates.
- 236 parking spaces are provided, which is comprised of 141 resident and 20 visitor parking spaces (see previous Proposed CD By-law Section of this Report). The remaining parking spaces (75) are devoted to the Legion (43) and commercial units (32).

Public and Private Spaces and Landscaping

- Each apartment unit will have a balcony which will provide private outdoor space for residents' use and which will help the development engage with the public realm.
- Angle parking is proposed along the internal driveway, which will help to foster a pedestrian realm by reducing traffic speeds and helping pedestrians to feel safer. The visual impact from the angled parking will be reduced with the planting of a series of 1.8-metre (6 ft.) high Ironwood and Katsura trees every 2-3 parking spaces. The trees form a tree-lined boulevard which will help to separate the pedestrian realm from the area that is used by vehicles.
- Two small patios are proposed at the end of the building adjacent Highway No. 15 which will be constructed from tan-coloured stamped concrete. The patios will allow the Legion and other commercial uses to spill out onto the street, and should further help to enliven the local streets. A flag pole is proposed within the patio space adjacent the Legion.
- As noted previously, the development proposes significantly reduced setbacks to provide a very urban and street-oriented streetscape. To facilitate this, much of the landscaping improvements have been designed to coordinate with the boulevard area adjacent the road. This includes the proposed tree planting, rain gardens (5 ft. wide) along 57 and 57A Avenues, and a landscaped berm along Highway No. 15 that is proposed in coordination with a new 3.0-metre (10 ft.) wide pathway.
- In keeping with this design concept, retail frontages will be hard surfaced from curb to the building face, which will foster a pedestrian experience for this neighbourhood.

Indoor and Outdoor Amenity Space

- Under the proposed CD By-law, the applicant will be required to provide 306 square metres (3,294 sq. ft.) of both indoor and outdoor amenity space. This is based on the standard 3.0 square metres (32 sq. ft.) per dwelling unit being required for both indoor and outdoor amenity spaces.

- Due to the limited size of the Phase I site and the scale of the development, it is not possible for the applicant to provide all of the required indoor amenity space and instead has proposed to provide 160 square metres (1,722 sq. ft.) of space. The applicant has agreed to pay cash-in-lieu for the deficient amenity space (49 units) in accordance with City Policy.
- The indoor amenity space will be provided on the building's second floor in the form of meeting space and a lounge/ kitchen.
- The outdoor amenity space is located directly adjacent the indoor amenity space and is provided as an outdoor patio area with bench seating and landscaping. The landscaping includes raised planters with evergreen hedges and 6 dogwood trees which are planted within the slab.

ADVISORY DESIGN PANEL

ADP Date: June 2, 2011 (Phase I) and June 23, 2011 (Master Plan)

This project had few ADP recommendations for the Phase I building and was generally supported by the ADP. The applicant has agreed to resolve minor issues regarding the parkade prior to consideration of Final Adoption, to the satisfaction of the Planning and Development Department.

The proposed Master Plan was also reviewed by the ADP. In light of the project's timing the ADP recommendations will be considered with the detailed design of future phases.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective (Master Plan)
Appendix III.	Building Elevations, Landscape Plans and Perspective (Phase I)
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Proposed CD By-law
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	ADP Comments
Appendix IX.	Public Information Meeting Map of Responses
Appendix X.	Proposed OCP Text Amendment By-law
Appendix XI.	Proposed Town Centre Plan Amendment Map

INFORMATION AVAILABLE ON FILE

Complete Set of Architectural and Landscape Plans prepared by Patrick Cotter Architect Inc., dated July 13, 2011 and Durante Kreuk Ltd., dated June 30, 2011.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SML/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Patrick Cotter
 Patrick Cotter Architects Inc.
 Address: Suite 235 11300 No. 5 Road
 Richmond BC V7A 5J7

 Tel: 604-272-1477 - Work
 604-272-1477 - Fax

2. Properties involved in the Application
 - (a) Civic Addresses: 17567 - 57 Avenue and 5710 - 175 Street

 - (b) Civic Address: 17567 - 57 Avenue
 Owner: Cloverdale (Pacific #6) Branch of the Royal Canadian Legion
 PID: 013-655-795
 Lot "G" Block 7 Section 7 Township 8 New Westminster District Plan 2018

 - (c) Civic Address: 5710 - 175 Street
 Owner: City of Surrey
 PID: 027-221-881
 Lot A Section 7 Township 8 New Westminster District Plan BCP32528 Except: Plan BCP39769

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the OCP to vary the footnote below the table in Section 3.6.

 - (b) Introduce a By-law to rezone the site.

 - (c) Application is under the jurisdiction of MOTI.
 MOTI File No. 2001-00800

DEVELOPMENT DATA SHEET

Phase I

Proposed Zoning: CD (Based on C-15)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		5,848 m ²
LOT COVERAGE (in % of net lot area)	80 %	54.1 %
Buildings & Structures		3,159.6 m ²
Paved & Hard Surfaced Areas		2,171.8 m ²
Total Site Coverage		5,331.4 m ²
SETBACKS (in metres)		
North	.50 m	.60 m
South	0 m	.50 m
East	7.5 m	23.8 m
West	0 m	6.9 m
BUILDING HEIGHT (in metres/storeys)		
Principal	28 m	24 m (5 storey)
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		61
Three Bedroom +		41
Total		102
FLOOR AREA: Residential		8,361 m ²
FLOOR AREA: Commercial		2,060 m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		10, 421 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		174 upha/ 71 upa
FAR (gross)		
FAR (net)	2.00	1.78
AMENITY SPACE (area in square metres)		
Indoor	306 m ²	160 m ²
Outdoor	306 m ²	318 m ²
PARKING (number of stalls)		
Commercial (CRU)	32	32
Commercial (Legion)	43	43
Residential Bachelor + 1 Bedroom	79	79
2-Bed	62	62
3-Bed		
Residential Visitors	20	20
Institutional		
Total Number of Parking Spaces	236	236
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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DEVELOPMENT DATA SHEET

General Development Permit

Proposed Zoning: CD (Based on C-15)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		29,723.6 m ²
Road Widening area		3,838.6 m ²
Undevelopable area		
Net Total		25,885 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	80 %	56.4 %
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
North	.50 m - 3.0 m	7.5
South	0 m - 3.0 m	0.5-4.5 m
East	3.0 m - 7.5 m	5.8-6.0 m
West	0 m - 3.0m	6.9-7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	28 m	28 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		253
Two Bedroom		232
Three Bedroom +		
Total		485
FLOOR AREA: Residential		40,907 m ²
FLOOR AREA: Commercial		2,891 m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		43,798 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		187 upha / 76 upa
FAR (gross)		
FAR (net)	2.00	1.7
AMENITY SPACE (area in square metres)		
Indoor	1149 m ²	1149 m ²
Outdoor	1149 m ²	3,400 m ²
PARKING (number of stalls) (Phase II and III)		
Commercial	25	
Industrial		
Residential Bachelor + 1 Bedroom	250	
2-Bed	319	
3-Bed		
Residential Visitors	76	
Institutional		
Total Number of Parking Spaces	670	689
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CLOVERDALE WEST VILLAGE - PHASE 1 MIXED-USE DEVELOPMENT - SURREY, BC



PROJECT INFORMATION

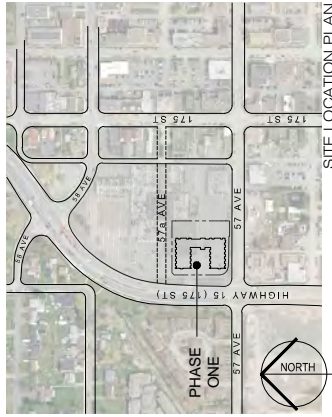
GROUND ADDRESS: 5710 175 ST & 17567 57TH AVE. SURREY, BC
 LEGAL ADDRESS: REM: LOT 'A' PLAN BOP32528 & LOT 'G' BK. 7 PLAN 2018 SEC. 7 TP. 8, NWD
 PARCELS: A
 APPLICANT: SURREY CITY DEVELOPMENT CORPORATION AND T.L. HOUSING SOLUTIONS
 CITY/LOCAL ZONING: CD 16808
 PROPOSED ZONING: CD 16808
 COVER SHEET



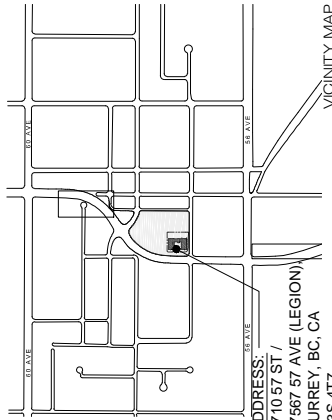
1180 BURNABY STREET
 BURNABY, BC V5J 5H8
 TEL: (604) 299-0605
 FAX: (604) 299-0629
 WWW.PATRICKCOTTER.COM

DRAWING NO: A001
 REV: E

AMENDED DEVELOPMENT APPLICATION -MASTER PLAN SUPPLEMENT



SITE LOCATION PLAN



VICINITY MAP

ADDRESS:
 5710 57 ST /
 17567 57 AVE (LEGION)
 SURREY, BC, CA
 V3S 4T7

CONSULTANTS

- | | | |
|--|--|--|
| <p>WSB
 NEMETZ (SA) & ASSC. LTD
 2009 WEST 4TH AVE
 VANCOUVER, BC V6J 1N3
 PH: 604-736-6562
 FX: 604-736-9805
 CONTACT: Ovirliu Copcaru</p> | <p>COPE GROUP CONSULTANTS
 320-8988 FRASERTON COURT
 BURNABY, BC V5J 5H8
 PH: 604-299-0605
 FX: 604-299-0629
 CONTACT: CORMAC NOLAN</p> | <p>DURANTE KREUK LTD.
 1637 W 5TH AVENUE
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 PH: 604.684.461
 FX: 604.684.0577
 CONTACT: PETER KRUEK</p> |
| <p>WSB
 118-3855 HENNING DRIVE
 BURNABY BC V5C 6N3
 PH: 604-394-3753
 FX: 604-394-3754
 CONTACT: DARRYL BOWERS</p> | <p>STANTEC
 SUITE 100-111 DUNKMIR ST
 VANCOUVER BC V6B 6A3
 PH: 604-696-6000
 FX: 604-696-8100
 CONTACT: DAN LEE</p> | <p>ARCHITECTURAL CONTINUED
 SK201 FORM AND CHARACTER SKETCHES
 SK202 FORM AND CHARACTER SKETCHES
 SK203 FORM AND CHARACTER SKETCHES
 SK204 FORM AND CHARACTER SKETCHES
 SK210 COMPUTER GENERATED RENDERINGS
 SK211 COMPUTER GENERATED RENDERINGS
 SK212 COMPUTER GENERATED RENDERINGS
 SK300 MATERIALS
 SK301 MATERIALS
 SK302 MATERIALS
 SK401 CALCULATIONS
 SK402 COP CONTEXT PLAN
 SK403 MASTER PLAN CONCEPT DIAGRAM
 SK404 MASTER PLAN COMPUTER RENDERING
 SK405 MASTER PLAN COMPUTER RENDERING
 SK407 MASTER PLAN COMPUTER RENDERING</p> |

PROJECT DESCRIPTION

THE NEW CLOVERDALE WEST VILLAGE SITE IS PART OF THE CITY OF SURREY'S CLOVERDALE TOWN CENTRE ZONE. THE DEVELOPMENT PLAN IS BROKEN UP INTO PHASES 1 AND 2. PHASE 1 IS A 16-STOREY COMMERCIAL BUILDING WITH A 2-STOREY COMMERCIAL RETAIL SPACE AND ONE LEVEL OF BELOW GRADE PARKING, WITH A 2 SHARED 5 STOREY STRUCTURE ABOVE. LEVEL 1 GROUND LEVEL IS COMMERCIAL RETAIL SPACE AND ROYAL CANADIAN LEGION HALL. THE LOWER TWO LEVELS ARE NON-COMBUSTIBLE CONSTRUCTION, SEPARATED FROM THE UPPER WOOD FRAME RESIDENTIAL CONSTRUCTION. A PORTION OF AMENITY SPACE IS PROVIDED ON LEVEL 2. THERE ARE 104 RESIDENTIAL UNITS, 12,500 SF RETAIL AND 10,000 SF LEISURE/HALL SPACE. PARKING IS LOCATED AT GRADE AND IN BELOW GRADE PARKAGE.

DRAWING LIST

A001 COVER SHEET A002 FORM AND CHARACTER SKETCHES A003 PHASE 1 AREA CALCULATIONS A004 CONTEXT PLAN A005 PHASE 1 AREA OVERLAYS A102 MASTERPLAN BASEMENT PLANS A103 MASTERPLAN GROUND LEVEL PLANS A104 MASTERPLAN ROOF PLANS A110 MASTER PLAN L3 A112 MASTER PLAN L3 A113 MASTER PLAN TYPICAL A114 MASTER PLAN ROOF A203 FLOOR PLAN LEVEL L1 A202 FLOOR PLAN LEVEL L2 A204 FLOOR PLAN LEVEL L3 & L4 A205 FLOOR PLAN LEVEL L5 A206 ROOF PLAN A301 BUILDING ELEVATIONS A302 BUILDING ELEVATIONS A312 STREETS/SCAPE ELEVATIONS A313 STREETS/SCAPE ELEVATIONS A400 BUILDING SECTIONS A402 BUILDING SECTIONS A403 BUILDING SECTIONS A404 BUILDING SECTIONS A412 STREET SECTIONS A413 STREET SECTIONS A414 STREET SECTIONS - MASTER PLAN A415 STREET SECTIONS - MASTER PLAN A801 UNIT PLANS A802 UNIT PLANS SK001 SITE IMAGES SK002 CONTEXT IMAGES SK003 PRECEDENT IMAGES SK101 DIMENSIONS SK101 LOT DIMENSIONS SK102 TRUCK ACCESS PLANS	ARCHITECTURAL CONTINUED SK201 FORM AND CHARACTER SKETCHES SK202 FORM AND CHARACTER SKETCHES SK203 FORM AND CHARACTER SKETCHES SK204 FORM AND CHARACTER SKETCHES SK210 COMPUTER GENERATED RENDERINGS SK211 COMPUTER GENERATED RENDERINGS SK212 COMPUTER GENERATED RENDERINGS SK300 MATERIALS SK301 MATERIALS SK302 MATERIALS SK401 CALCULATIONS SK402 COP CONTEXT PLAN SK403 MASTER PLAN CONCEPT DIAGRAM SK404 MASTER PLAN COMPUTER RENDERING SK405 MASTER PLAN COMPUTER RENDERING SK407 MASTER PLAN COMPUTER RENDERING	CIVIL SITE SERVICING CONCEPT PLAN PHASE 1 GRADING PLAN PHASE 1 SERVICING KEY PLAN	LANDSCAPE LOT 01/05 LEVEL 1 LAYOUT AND MATERIAL LOT 02/05 LEVEL 1 LAYOUT AND MATERIAL LOT 03/05 LEVEL 2 LAYOUT AND MATERIAL LOT 04/05 LEVEL 2 PLANTING PLAN LOT 05/05 SECTIONS
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TOPOGRAPHIC FIELD SURVEY DATED JUN. 24, 2011 ATTACHED FOR REFERENCE

REPRESENTS DRAWINGS INCLUDED IN ISSUANCE
 REPRESENTS DRAWINGS NOT INCLUDED IN ISSUANCE

BLACK COLOUR
 GREY COLOUR

ZONING: (Per CD 16807)

Intent: ... "to accommodate and regulate the development of multiple unit residential buildings with related amenity spaces, retail, office, service, recreational and civic uses developed in accordance with comprehensive design."

FAR: 2.00
 Lot Coverage: Not exceed 80%
 Setbacks:
 Front 2.0M
 Rear 7.5M
 Side 3.0M
 Flanking 2.0M
 Height: Not exceed 28M
 Off Street Parking: Townhouse 2 per unit
1 Bdrm 1.3 per unit
2 Bdrm 1.5 per unit
Visitor 2 per unit
CRU 3/100 sqm
 Amenity: 3sqm/Unit indoor and outdoor
 Lot Size: 1 ha. (Note this proposal requires .58
ha. for lot A)

Lot 'B' (Phase 2)

FAR: 1.63 = (10,414 – 363) / 6173 sqm
 Lot Coverage: 49%
 Setbacks:
 North 4.5M
 South 4.5M
 East 6.0M
 West 4.7/6.8M
 Height: 24M
 Off Street Parking: 217 Req, 224 provided
 CRU (3200/1075*3)
 Townhouse (27*2)
 1 Bdrm (56*1.3)
 2 Bdrm (38*1.5)
 Visitor (121 * 2)
 Amenity: (Indoor)
 Amenity: (Outdoor)
 Lot Size: 6173 ha
 No. Units: 121
 Ave Unit Size: 822 with TH, 757 w/o TH
 U.P. Ha 195
 Retail Area: 297 sqm
 Gross Residential: 10,117 sqm (9,241 net sqm)
 Gross Area: 10,414 sqm


Lot 'A' (For reference) Refer to DP drawings for added detail

FAR: 1.78
 Lot Coverage: 35.5%
 Setbacks:
 North 0.6M
 South 0.5M
 East 23.8M
 West 6.9M
 Height: 21M
 Off Street Parking: 253 Req, 236 provided
 Amenity: 306 Req, 204.4 provided
 Lot Size: 5844ha
 No. Units: 102
 Ave Unit Size: 765
 U.P. Ha 174
 Retail Area: 1,117 sqm
 Legion Area: 943 sqm
 Gross Residential: 8,361 sqm
 Gross Area: 10,421 sqm

Lot 'C' (Future Phases)

FAR: 1.65 = (23,710 – 786) / 13,867
 Lot Coverage: 49.5%
 Setbacks:
 North 7.5M
 South 3.0/4.5M
 East 5.8M
 West 7.5M
 Height: 24M
 Off Street Parking: 453 Req, 465 provided
 CRU (5750/1075*3)
 Townhouse (38*2)
 1 Bdrm (136*1.3)
 2 Bdrm (88*1.5)
 Visitor (262 * 2)
 Amenity: (Indoor)
 Amenity: (Outdoor)
 Lot Size: 1,3867 ha
 No. Units: 262
 Ave Unit Size: 787 with TH, 728 w/o TH
 U.P. Ha 190
 Retail Area: 534 sqm
 Gross Residential: 22,390 sqm (19,160 net sqm)
 Gross Area: 23,710 sqm

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 Email: info@patrickcolter.com
 Website: www.patrickcolter.com

Cloverdale
 West Village Phase I
 5710 175 St. &
 17567 57th Ave
 Surrey, BC
 V3R 4S4

CLIENT: **Surrey City**
 Development Corporation and
 T. L. Housing Solutions
 10000 150th Street, Suite 100
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 Fax: (604) 272-4484
 Email: info@tlhousing.com
 Website: www.tlhousing.com

SHEET TITLE: **MASTER PLAN DEVELOPMENT DATA**
 DRAWING NO: **SK401**
 REV: **E**



LEGEND:

[Pattern]	SINGLE FAMILY
[Pattern]	MULTI-FAMILY
[Pattern]	COMMERCIAL
[Pattern]	HISTORICAL STREET
[Pattern]	PHASE 1 CONSTRUCTION
[Pattern]	FUTURE PHASE CONSTRUCTION
[Pattern]	HP.
[Pattern]	LP.

HP.
LP.

NO.	DESCRIPTION
1	EXISTING BUILDING FOOTPRINT
2	EXISTING DRIVEWAY FOOTPRINT
3	EXISTING SIDEWALK FOOTPRINT
4	EXISTING DRIVEWAY FOOTPRINT
5	EXISTING SIDEWALK FOOTPRINT
6	EXISTING DRIVEWAY FOOTPRINT
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18	EXISTING DRIVEWAY FOOTPRINT
19	EXISTING SIDEWALK FOOTPRINT
20	EXISTING DRIVEWAY FOOTPRINT

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 17567 57th Ave.
 Surrey, BC

Surrey City
 Development
 Corporation and
 T.L. Housing Solutions

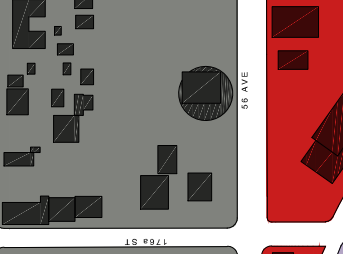
PROJECT
 SHEET NO. SK402
 SHEET TITLE: O.C.P. - CONTEXT PLAN

LEGEND:

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[Color]	COMMERCIAL (COM)
[Color]	INDUSTRIAL (IND)
[Color]	MULTIPLE RESIDENTIAL (RM)
[Color]	URBAN RESIDENTIAL (URB)
[Color]	AGRICULTURAL (AGR)

O.C.P. - CONTEXT PLAN
 1" = 1:500

1. Seek family-oriented, pedestrian-friendly Town Centre distinguished by its place in history
2. Reinforce the identity of the Town Centre core
3. Identify potential development opportunities and appropriate land uses
4. Develop a pedestrian-oriented land use pattern and residential
5. Provide land use opportunities for a range of commercial and residential
6. Strive for a land use pattern that allows an increase in the residential population located within easy walking distance
7. Provide land use opportunities for mixed commercial and residential
8. Develop land use options that contain highway and service commercial uses along the highways
9. Provide recreational and community services within or near the commercial core
10. Strive for safe and direct vehicular access to the Town Centre
11. Provide convenient public parking facilities within easy walking distance of the Town Centre core
12. Ensure that pedestrian access to the Town Centre is easy, safe and inviting for local residents



LEGEND:

[Color]	INDUSTRIAL (IND)
[Color]	MULTIPLE RESIDENTIAL (RM)
[Color]	URBAN RESIDENTIAL (URB)
[Color]	AGRICULTURAL (AGR)

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 Corporation and
 T.L. Housing Solutions

PROJECT
 SHEET NO. SK402
 SHEET TITLE: O.C.P. - CONTEXT PLAN

LEGEND:

[Color]	TOWN CENTRE (TC)
[Color]	COMMERCIAL (COM)
[Color]	INDUSTRIAL (IND)
[Color]	MULTIPLE RESIDENTIAL (RM)
[Color]	URBAN RESIDENTIAL (URB)
[Color]	AGRICULTURAL (AGR)

O.C.P. - Context Plan
 1" = 1:500

Patrick Conter
 Cloverdale
 West Village Phase I
 5710 175 St. &
 17567 57th Ave.
 Surrey, BC

Surrey City
 Development
 Corporation and
 T.L. Housing Solutions

PROJECT
 SHEET NO. SK402
 SHEET TITLE: O.C.P. - CONTEXT PLAN

LEGEND:

[Color]	TOWN CENTRE (TC)
[Color]	COMMERCIAL (COM)
[Color]	INDUSTRIAL (IND)
[Color]	MULTIPLE RESIDENTIAL (RM)
[Color]	URBAN RESIDENTIAL (URB)
[Color]	AGRICULTURAL (AGR)

O.C.P. - Context Plan
 1" = 1:500

Patrick Conter
 Cloverdale
 West Village Phase I
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Surrey City
 Development
 Corporation and
 T.L. Housing Solutions

PROJECT
 SHEET NO. SK402
 SHEET TITLE: O.C.P. - CONTEXT PLAN

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SK402

-  Central Green
-  FAR 1.7 - 2.0 Mixed-Use / Condo Res.
-  Retail / Commercial Street w/ Res. Above
-  Greenway "Network"
-  Public / Formal Node
-  Event / Transition Space
-  Green Street



Cloverdale Station

- Mixed-Use – residential Medium Density
- Combined multifamily residential and ground floor commercial buildings
 - Centrally-located event/transition space
 - Walk up. Ground oriented residences
 - Small village shopping located on central community green
 - Diversity of residential and commercial opportunities
 - Greenway
 - Walkable

NO.	DATE	DESCRIPTION
1	2010.03.15	PRELIMINARY CONCEPT
2	2010.04.15	CONCEPT DEVELOPMENT
3	2010.05.15	FINAL CONCEPT DEVELOPMENT
4	2010.06.15	FINAL CONCEPT DEVELOPMENT
5	2010.07.15	FINAL CONCEPT DEVELOPMENT
6	2010.08.15	FINAL CONCEPT DEVELOPMENT
7	2010.09.15	FINAL CONCEPT DEVELOPMENT
8	2010.10.15	FINAL CONCEPT DEVELOPMENT
9	2010.11.15	FINAL CONCEPT DEVELOPMENT
10	2010.12.15	FINAL CONCEPT DEVELOPMENT

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 Surrey, BC V4N 1V7
 TEL: (604) 272-8477
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DATE	BY	APP'D
2010.12.15	PKC	PKC
2011.01.15	PKC	PKC
2011.02.15	PKC	PKC
2011.03.15	PKC	PKC
2011.04.15	PKC	PKC
2011.05.15	PKC	PKC
2011.06.15	PKC	PKC
2011.07.15	PKC	PKC
2011.08.15	PKC	PKC
2011.09.15	PKC	PKC
2011.10.15	PKC	PKC
2011.11.15	PKC	PKC
2011.12.15	PKC	PKC

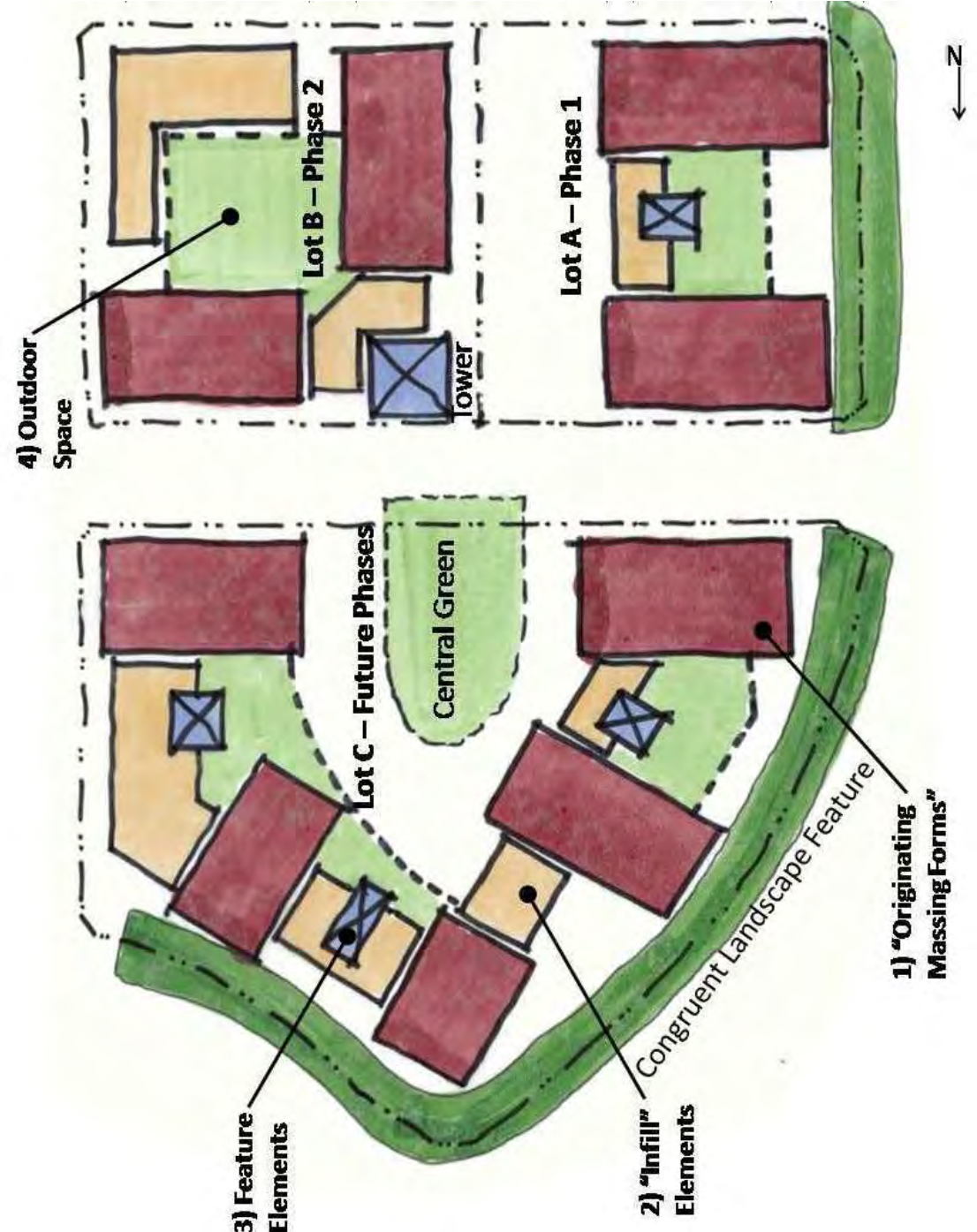
SHEET TITLE:
MASTER PLAN CONCEPT DIAGRAM

DRAWING NO.	REV.
SK403	E

Design Intent for this Masterplanned development is to provide a format for architecture that can vary and become diverse over the span of the phased implementation. While Phase 1 focuses more on Cloverdale's Heritage context, the subsequent projects will each develop their own unique architectural language. From this perspective, the intent is that the neighbourhood is visually tied together using a concept that sees each project as being comprised of 4 parts:

- The Originating Mass
- An Infill Connecting Element
- Feature Elements specific to the use and program
- Outdoor Amenity Terraces, also serving to cover structured parking.

The Landscaping intent is to unify the project with a "Congruent" Landscape Feature. This is comprised of a promenade with a double row of trees, a pristine landscape zone and urban café areas at retail corners. It wraps the project from Hwy 15 to 58 Ave. The Central Green forms an open space hub to the neighbourhood, highlighted by the tower in Phase 2 at the base of the park.



NO.	1	DATE
NO.	2	DATE
NO.	3	DATE
NO.	4	DATE
NO.	5	DATE
NO.	6	DATE
NO.	7	DATE
NO.	8	DATE
NO.	9	DATE
NO.	10	DATE

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Patrick Conter
 ARCHITECT

Cloverdale
 West Village Phase I
 5710 175 St. &
 17567 57th Ave.
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Surrey City
 Development
 Corporation and
 Corporation
 T.L. Housing Solutions

PROJECT NO.: 17567 57TH AVE. PHASE I
 DRAWING NO.: SK404
 SHEET TITLE: MASTER PLAN DESIGN RATIONALE

DRAWING NO.	SK404
REV.	E



- GROUND ORIENTED RESIDENCES - 2 STOREY WALK-UP
- RESIDENTIAL CONDOMINIUMS
- RESIDENTIAL ANCILLARY SPACES (I.E. LOBBY OR AMENITY SPACE)
- COMMERCIAL RETAIL / LEGION

**LOT B
(PHASE 2)**


**LOT A
(PHASE 1)**

**LOT C
(FUTURE PHASES)**

1. MASTERPLAN



NO.	DATE	DESCRIPTION
1	10/15/2020	ISSUED FOR PERMITTING
2	11/10/2020	REVISED TO REFLECT COMMENTS
3	12/15/2020	REVISED TO REFLECT COMMENTS
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5	02/15/2021	REVISED TO REFLECT COMMENTS
6	03/15/2021	REVISED TO REFLECT COMMENTS
7	04/15/2021	REVISED TO REFLECT COMMENTS
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99	12/15/2028	REVISED TO REFLECT COMMENTS
100	01/15/2029	REVISED TO REFLECT COMMENTS


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DATE	BY	CHK
10/15/2020	JL	ML
11/10/2020	JL	ML
12/15/2020	JL	ML
01/15/2021	JL	ML
02/15/2021	JL	ML
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12/15/2028	JL	ML
01/15/2029	JL	ML

MASTER
 PLAN
 LVL1

DRAWING NO.	REV.
A111	E

GROUND ORIENTED
RESIDENCES - 2 STOREY
WALK-UP

RESIDENTIAL
CONDOMINIUMS

RESIDENTIAL ANCILLARY
SPACES IE: LOBBY OR
AMENITY SPACE

COMMERCIAL RETAIL /
LEGION



NO.	DATE	DESCRIPTION
1	10/10/2018	ISSUED FOR PERMIT
2	11/15/2018	REVISED TO REFLECT COMMENTS
3	12/10/2018	REVISED TO REFLECT COMMENTS
4	01/15/2019	REVISED TO REFLECT COMMENTS
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9	06/10/2019	REVISED TO REFLECT COMMENTS
10	07/10/2019	REVISED TO REFLECT COMMENTS

Patrick Conter
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Cloverdale
West Village Phase I
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17567 57th Ave.
Surrey, BC

Client: **Surrey City
Development
Corporation and
T.L. Housing Solutions**

CONCEPT DESIGN, PRELIMINARY DESIGN AND PERMITTING SERVICES PROVIDED BY PATRICK CONTER ARCHITECTS INC. FOR THE PROJECTS DESCRIBED HEREIN ARE THE PROPERTY OF PATRICK CONTER ARCHITECTS INC.

DATE	BY	REVISION
10/10/2018	PC	ISSUED FOR PERMIT
11/15/2018	PC	REVISED TO REFLECT COMMENTS
12/10/2018	PC	REVISED TO REFLECT COMMENTS
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02/10/2019	PC	REVISED TO REFLECT COMMENTS
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06/10/2019	PC	REVISED TO REFLECT COMMENTS
07/10/2019	PC	REVISED TO REFLECT COMMENTS

MASTER
PLAN
LVL3

DRAWING NO.	REV.
A112	E

MASTERPLAN
DATE: 10-2018

GROUND ORIENTED
RESIDENCES - 2 STOREY
WALK-UP

RESIDENTIAL
CONDOMINIUMS

RESIDENTIAL ANCILLARY
SPACES IE: LOBBY OR
AMENITY SPACE

COMMERCIAL RETAIL /
LESION

NO.	DATE	DESCRIPTION
1	2024.05.15	ISSUED FOR PERMITTING
2	2024.05.15	ISSUED FOR PERMITTING
3	2024.05.15	ISSUED FOR PERMITTING
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8	2024.05.15	ISSUED FOR PERMITTING
9	2024.05.15	ISSUED FOR PERMITTING
10	2024.05.15	ISSUED FOR PERMITTING



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Surrey, BC

CLIENT
Surrey City
Development
Corporation and
T.L. Housing Solutions

PROJECT	DATE	SCALE
DATE	SCALE	SCALE
DATE	SCALE	SCALE
DATE	SCALE	SCALE
DATE	SCALE	SCALE
DATE	SCALE	SCALE
DATE	SCALE	SCALE
DATE	SCALE	SCALE
DATE	SCALE	SCALE
DATE	SCALE	SCALE

SHEET TITLE

MASTER PLAN
TYPICAL
LEVEL

DRAWING NO. A113
REV. E

DATE: 2024.05.15




1 MASTERPLAN
A113 1/25/24



- GROUND ORIENTED RESIDENCES - 2 STOREY WALK-UP
- RESIDENTIAL CONDOMINIUMS
- RESIDENTIAL ANCILLARY SPACES I.E. LOBBY OR AMENITY SPACE
- COMMERCIAL RETAIL / LEGION

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25	12/30/2021	REVISED FOR COMMENTS


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 SURREY, BC V4A 1A7
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 WWW.PATRICKCOTTER.COM

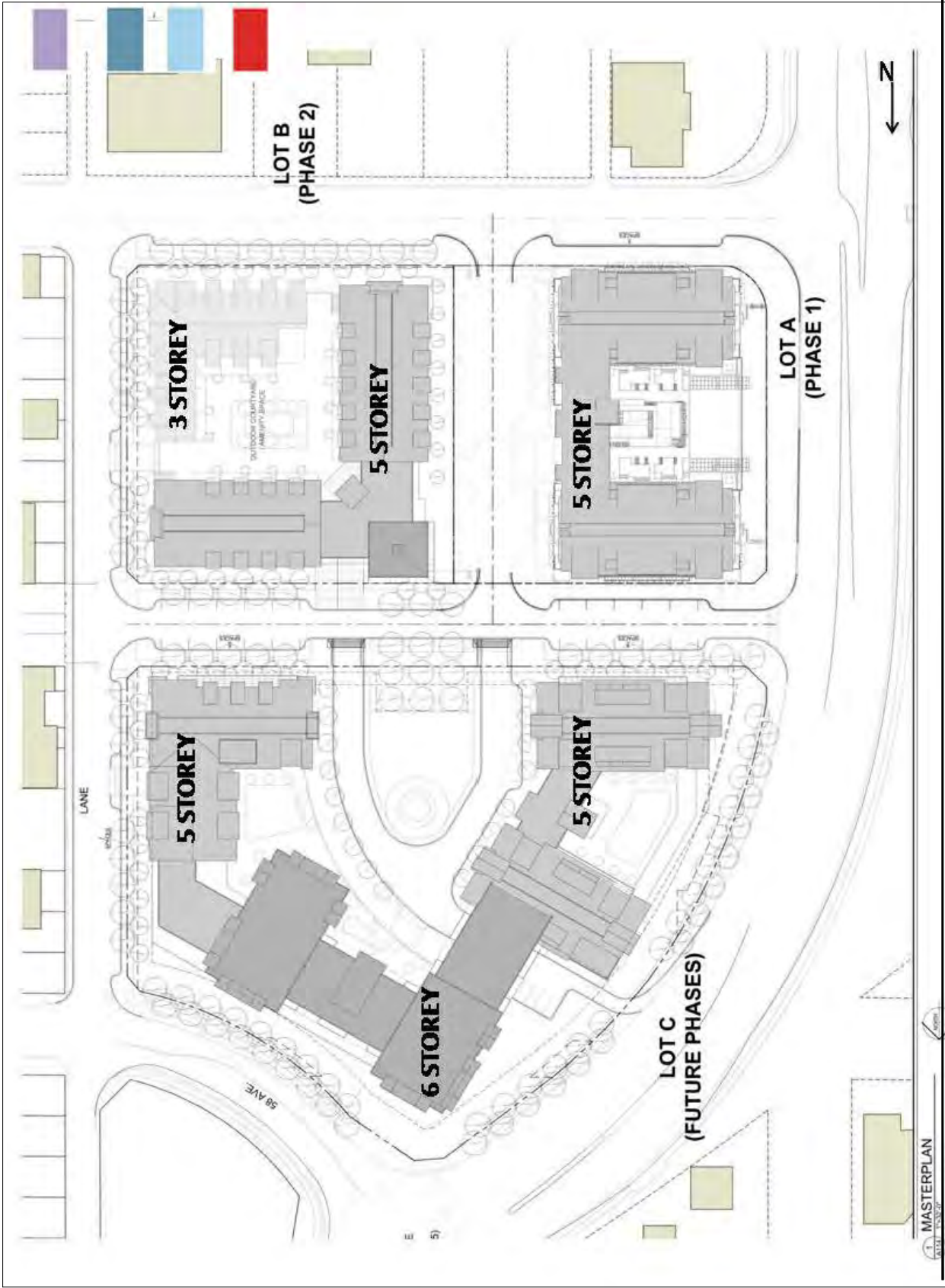
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Surrey City
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12/15/2021	PC	REVISED FOR COMMENTS
12/30/2021	PC	REVISED FOR COMMENTS

MASTER PLAN
ROOF

DRAWING NO.	REV.
A114	E





1) Aerial View from Northwest over Hwy 15

Views Keyplan



NO.	DATE	DESCRIPTION
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2	2010.07.15	REVISED FOR COMMENTS
3	2010.09.10	REVISED FOR COMMENTS
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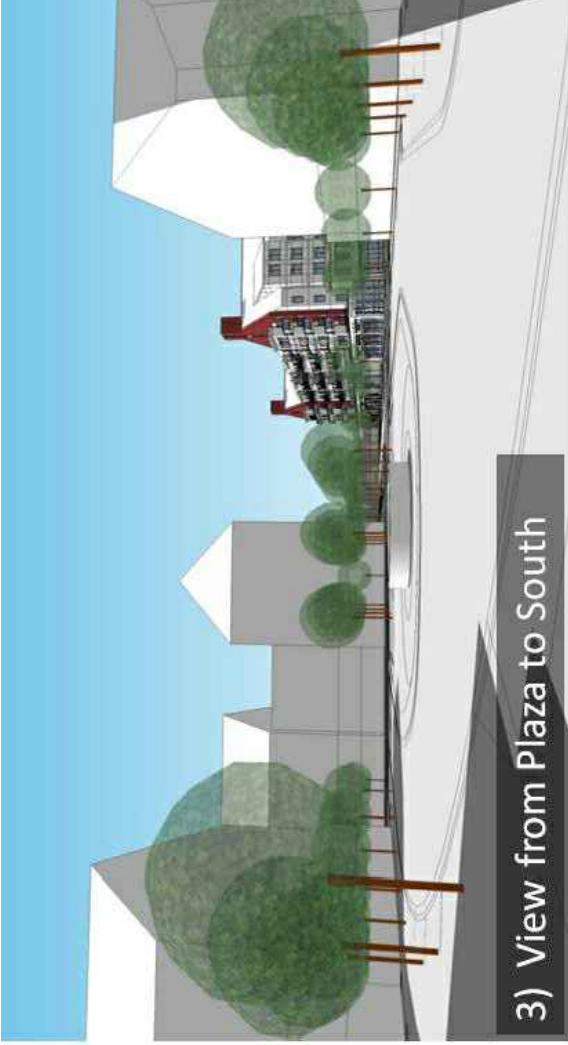
Surrey City
 Development
 Corporation and
 T. L. Housing Solutions

PROJECT:	CLD07
DATE:	2025.09.10
DRAWN:	AP
CHECKED:	AP
SCALE:	AS SHOWN
JOB NO.:	CLD
SHEET TITLE:	MASTER PLAN COMPUTER RENDERING

DRAWING NO.:	SK405
REV.:	E



2) View from North on Lane



3) View from Plaza to South



4) View from Southeast Corner on 57 Ave



5) View from West down 57 A Ave.

NO.	DATE	DESCRIPTION
1	10/15/14	ISSUED FOR PERMITTING
2	11/10/14	ISSUED FOR PERMITTING
3	12/10/14	ISSUED FOR PERMITTING
4	01/15/15	ISSUED FOR PERMITTING
5	02/10/15	ISSUED FOR PERMITTING
6	03/10/15	ISSUED FOR PERMITTING
7	04/10/15	ISSUED FOR PERMITTING
8	05/10/15	ISSUED FOR PERMITTING
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98	11/10/22	ISSUED FOR PERMITTING
99	12/10/22	ISSUED FOR PERMITTING
100	01/10/23	ISSUED FOR PERMITTING


Patrick Conter
 ARCHITECT
 1000 WESTERN AVENUE SUITE 100
 VANCOUVER, BC V6E 2E6
 TEL: (604) 271-4477
 FAX: (604) 271-4478
 WWW.PATRICKCONTER.COM

Cloverdale
 West Village Phase I
 5710 175 St. &
 17567 57th Ave.
 Surrey, BC

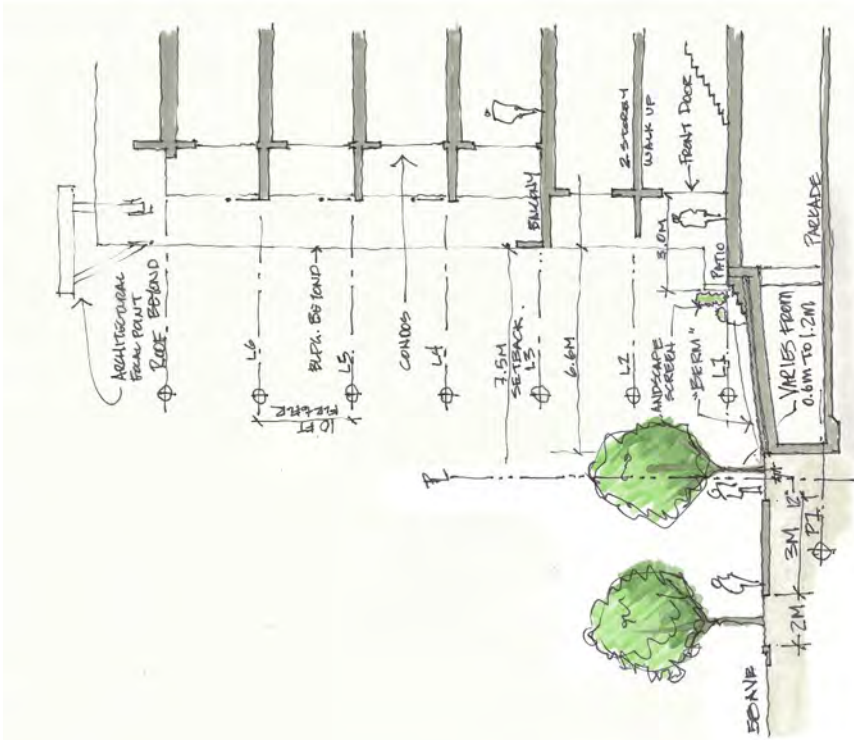
Surrey City
 Development
 Corporation and
 T.L. Housing Solutions
 17567 57th Ave. #100, S.L.
 COQUITLAM, BC V3R 4K9
 TEL: (604) 271-4477
 WWW.PATRICKCONTER.COM

DRAWN: [] DATE: []
 CHECKED: []
 SCALE: AS SHOWN
 JOB NO.: []
 SHEET TITLE: []

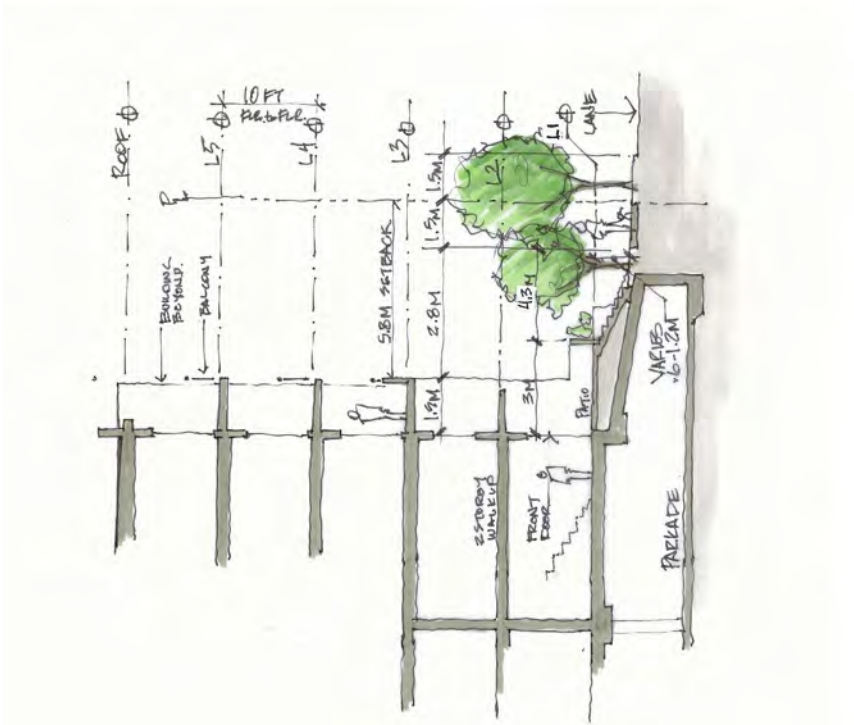
MASTER PLAN
COMPUTER
RENDERING

DRAWING NO.	REV.
SK406	E

1000 WESTERN AVENUE SUITE 100
 VANCOUVER, BC V6E 2E6
 TEL: (604) 271-4477
 FAX: (604) 271-4478
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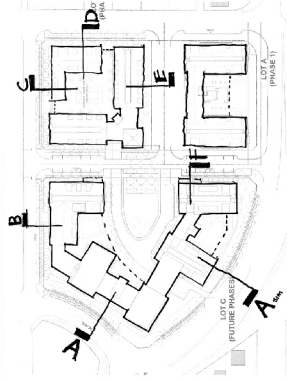


'A' STREET SECTION
3/32" = 1'-0"



'B' STREET SECTION
3/32" = 1'-0"

KEYPLAN



STREET SECTIONS

NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	2010.08.10
2	CONCEPTUAL DESIGN	2010.09.15
3	PRELIMINARY DESIGN	2010.10.15
4	CONCEPTUAL DESIGN	2010.11.15
5	PRELIMINARY DESIGN	2011.01.15
6	CONCEPTUAL DESIGN	2011.02.15
7	PRELIMINARY DESIGN	2011.03.15
8	CONCEPTUAL DESIGN	2011.04.15
9	PRELIMINARY DESIGN	2011.05.15
10	CONCEPTUAL DESIGN	2011.06.15

URBAN DESIGN STUDIO
 1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 2G6
 TEL: (604) 272-1477
 FAX: (604) 272-1478
 WWW.URBANDSIGN.COM

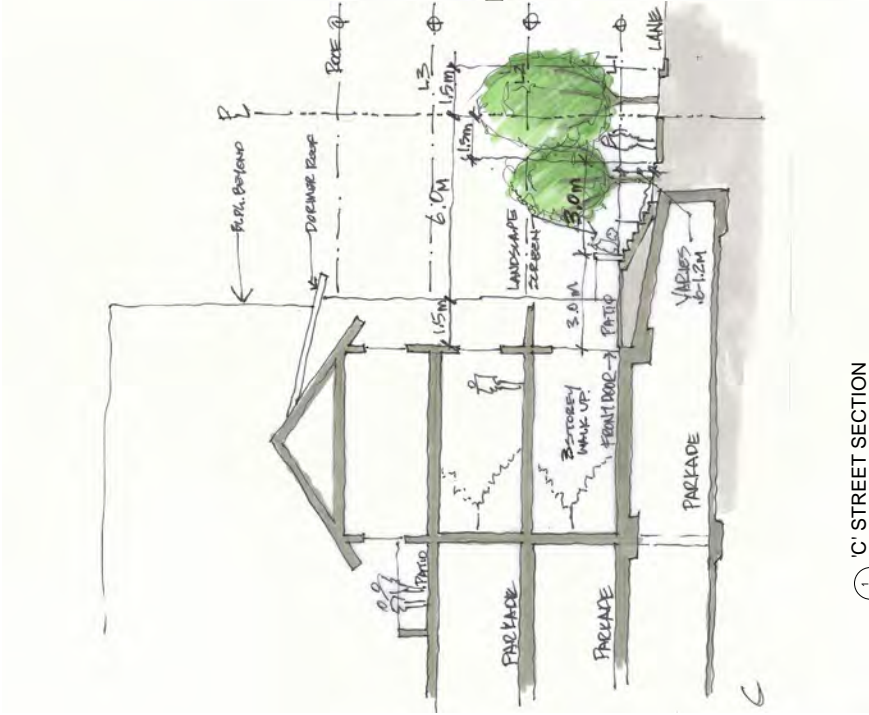
Patrick Cotter
 ARCHITECT
 Cloverdale
 West Village Phase I
 5710 175 ST. &
 17567 57th Ave.
 Surrey, BC

Surrey City
 Development
 Corporation and
 T.L. Housing Solutions
 17567 57th Ave. #100
 Surrey, BC V3R 1A6
 TEL: (604) 272-1477
 FAX: (604) 272-1478
 WWW.TLHOUSINGSOLUTIONS.COM

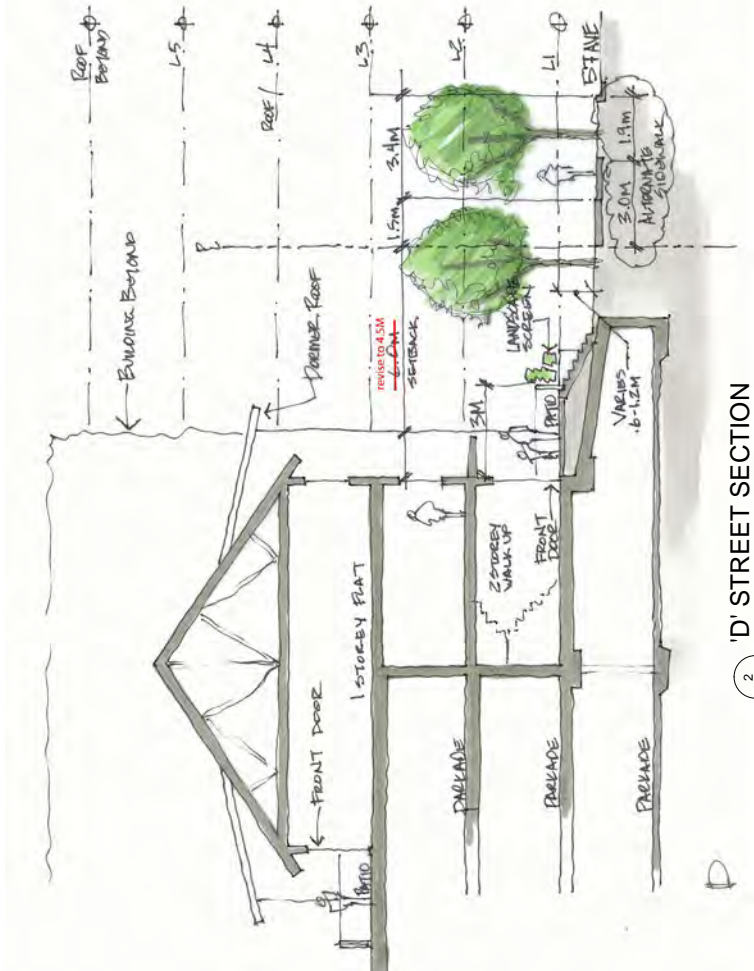
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5	PRELIMINARY DESIGN	2010.12.15
6	CONCEPTUAL DESIGN	2011.01.15
7	PRELIMINARY DESIGN	2011.02.15
8	CONCEPTUAL DESIGN	2011.03.15
9	PRELIMINARY DESIGN	2011.04.15
10	CONCEPTUAL DESIGN	2011.05.15

DRAWING NO.
A414

REV.
E

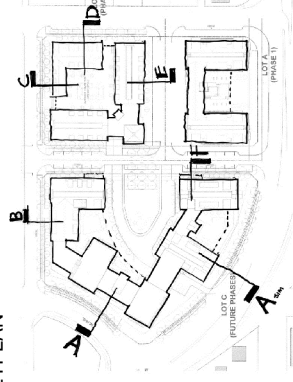


1
A415 3.82" = 1'-0"



2
A416 3.82" = 1'-0"

KEYPLAN



STREET SECTIONS

NO.	DATE	DESCRIPTION
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2	10/10/2018	ISSUED FOR PERMIT
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48	10/10/2018	ISSUED FOR PERMIT
49	10/10/2018	ISSUED FOR PERMIT
50	10/10/2018	ISSUED FOR PERMIT

UNIVERSITY OF SURREY
SCHOOL OF ARCHITECTURE
PATRICK COTTER
ARCHITECTS

Cloverdale
West Village Phase I
5710 175 St. &
17567 57th Ave.
Surrey, BC

Surrey City
Development
Corporation and
T.L. Housing Solutions

NO.	DATE	DESCRIPTION
1	10/10/2018	ISSUED FOR PERMIT
2	10/10/2018	ISSUED FOR PERMIT
3	10/10/2018	ISSUED FOR PERMIT
4	10/10/2018	ISSUED FOR PERMIT
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48	10/10/2018	ISSUED FOR PERMIT
49	10/10/2018	ISSUED FOR PERMIT
50	10/10/2018	ISSUED FOR PERMIT

DRAWING NO. A415
REV. E

NO.	DATE	DESCRIPTION
1	03.03.2016	ISSUED FOR PERMITS
2	03.03.2016	ISSUED FOR PERMITS
3	03.03.2016	ISSUED FOR PERMITS
4	03.03.2016	ISSUED FOR PERMITS
5	03.03.2016	ISSUED FOR PERMITS
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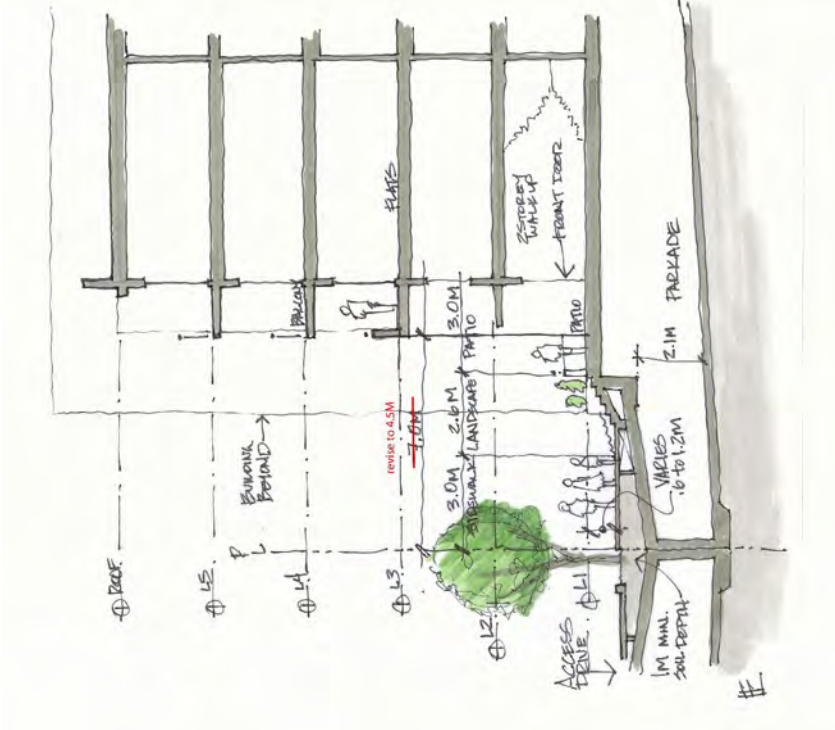
Patrick Conter
 CONSULTING ARCHITECTS
 1000 WESTERN AVENUE
 VANCOUVER, BC V6E 1A1
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 FAX: 604.272.4824
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Cloverdale
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 17567 57th Ave
 Surrey, BC

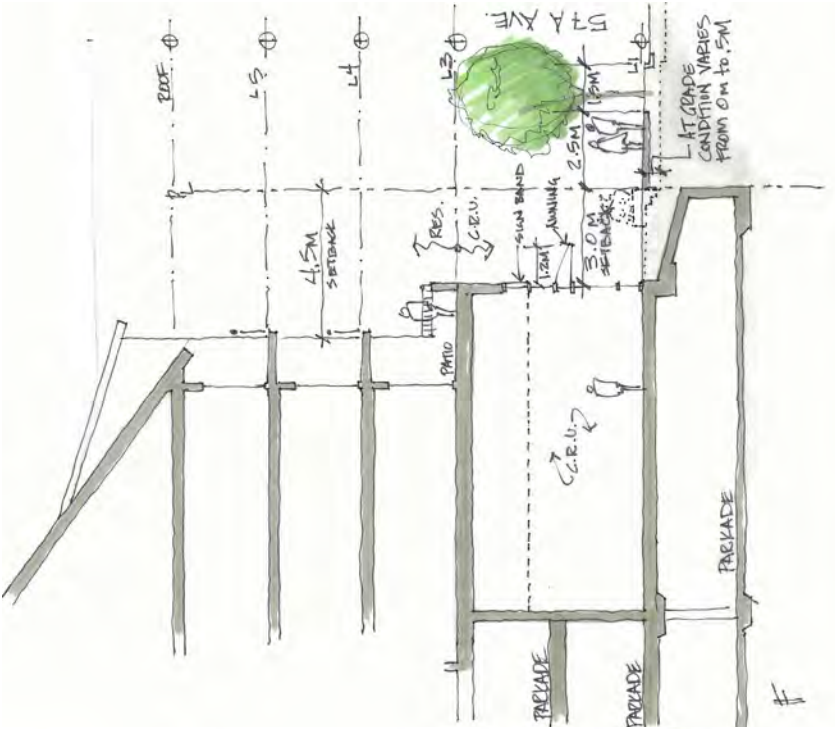
Surrey City
 Development
 Corporation and
 T.L. Housing Solutions

DATE:	03.03.2016	SCALE:	AS SHOWN
DRAWN BY:	AM	CHECKED BY:	AM
DATE:	03.03.2016	SCALE:	AS SHOWN
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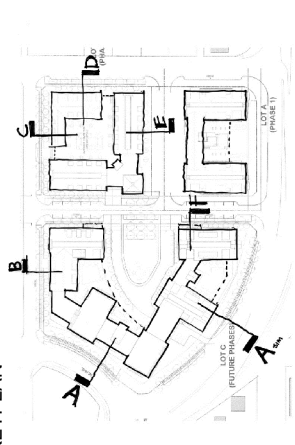
SHEET TITLE:
 STREET SECTIONS



2 'E' STREET SECTION
 A415 / 3/32" = 1'-0"



1 'F' STREET SECTION
 A416 / 3/32" = 1'-0"



KEYPLAN

CLOVERDALE WEST VILLAGE - PHASE 1 MIXED-USE DEVELOPMENT - SURREY, BC



PROJECT INFORMATION

CLIENT ADDRESS: 5710 175 ST & 17567 57TH AVE. SURREY, BC
 LEGAL ADDRESS: REM: LOT 'A' PLAN BOP32528 & LOT 'G' BK. 7 PLAN 2018 SEC. 7 TP. 8, NWD
 PARCEL ID: A
 APPLICATION: SURREY CITY DEVELOPMENT CORPORATION AND T.L. HOUSING SOLUTIONS
 DEVELOPERS: CD 16808
 PROPOSED ZONING: CD 16808

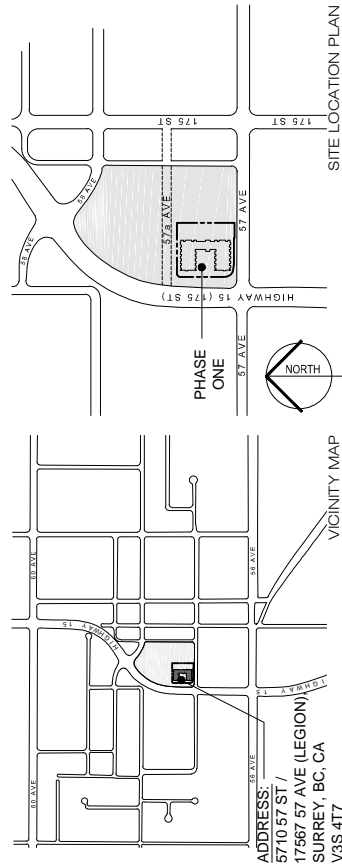


PatrickCotter
 ARCHITECTS
 1100 WEST 2ND AVENUE, SUITE 1000
 VANCOUVER, BC V6Z 2M6
 TEL: 604.222.4477
 FAX: 604.277.8842
 WWW: WWW.PATRICKCOTTER.COM

COVER SHEET

AMENDED DEVELOPMENT APPLICATION

DRAWING NO. A001 E



CONSULTANTS

- WSB
 118-3855 HENNING DRIVE
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 PH: 604-394-3753
 FX: 604-394-3754
 CONTACT: DARRYL BOWERS
- COPE GROUP CONSULTANTS
 320-8988 FRASERTON COURT
 BURNABY BC V5J 5H8
 PH: 604-299-0605
 FX: 604-299-0629
 CONTACT: CORMAC NOLAN
- STANTEC
 SUITE 100-111 DUNKINER ST
 VANCOUVER BC V6B 6A3
 PH: 604-696-6000
 FX: 604-696-6100
 CONTACT: DAN LEE
- DURANTE KREUK LTD.
 1637 W 5TH AVENUE
 VANCOUVER BC V6J 1N5
 PH: 604-684-461
 FX: 604-684-0577
 CONTACT: PETER KRUEK

PROJECT DESCRIPTION

THE NEW CLOVERDALE WEST VILLAGE SITE IS PART OF THE CITY OF SURREY'S CLOVERDALE TOWN CENTRE ZONE. THE DEVELOPMENT PLAN IS BROKEN INTO SEVERAL PHASES. PHASE 1 OF THE DEVELOPMENT IS A 5-STOREY COMMERCIAL BUILDING WITH A G SHARED 5 STOREY STRUCTURE ABOVE. LEVEL 1 GROUND LEVEL IS COMMERCIAL RETAIL SPACE AND OF ONE LEVEL OF BELOW GRADE PARKING. WITH A G SHARED 5 STOREY STRUCTURE ABOVE. LEVEL 1 GROUND LEVEL IS COMMERCIAL RETAIL SPACE AND RESIDENTIAL CONSTRUCTION. A PORTION OF AMENITY SPACE IS PROVIDED ON LEVEL 2. THERE ARE 104 RESIDENTIAL UNITS, 12,500 SF RETAIL AND 10,000 SF LEIGON HALL SPACE. PARKING IS LOCATED AT GRADE AND IN BELOW GRADE PARKAGE.

DRAWING LIST	ARCHITECTURAL CONTINUED
A001 COVER SHEET	SK201 FORM AND CHARACTER SKETCHES
A002 BUILDING CALCULATIONS	SK202 FORM AND CHARACTER SKETCHES
A003 PHASE 1 AREA CALCULATIONS	SK203 FORM AND CHARACTER SKETCHES
A004 MASTER PLAN	SK204 FORM AND CHARACTER SKETCHES
A005 PHASE 1 AREA OVERLAYS	SK210 COMPUTER GENERATED RENDERINGS
A006 MATERIALS	SK211 COMPUTER GENERATED RENDERINGS
A102 MASTER PLAN BASEMENT PLANS	SK212 COMPUTER GENERATED RENDERINGS
A103 MASTER PLAN GROUND LEVEL PLANS	SK300 MATERIALS
A104 MASTER PLAN ROOF PLANS	SK301 MATERIALS
A105 MATERIALS	SK302 MATERIALS
A112 MASTER PLAN L2	SK401 CALCULATIONS
A113 MASTER PLAN TYPICAL	SK402 COOP CONTEXT PLAN
A114 MASTER PLAN ROOF P1	SK403 WASTE PLAN CONCEPT DIAGRAM
A115 FLOOR PLAN LEVEL L1	SK404 MASTER PLAN COMPUTER RENDERING
A202 FLOOR PLAN LEVEL L2	SK405 MASTER PLAN COMPUTER RENDERING
A203 FLOOR PLAN LEVEL L3 & L4	SK406 MASTER PLAN COMPUTER RENDERING
A204 FLOOR PLAN LEVEL L5	SK407 MASTER PLAN COMPUTER RENDERING
A206 ROOF PLAN	
A301 BUILDING ELEVATIONS	CIVIL
A302 BUILDING ELEVATIONS	OF-- SITE SERVICING CONCEPT PLAN
A312 STREETScape ELEVATIONS	OF-- PHASE 1 GRADING PLAN
A313 STREETScape ELEVATIONS	OF-- PHASE 1 SERVICING NETWORK PLAN
A400 BUILDING SECTIONS	
A402 BUILDING SECTIONS	LANDSCAPE
A403 BUILDING SECTIONS	L02 01 05 LEVEL 1 LAYOUT AND MATERIAL
A404 BUILDING SECTIONS	L02 01 05 LEVEL 2 LAYOUT AND MATERIAL
A412 STREET SECTIONS	L03 01 05 LEVEL 1 LAYOUT AND MATERIAL
A413 STREET SECTIONS	L03 01 05 LEVEL 2 LAYOUT AND MATERIAL
A414 STREET SECTIONS	L05 01 05 SECTIONS
A415 STREET SECTIONS	
A801 UNIT PLANS	
A802 UNIT PLANS	
SK001 SITE IMAGES	
SK002 CONTEXT IMAGES	
SK003 PRECEDENT IMAGES	
SK101 LOT DIMENSIONS	
SK102 TRUCK ACCESS PLANS	

TOPOGRAPHIC FIELD SURVEY DATED JUN. 24, 2011 ATTACHED FOR REFERENCE
 A-- BLACK COLOUR REPRESENTS DRAWINGS INCLUDED IN ISSUANCE
 A-- GREY COLOUR REPRESENTS DRAWINGS NOT INCLUDED IN ISSUANCE

PHASE I SITE PLAN



SITE DATA

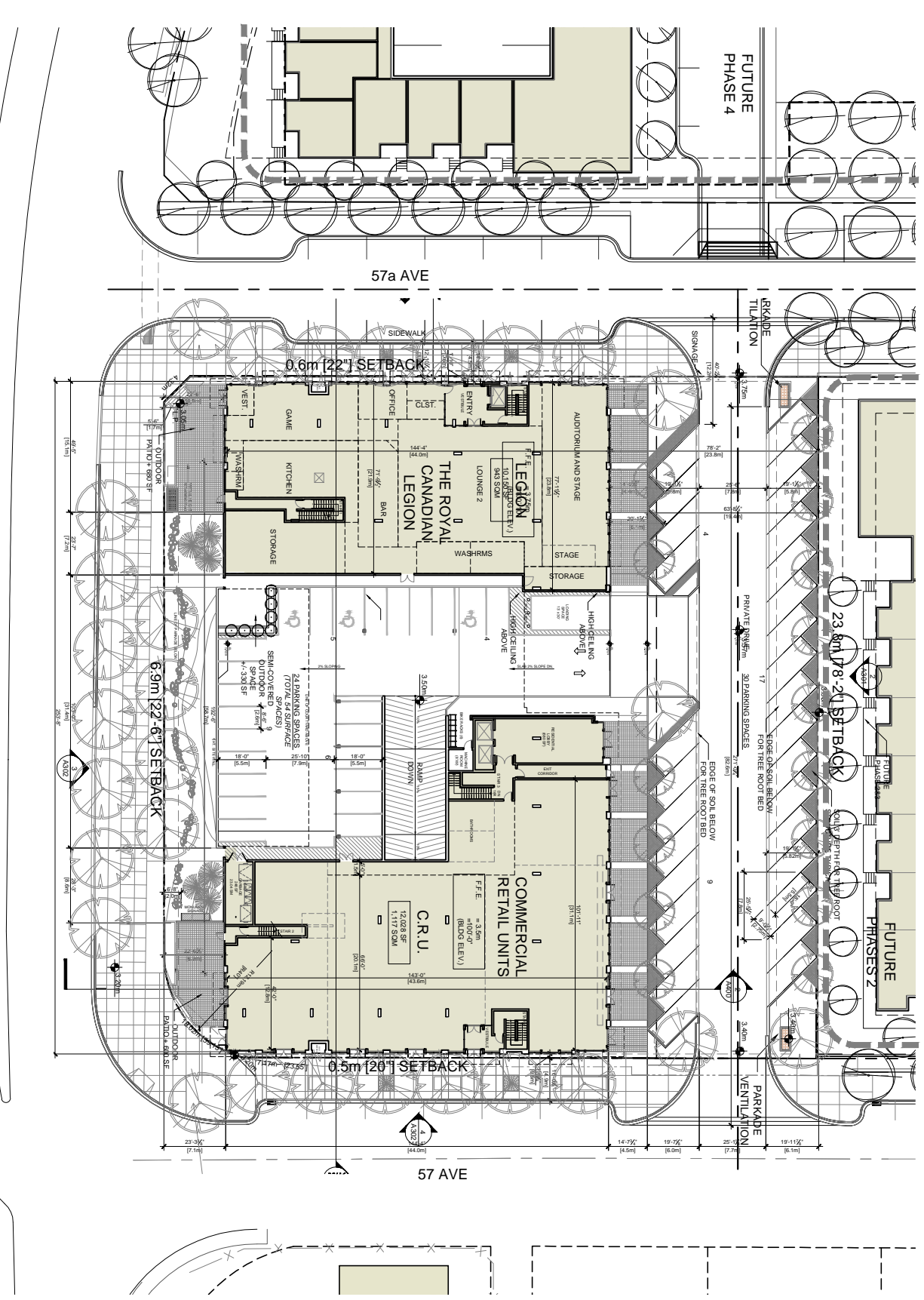
SITE AREA: 62,246 sq ft (5,747.2 m²)
 TOTAL GROSS AREA: 22,334 sq ft (2,074.9 m²)
 SETBACKS: NORTH 0.6m, SOUTH 0.5m, EAST 23.8m, WEST 6.8m
 FINISHED FLOOR ELEVATION: 3.75m - 3.50m

PARKING

- ON-STREET: 10 SPACES
 - OFF-STREET SURFACE: 24 SPACES
 - PRIVATE DRIVE: 24 SPACES

SITE COVERAGE: 22,334 SF (204.4 SQM) (62,946 SF (5847.2 SQM) = 34.5%)

DATE:	NOV 10 2014
NO.:	A101
REV.:	E



PHASE I SITE PLAN

OWNER:
 Surrey City
 Development Corporation and
 T.L. Housing Solutions

PROJECT:
 Cloverdale
 West Village Phase I
 5710 175 St &
 17667 57th Ave
 Surrey, BC

PREPARED BY:
 Patrick Cotter
 1145 28th Street, Vancouver
 TEL: 604.271.2222
 FAX: 604.271.2222
 EMAIL: info@patrickcotter.com

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	NOV 10 2014
2	ISSUED FOR PERMIT	NOV 10 2014
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4	ISSUED FOR PERMIT	NOV 10 2014
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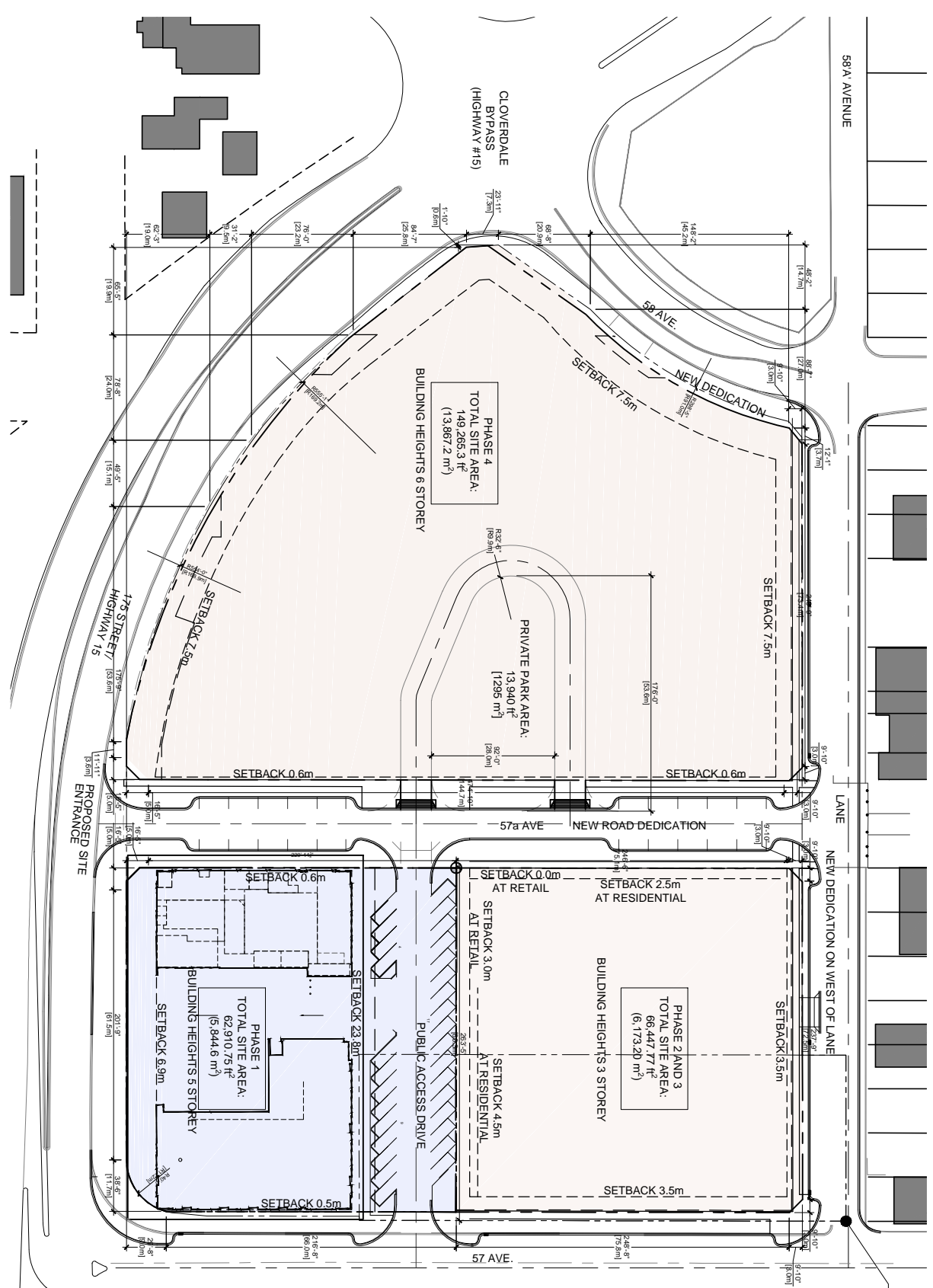
GENERAL NOTES:

- 1. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PERMITTING AND BUILDING CODE COMPLIANCE REPORT.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. LANDSCAPE DIMENSIONS BY OTHER SHALL BE SHOWN IN GREEN.
- 4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITTING AND BUILDING CODE COMPLIANCE REPORT.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

SITE PLAN LEGEND:

- NT - NORTH TREE
- PT - PROPERTY LINE
- GC - GREEN CONTOUR
- HP - HIGH POINT
- LP - LOW POINT

1 LOT DIMENSIONS



EXISTING LESION
PROPERTY LINE

DEDICATIONS:
41,250.86 ft²
(3,832.33 m²)

NO.	DESCRIPTION	AREA (SQ FT)	AREA (SQ M)
1	PHASE 1	62,910.75	5,844.6
2	PHASE 2 AND 3	66,447.77	6,173.20
3	PHASE 4	149,265.3	13,867.2
4	PRIVATE PARK AREA	13,940.0	1,295.0
5	DEDICATIONS	41,250.86	3,832.33
6	TOTAL	233,814.65	21,650.13



Patrick Cotter

West Villages Phase 1
5710 175 St &
17567 57th Ave
Surrey, BC

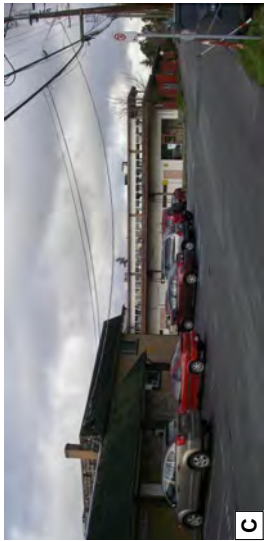
Surrey City
Development
Corporation and
T. L. Housing Solutions

LOT DIMENSIONS

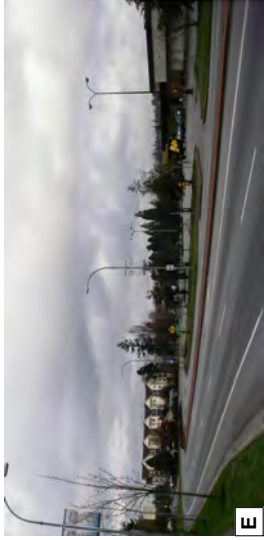
PROJECT NO.	SK101
DATE	E



A



C



E



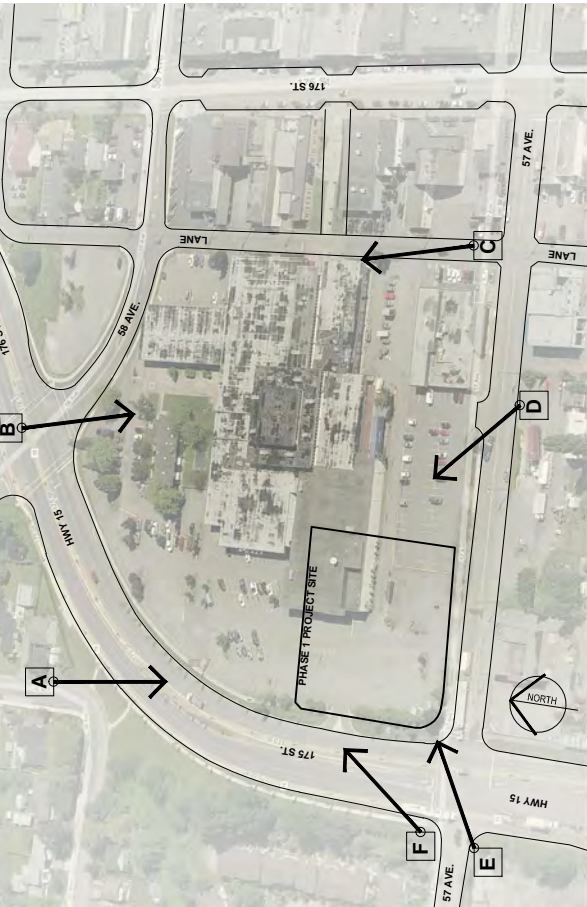
B



D



F



- A** VIEW LOOKING NORTH EAST AT INTERSECTION OF 57 AVE AND HWY 15
- B** VIEW LOOKING SOUTH FROM HWY 15 AND 58 AVE.
- C** VIEW LOOKING SOUTH (ACROSS 57 AVE.)
- D** VIEW OF SITE FROM SOUTH (ACROSS 57 AVE.)
- E** VIEW OF SITE AT HWY 15 AND 57 AVE. INTERSECTION
- F** VIEW LOOKING NORTH EAST AT HWY 15 AND 57 AVE. INTERSECTION

DATE:	09/18/2013
BY:	AL
CHECKED BY:	AL
SCALE:	AS SHOWN
SHEET NO.:	0131
TOTAL SHEETS:	0131

Patrick Conter
 ARCHITECT
 17501 175 ST, SUITE 100
 SURREY, BC V3R 4K3
 TEL: (604) 277-8554
 FAX: (604) 277-8554
 WWW.PATRICKCONTER.COM

Cloverdale
 West Village Phase I
 5710 175 St. &
 17567 57th Ave.
 Surrey, BC

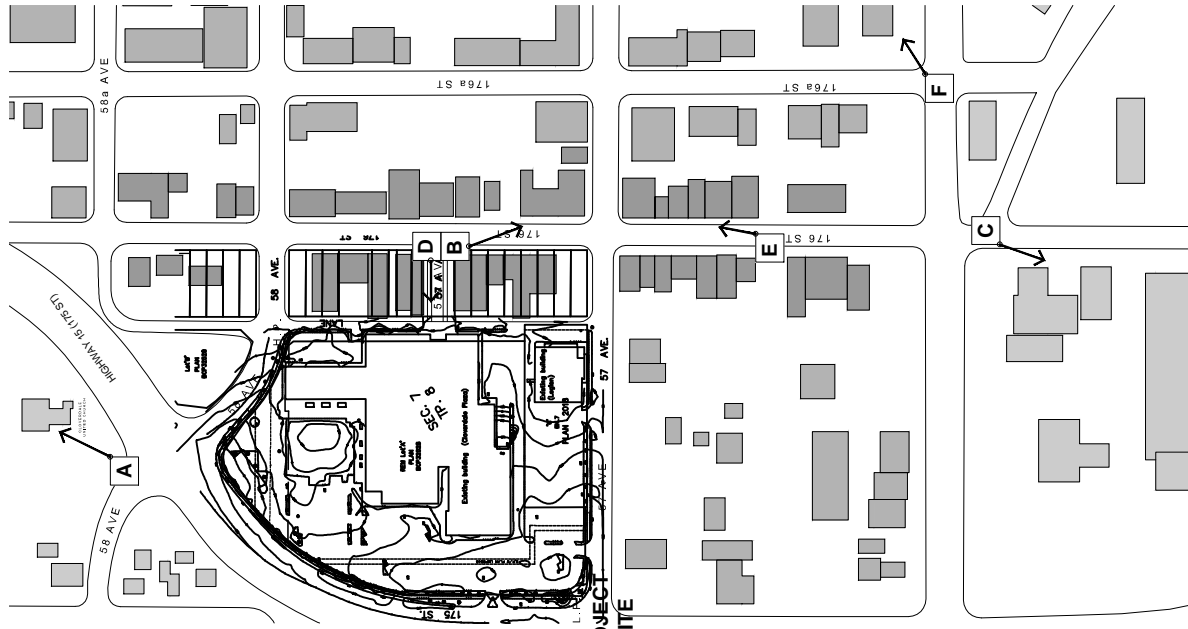
Client:
 Surrey City
 Development
 Corporation and
 T.L. Housing Solutions

Consulting Engineer:
 T.L. HOUSING SOLUTIONS INC.
 17501 175 ST, SUITE 100
 SURREY, BC V3R 4K3
 TEL: (604) 277-8554
 FAX: (604) 277-8554
 WWW.TLHOUSINGSOLUTIONS.COM

DATE:	09/18/2013
BY:	AL
CHECKED BY:	AL
SCALE:	AS SHOWN
SHEET NO.:	0131
TOTAL SHEETS:	0131

SHEET TITLE:
SITE IMAGES

DRAWING NO.:	SK001	REV.:	E
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PROJECT SITE



A



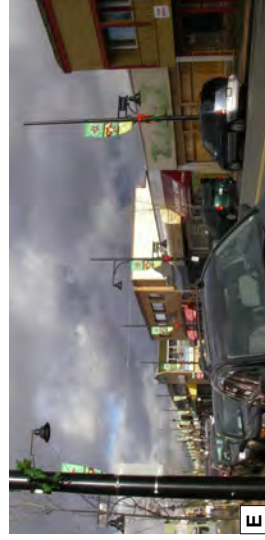
B



C



D



E



F

- A VIEW OF CLOVERDALE UNITED CHURCH FROM SOUTH
- B VIEW PAST PENNY SMYTHE ALONG 176 ST.
- C VIEW AT 176 ST AND 56 AVE SOUTH AT THE RED BARN
- D VIEW WEST ACROSS PEDESTRIAN MALL
- E VIEW AT 176 ST AND 56 AVE TO NORTH
- F VIEW LOOKING EAST AT SURREY ARCHIVES

H	DATE	NO.
G	DESCRIPTION	BY
F	REVISION	BY
E	REVISION	BY
D	REVISION	BY
C	REVISION	BY
B	REVISION	BY
A	REVISION	BY
	DATE	NO.


Patrick Cotter
 ARCHITECT
 12501 176TH AVE. #100
 SUITE 100
 SURREY, BC V4N 1Y7
 TEL: (604) 277-8884
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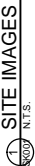
Cloverdale
 West Village Phase I
 5710 175 St. &
 17567 57th Ave.
 Surrey, BC

Client:
 Surrey City
 Development
 Corporation and
 T.L. Housing Solutions
 17567 57th Ave. #200
 Surrey, BC V4N 1Y7
 Tel: (604) 277-8884
 Fax: (604) 277-8884
 Website: www.patrickcotter.com

DATE	NO.
DESCRIPTION	BY
REVISION	BY
REVISION	BY
REVISION	BY
REVISION	BY
REVISION	BY
DATE	NO.

SHEET TITLE:

CONTEXT IMAGES


 N.T.S.
 SITE IMAGES

DRAWING NO.	NO.
SK002	E

PREPARED BY: (604) 277-8884
 CHECKED BY: (604) 277-8884



FORM



FORM



NEIGHBOURHOOD



STOREFRONTS



PUBLIC



NEIGHBOURHOOD



COURTYARDS



FORM



ROW HOUSES

NO.	1
DATE	10/15/14
BY	ARCHITECT
REVISION	
NO.	2
DATE	11/10/14
BY	ARCHITECT
REVISION	
NO.	3
DATE	11/10/14
BY	ARCHITECT
REVISION	
NO.	4
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BY	ARCHITECT
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DATE	11/10/14
BY	ARCHITECT
REVISION	
NO.	10
DATE	11/10/14
BY	ARCHITECT
REVISION	


Patrick Center
 1000 BROADWAY
 SUITE 1000
 WEST VILLAGE PHASE I
 5710 175 ST. &
 17567 57th Ave.
 SURREY, BC

CLIENT
 Surrey City
 Development
 Corporation and
 T.L. Housing Solutions
 1000 BROADWAY
 SUITE 1000
 WEST VILLAGE PHASE I
 5710 175 ST. &
 17567 57th Ave.
 SURREY, BC

NO.	1
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BY	ARCHITECT
REVISION	
NO.	2
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BY	ARCHITECT
REVISION	
NO.	3
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NO.	8
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BY	ARCHITECT
REVISION	
NO.	9
DATE	11/10/14
BY	ARCHITECT
REVISION	
NO.	10
DATE	11/10/14
BY	ARCHITECT
REVISION	

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RAIN GARDEN



PUBLIC



DETAIL



STOREFRONT



PUBLIC



HERITAGE



HERITAGE



HERITAGE

NO.	DATE	DESCRIPTION
1	11/03/2006	CONCEPT DESIGN
2	11/03/2006	SCHEMATIC DESIGN
3	11/03/2006	PRELIMINARY DESIGN
4	11/03/2006	FINAL DESIGN
5	11/03/2006	CONSTRUCTION DOCUMENTS
6	11/03/2006	CONSTRUCTION ADMINISTRATION
7	11/03/2006	POST-CONSTRUCTION ADMINISTRATION
8	11/03/2006	ARCHITECTURAL RENDERINGS
9	11/03/2006	PHOTOGRAPHY
10	11/03/2006	MODELING
11	11/03/2006	LANDSCAPE ARCHITECTURE
12	11/03/2006	INTERIOR ARCHITECTURE
13	11/03/2006	MECHANICAL ENGINEERING
14	11/03/2006	ELECTRICAL ENGINEERING
15	11/03/2006	CIVIL ENGINEERING
16	11/03/2006	STRUCTURAL ENGINEERING
17	11/03/2006	ENVIRONMENTAL ENGINEERING
18	11/03/2006	PLUMBING ENGINEERING
19	11/03/2006	HAZARDOUS WASTE CONSULTING
20	11/03/2006	ASBESTOS CONSULTING
21	11/03/2006	LEAD CONSULTING
22	11/03/2006	MOISTURE MAPPING
23	11/03/2006	INDOOR AIR QUALITY
24	11/03/2006	ENERGY AUDIT
25	11/03/2006	ENVIRONMENTAL IMPACT STATEMENT
26	11/03/2006	ENVIRONMENTAL MONITORING
27	11/03/2006	ENVIRONMENTAL RESTORATION
28	11/03/2006	ENVIRONMENTAL ASSESSMENT
29	11/03/2006	ENVIRONMENTAL PLANNING
30	11/03/2006	ENVIRONMENTAL POLICY
31	11/03/2006	ENVIRONMENTAL LAW
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34	11/03/2006	ENVIRONMENTAL HEALTH
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98	11/03/2006	ENVIRONMENTAL ASSESSMENT
99	11/03/2006	ENVIRONMENTAL PLANNING
100	11/03/2006	ENVIRONMENTAL POLICY


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 Corporation and
 T.L. Housing Solutions

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DATE	BY
ISSUED	AL SHAW
REVISED	AL SHAW
SCALE	AS SHOWN
JOB NO.	0257

SHEET TITLE
 PRECEDENT IMAGES



AERIAL VIEW FROM SOUTHWEST

NO.	DATE	DESCRIPTION
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2	2011.01.10	ISSUE FOR CONSTRUCTION
3	2011.03.15	ISSUE FOR OCCUPANCY
4	2011.05.01	ISSUE FOR FINAL AS-BUILT
5	2011.07.01	ISSUE FOR FINAL AS-BUILT
6	2011.09.01	ISSUE FOR FINAL AS-BUILT
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99	2027.03.01	ISSUE FOR FINAL AS-BUILT
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 Patrick Colter
 Cloverdale
 West Village Phase I
 5710 175 St. &
 17567 57th Ave.
 Surrey, BC

Surrey City
 Development
 Corporation and
 T.L. Housing Solutions

SHEET TITLE:
 FORM AND CHARACTER
 COMPUTER GENERATED
 RENDERINGS

DRAWING NO.	SK210	REV.	E
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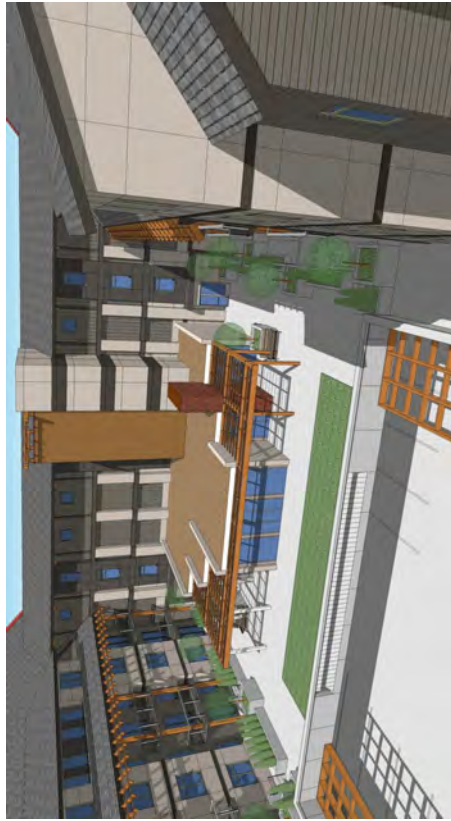
COMPUTER GENERATED RENDERINGS



VIEW FROM ACROSS HWY 15 AT NORTHWEST OF PHASE 1



VIEW OF SOUTHEAST CORNER ALONG 57 AVE.




VIEW OF AMENITY TERRACE



VIEW OF BERM FROM WEST ALONG HWY 15

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	2024.08.15
2	ISSUED FOR PERMITTING	2024.08.15
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98	ISSUED FOR PERMITTING	2024.08.15
99	ISSUED FOR PERMITTING	2024.08.15
100	ISSUED FOR PERMITTING	2024.08.15


Patrick Cotter
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Cloverdale
 West Village Phase I
 5710 175 St. &
 17567 57th Ave.
 Surrey, BC

CLIENT
 Surrey City
 Development
 Corporation and
 Corporation and
 T.L. Housing Solutions

CONSULTING ENGINEER: T.L. HOUSING SOLUTIONS INC. (A.S.P. INC.)
 CONSULTING ARCHITECT: T.L. HOUSING SOLUTIONS INC. (A.S.P. INC.)
 CONSULTING LANDSCAPE ARCHITECT: T.L. HOUSING SOLUTIONS INC. (A.S.P. INC.)
 CONSULTING CIVIL ENGINEER: T.L. HOUSING SOLUTIONS INC. (A.S.P. INC.)
 CONSULTING ELECTRICAL ENGINEER: T.L. HOUSING SOLUTIONS INC. (A.S.P. INC.)
 CONSULTING MECHANICAL ENGINEER: T.L. HOUSING SOLUTIONS INC. (A.S.P. INC.)
 CONSULTING STRUCTURAL ENGINEER: T.L. HOUSING SOLUTIONS INC. (A.S.P. INC.)

DATE:	2024.08.15
DESIGNED BY:	JK
DRAWN BY:	JK
CHECKED BY:	JK
DATE:	2024.08.15
SCALE:	AS SHOWN
JOB No.:	CLT
SHEET TITLE:	

FORM AND CHARACTER
 COMPUTER GENERATED
 RENDERINGS

COMPUTER GENERATED RENDERINGS

DRAWING NO.:	SK211	REV.:	E
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T.L. HOUSING SOLUTIONS INC. (A.S.P. INC.)



VIEW OF AMENITIES TERRACE FROM INTERIOR COURTYARD PENTHOUSE BALCONY



VIEW OF LEGION ENTRY AT NORTHEAST CORNER



VIEW OF RESIDENTIAL ENTRY AT EAST FACADE



VIEW OF AMENITIES TERRACE FROM INTERIOR COURTYARD LEVEL 2 BALCONY

NO.	DATE	DESCRIPTION
1	10/15/2014	ISSUED FOR PERMITTING
2	11/10/2014	ISSUED FOR PERMITTING
3	11/10/2014	ISSUED FOR PERMITTING
4	11/10/2014	ISSUED FOR PERMITTING
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48	11/10/2014	ISSUED FOR PERMITTING
49	11/10/2014	ISSUED FOR PERMITTING
50	11/10/2014	ISSUED FOR PERMITTING


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 WWW.PATRICKCOLTER.COM

Cloverdale
 West Village Phase I
 5710 175 St. &
 17567 57th Ave.
 Surrey, BC

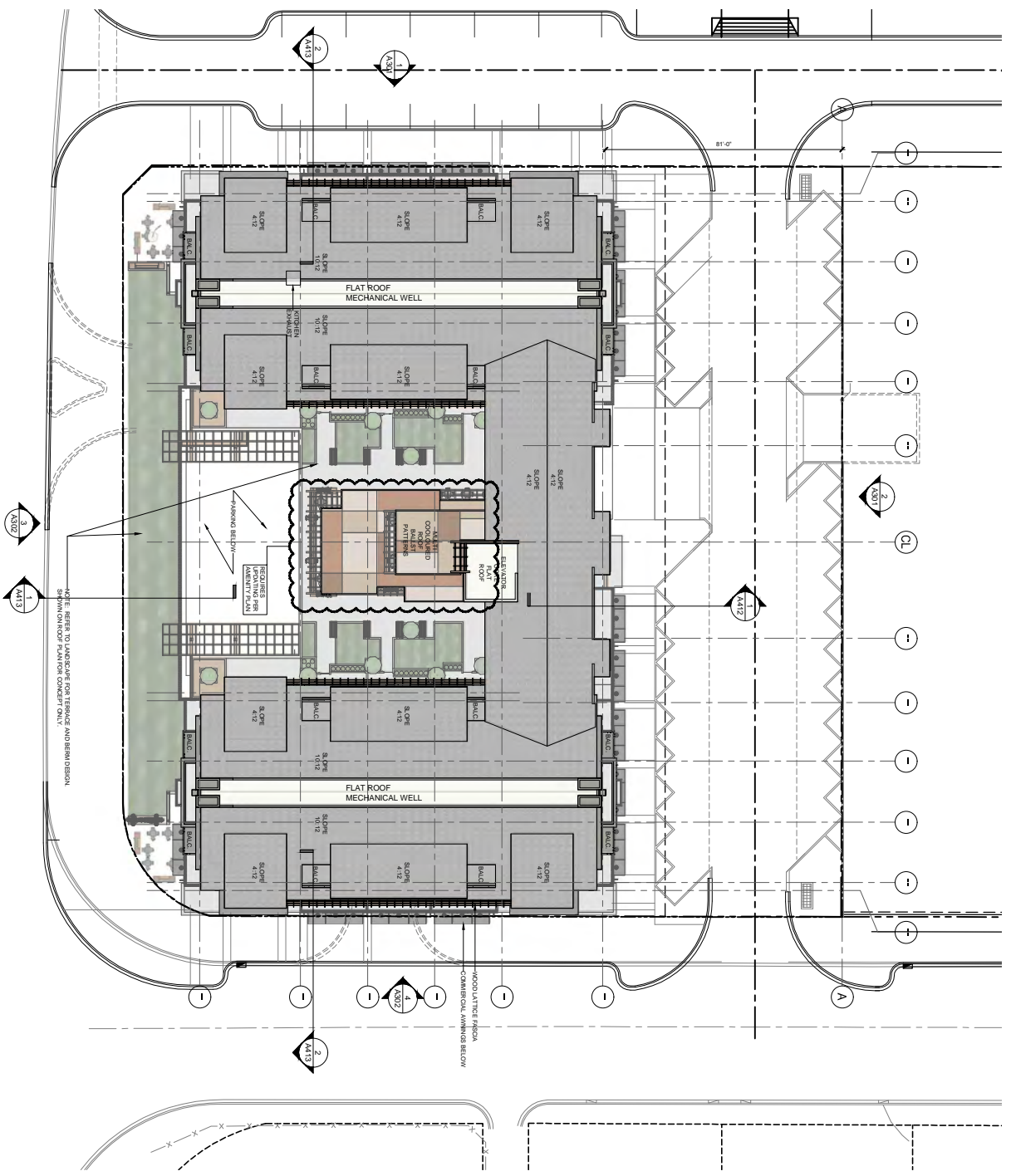
CLIENT
 Surrey City
 Development
 Corporation and
 T.L. Housing Solutions

PROJECT NO. 10000000000000000000
 SHEET NO. 10000000000000000000
 DATE 10/15/2014
 DRAWN BY J. SMITH
 CHECKED BY J. SMITH
 SCALE 1/8" = 1'-0"
 SHEET TITLE

FORM AND CHARACTER
 COMPUTER GENERATED
 RENDERINGS

DRAWING NO.	REV.
SK212	E

COMPUTER GENERATED RENDERINGS



ROOF PLAN

DATE	11/15/2011
DRAWN BY	A206
CHECKED BY	E
SCALE	AS SHOWN
JOB NO.	C431
SHEET TITLE	ROOF PLAN

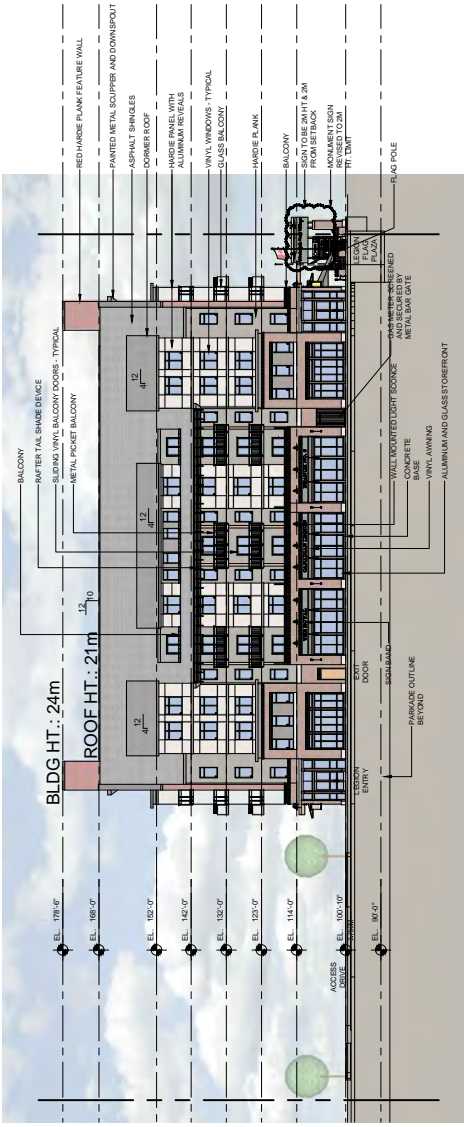
OWNER
Surrey City
Development
Corporation and
T. L. Housing Solutions
17567 57th Ave.
Surrey, BC

PROJECT
Cloverdale
West Village Phase I
5710 175 St &
17567 57th Ave.
Surrey, BC

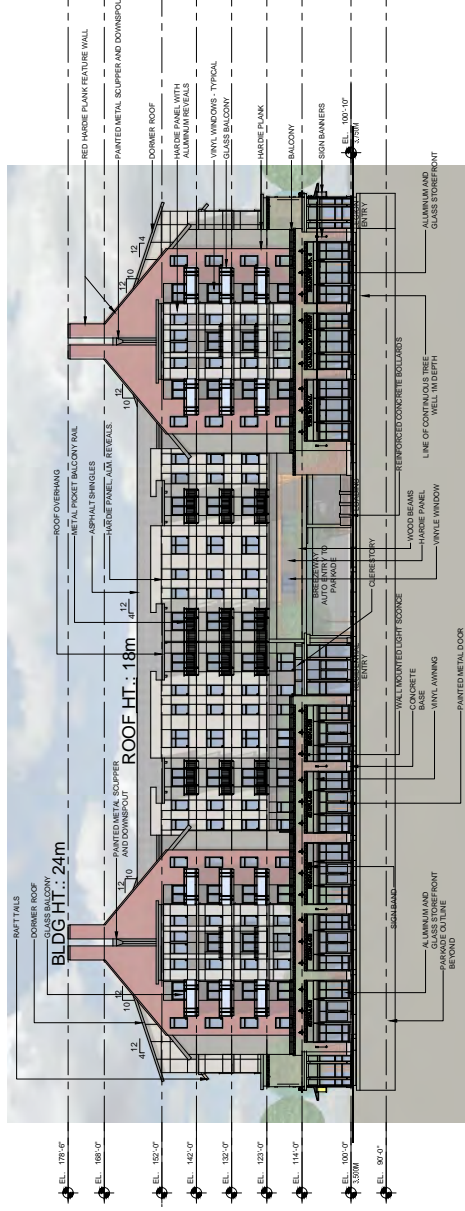


PATRICK COTTER ARCHITECTS
1145 2811 BRUNN AVENUE
VANCOUVER, BC V6L 2G1
TEL: 604.272.2222
FAX: 604.272.2222
WWW.PATRICKCOTTERARCHITECTS.COM

NO.	DATE	DESCRIPTION
1	11/15/2011	ISSUED FOR PERMIT
2	11/15/2011	ISSUED FOR PERMIT
3	11/15/2011	ISSUED FOR PERMIT
4	11/15/2011	ISSUED FOR PERMIT
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28	11/15/2011	ISSUED FOR PERMIT
29	11/15/2011	ISSUED FOR PERMIT
30	11/15/2011	ISSUED FOR PERMIT




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



2 EAST ELEVATION
 1/8" = 1'-0"

NO.	DESCRIPTION
1	ASPHALT SHINGLES
2	PAINTED METAL SCUPPER AND DOWNSPOUT
3	DOMER ROOF
4	HARDIE PANEL WITH ALUMINUM REVEALS
5	VINYL AWNINGS - TYPICAL
6	GLASS BALCONY
7	HARDIE PLANK
8	BALCONY
9	ROOF TRACK
10	MONUMENT SIGN REVEALED TO 2M
11	FLAG POLE
12	WOOD BEAMS
13	VINYL TRIMWORK
14	PAINTED METAL DOOR
15	CONCRETE
16	WALL MOUNTED LIGHT SCOFFER
17	METAL BAR GATE
18	ALUMINUM AND GLASS STOREFRONT
19	SIGNMOUNT BEYOND
20	PARKING OUTLINE BEYOND
21	ACCESS DRIVE
22	ELEVATOR SHAFT
23	ELEVATOR PLAZA


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 SUITE 100
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 WWW.PATRICKCONTER.COM

Cloverdale
 West Village Phase I
 5710 175 St. &
 17567 57th Ave.
 Surrey, BC

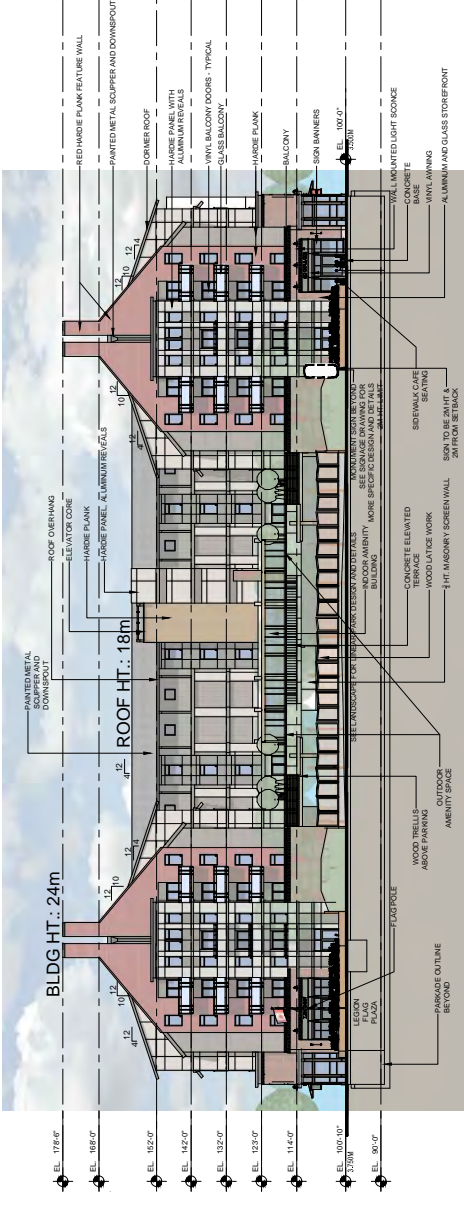
CLIENT
 Surrey City
 Development
 Corporation and
 T.L. Housing Solutions

CONTRACT NO.: 17567 57th Ave. Ph. I
 SHEET NO.: 17567 57th Ave. Ph. I
 DATE: 01/20/2018
 DRAWN BY: JF/DMH
 CHECKED BY: JF/DMH
 PROJECT NO.: 17567 57th Ave. Ph. I

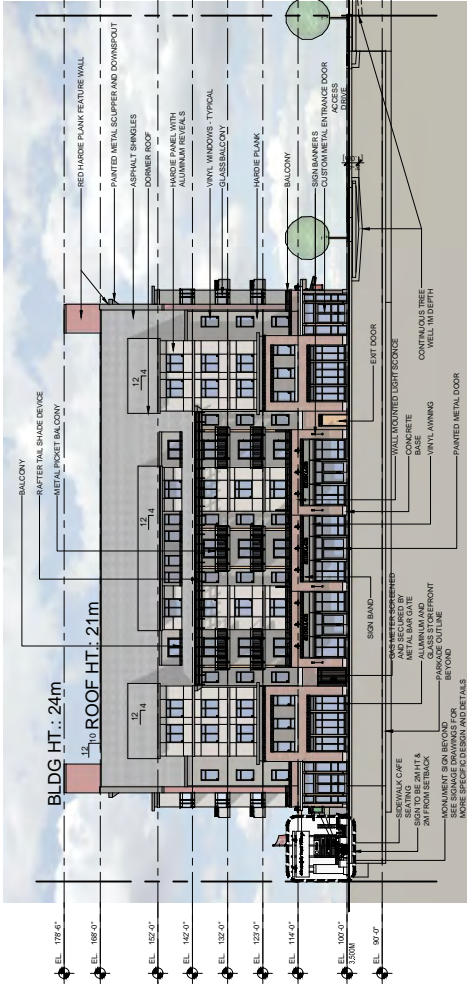
SHEET TITLE:
BUILDING ELEVATIONS

DRAWING NO.:
A301

REV.:
E



3 WEST ELEVATION
 1/32" K_v = 1/4"



4 SOUTH ELEVATION
 1/32" K_v = 1/4"

NO.	REV.	DATE	BY	CHKD.
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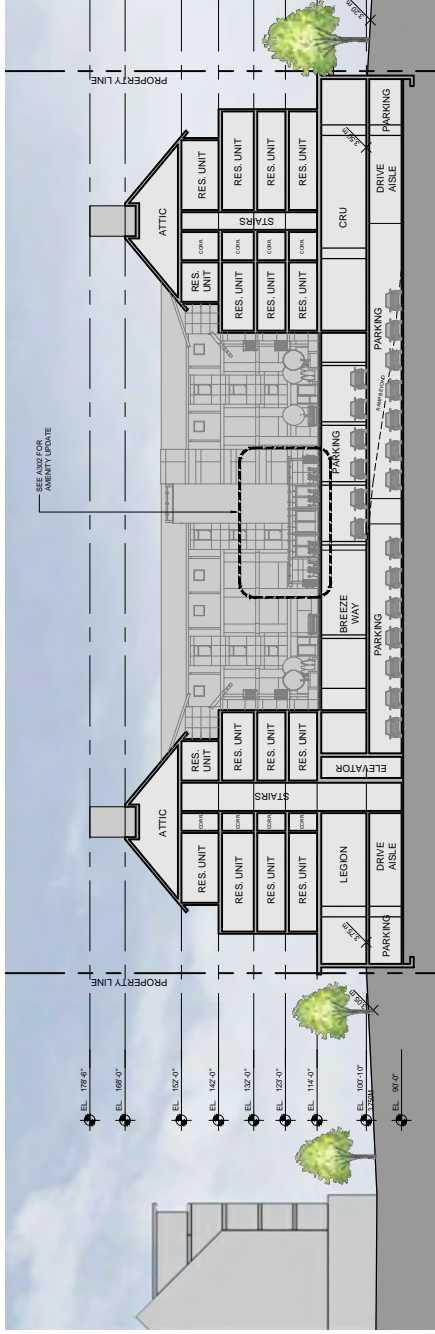
Patrick Cotter
 ARCHITECT

West Village Phase I
 5710 175 St. &
 17567 57th Ave.
 Surrey, BC

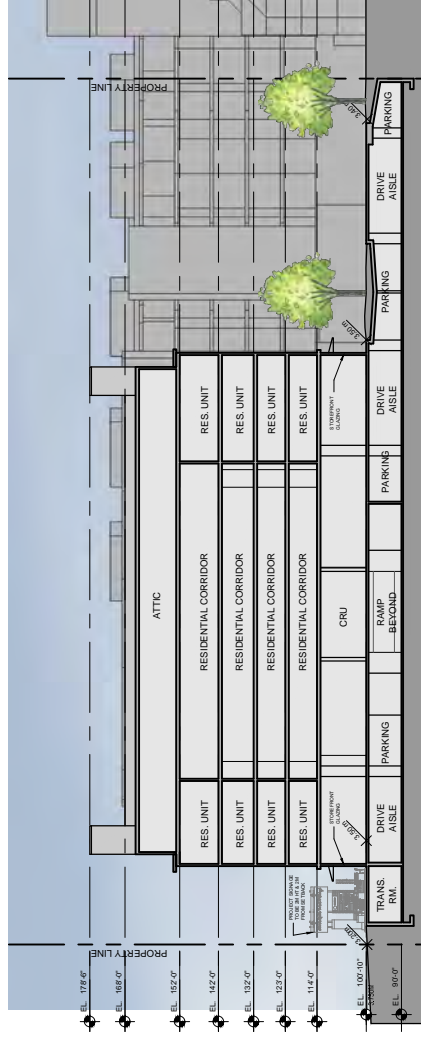
Surrey City
 Development
 Corporation and
 T.L. Housing Solutions

PROJECT NO. 2019-001
 SHEET NO. A302
 DATE: 08/20/2019
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 SCALE: AS SHOWN
 SHEET TITLE: BUILDING ELEVATIONS

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1. BUILDING SECTION
1/16" = 1'-0"



2. BUILDING SECTION
1/16" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/15/2023
2	ISSUED FOR AGENCY UPDATE	08/15/2023
3	ISSUED FOR AGENCY UPDATE	08/15/2023
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48	ISSUED FOR AGENCY UPDATE	08/15/2023
49	ISSUED FOR AGENCY UPDATE	08/15/2023
50	ISSUED FOR AGENCY UPDATE	08/15/2023


Patrick Conter
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Client:
 Cloverdale
 West Village Phase I
 5710 175 St. &
 17567 57th Ave
 Surrey, BC

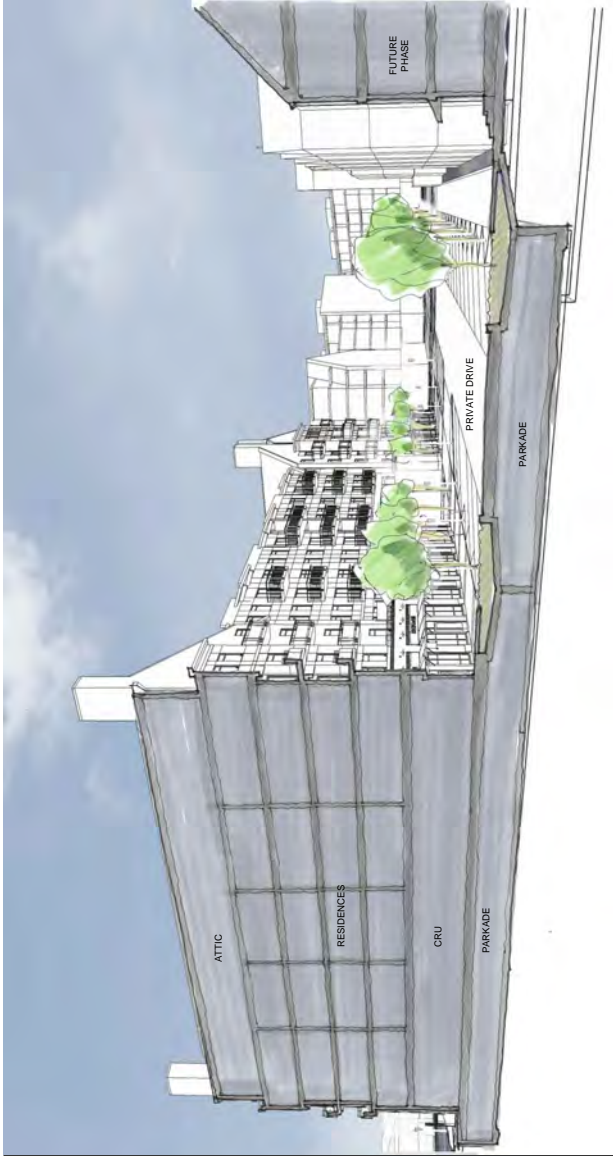
Client:
 Surrey City
 Development
 Corporation and
 Corporation
 T.L. Housing Solutions

Project Title:
 WEST VILLAGE PHASE I
 5710 175 ST. & 17567 57TH AVE
 SURREY, BC
 PROJECT NO. 2023-001
 SHEET NO. 100

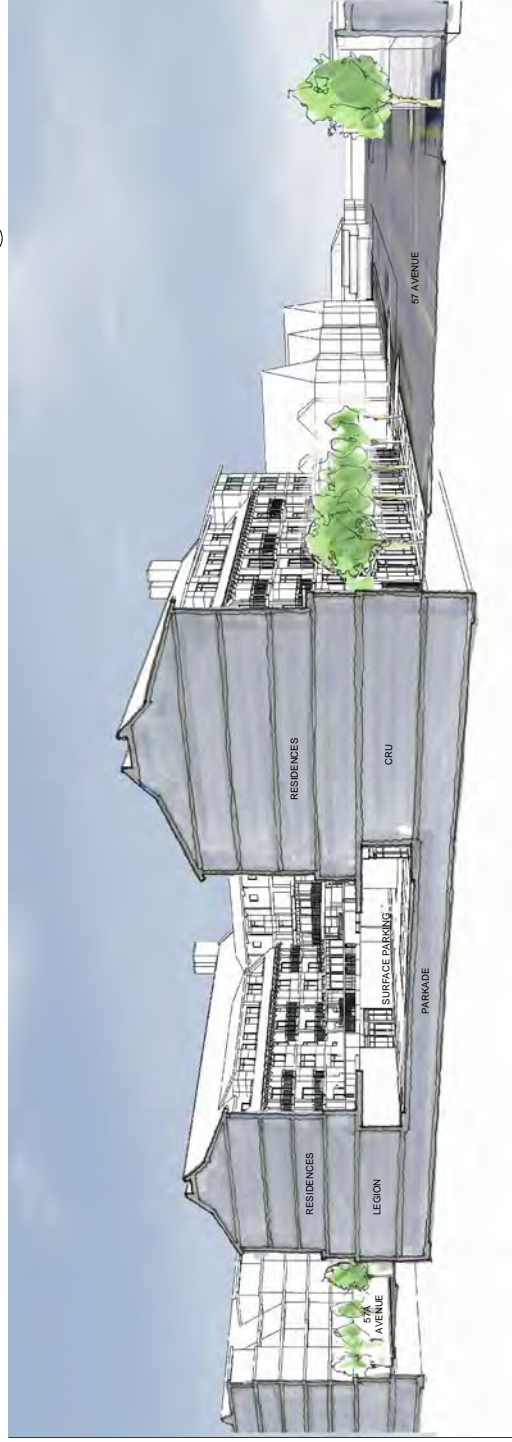
Scale:
 ARCHITECTURE: AS SHOWN
 MECHANICAL: AS SHOWN
 ELECTRICAL: AS SHOWN
 PLUMBING: AS SHOWN
 STRUCTURE: AS SHOWN

Sheet Title:
 BUILDING SECTIONS

Drawing No.: A400	Rev.: E
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1 SECTION
A411 NTS



2 SECTION
A411 NTS

NO.	DATE	DESCRIPTION
1		PRELIMINARY
2		REVISED
3		REVISED
4		REVISED
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6		REVISED
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8		REVISED
9		REVISED
10		REVISED

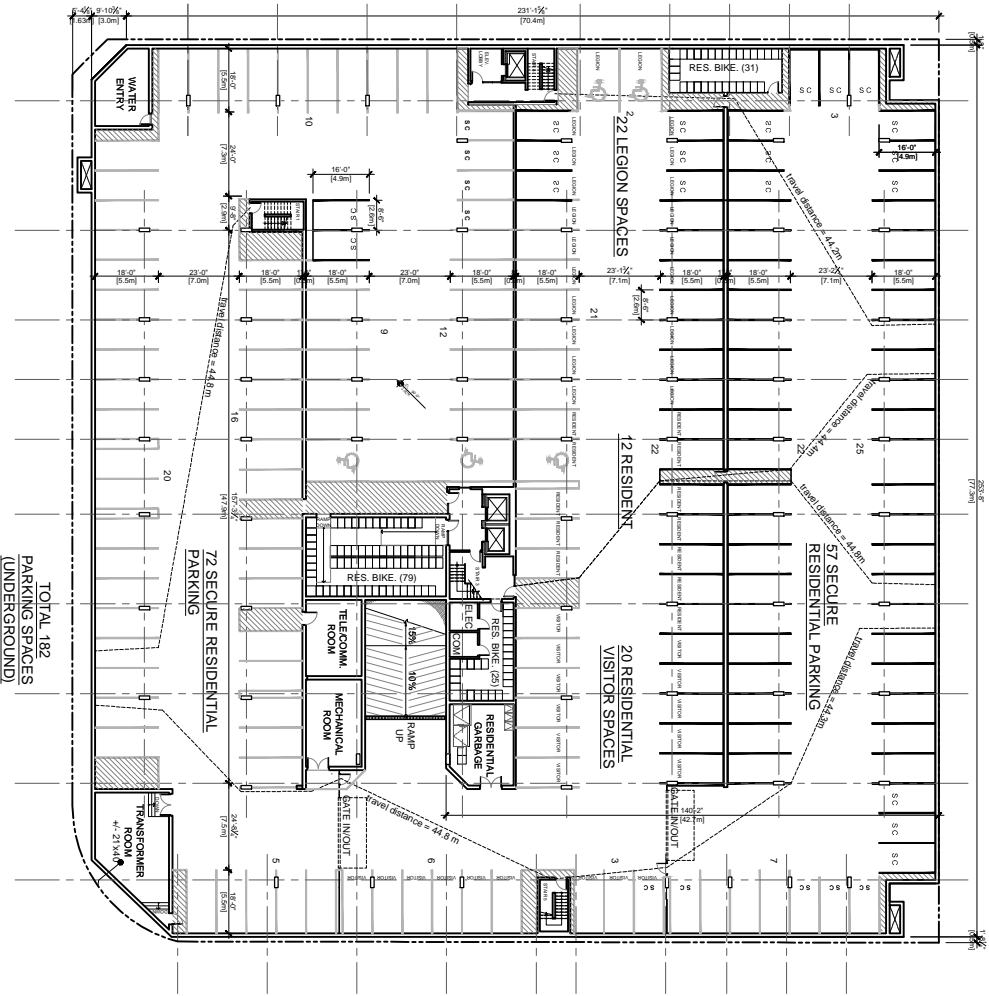

Patrick Conter
 ARCHITECTS
 1111 WEST 10TH AVENUE
 VANCOUVER, BC V6H 2M6
 TEL: (604) 272-8477
 FAX: (604) 272-8474
 WWW.PATRICKCONTER.COM

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 5710 175 St. &
 17567 57th Ave.
 Surrey, BC
 Surrey City
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 T.L. Housing Solutions
 CONSULTING ENGINEER
 1000 WEST 10TH AVENUE, SUITE 400
 VANCOUVER, BC V6H 2M6
 TEL: (604) 272-8477
 FAX: (604) 272-8474
 WWW.PATRICKCONTER.COM

DATE:	17/01/2024
PROJECT:	CLVERDALE
CLIENT:	SCDC
DESIGNER:	PC
DRAWN BY:	AL SHAW
CHECKED BY:	CSJ
SCALE:	AS SHOWN
CAD FILE:	CLV17
DWG FILE:	CLV17
SHEET TITLE:	

SECTION PERSPECTIVES

DRAWING NO.:	A411
REV.:	E



TOTAL 182
PARKING SPACES
(UNDERGROUND)

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-08-15
2	REVISIONS	2024-08-15
3	ISSUED FOR PERMIT	2024-08-15
4	REVISIONS	2024-08-15
5	ISSUED FOR PERMIT	2024-08-15
6	REVISIONS	2024-08-15
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10	REVISIONS	2024-08-15

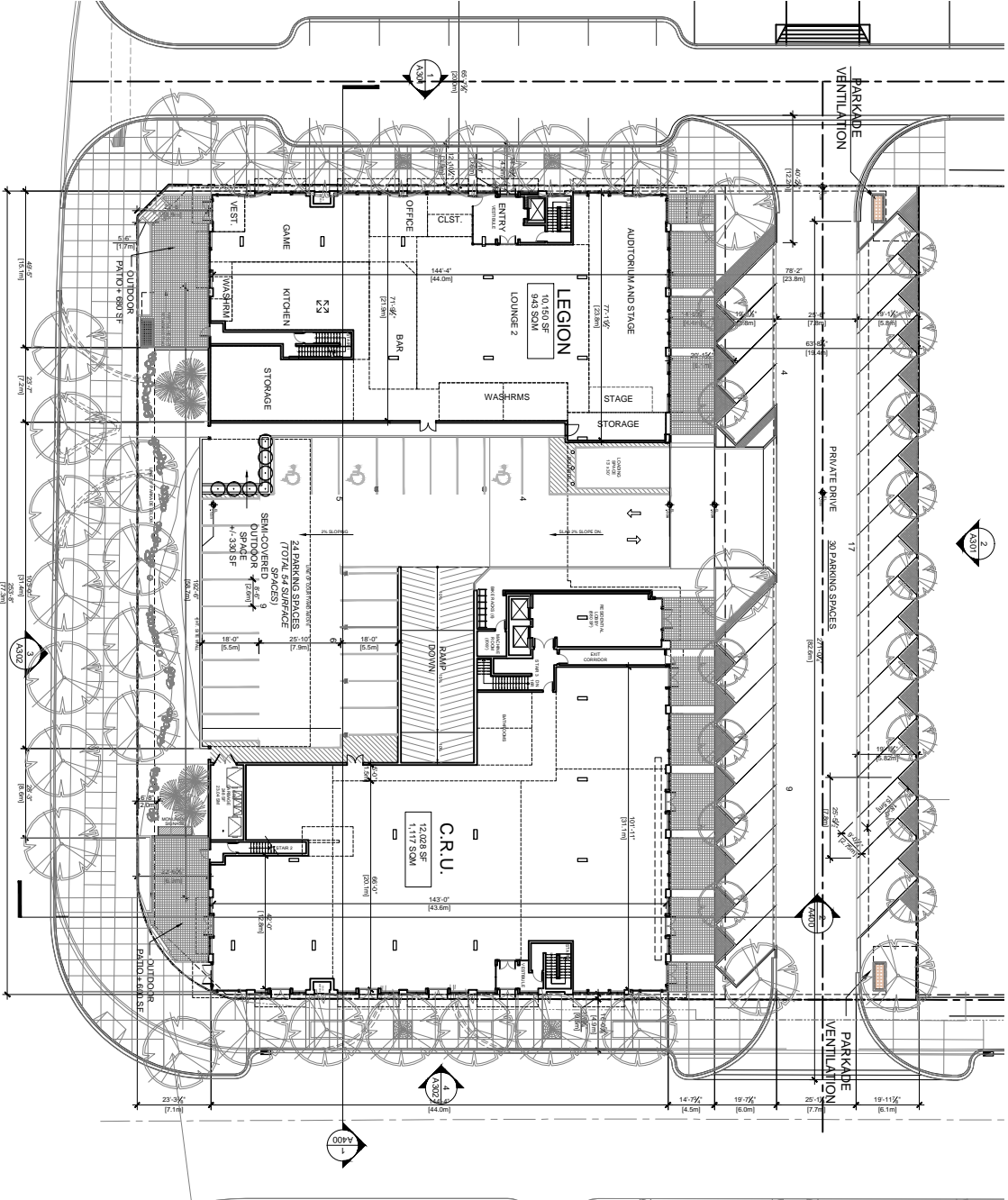
Patrick Cotter
 1185 2811 150th Ave. #100
 Burnaby, BC V5A 1M5
 TEL: 604-291-1111
 FAX: 604-291-1112
 WWW.PATRICKCOTTER.COM

Cloverdale
 West Village Phase I
 5710 175 St. &
 17607 57th Ave.
 Surrey, BC

Surrey City
 Development
 Corporation and
 T.L. Housing Solutions

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-08-15
2	REVISIONS	2024-08-15
3	ISSUED FOR PERMIT	2024-08-15
4	REVISIONS	2024-08-15
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8	REVISIONS	2024-08-15
9	ISSUED FOR PERMIT	2024-08-15
10	REVISIONS	2024-08-15

FLOOR PLAN
LEVEL P1



DATE	NO.	DESCRIPTION
2022	1	ISSUED FOR PERMIT
2022	2	REVISIONS
2022	3	REVISIONS
2022	4	REVISIONS
2022	5	REVISIONS
2022	6	REVISIONS
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2022	12	REVISIONS
2022	13	REVISIONS
2022	14	REVISIONS
2022	15	REVISIONS
2022	16	REVISIONS
2022	17	REVISIONS
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2022	19	REVISIONS
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2022	50	REVISIONS

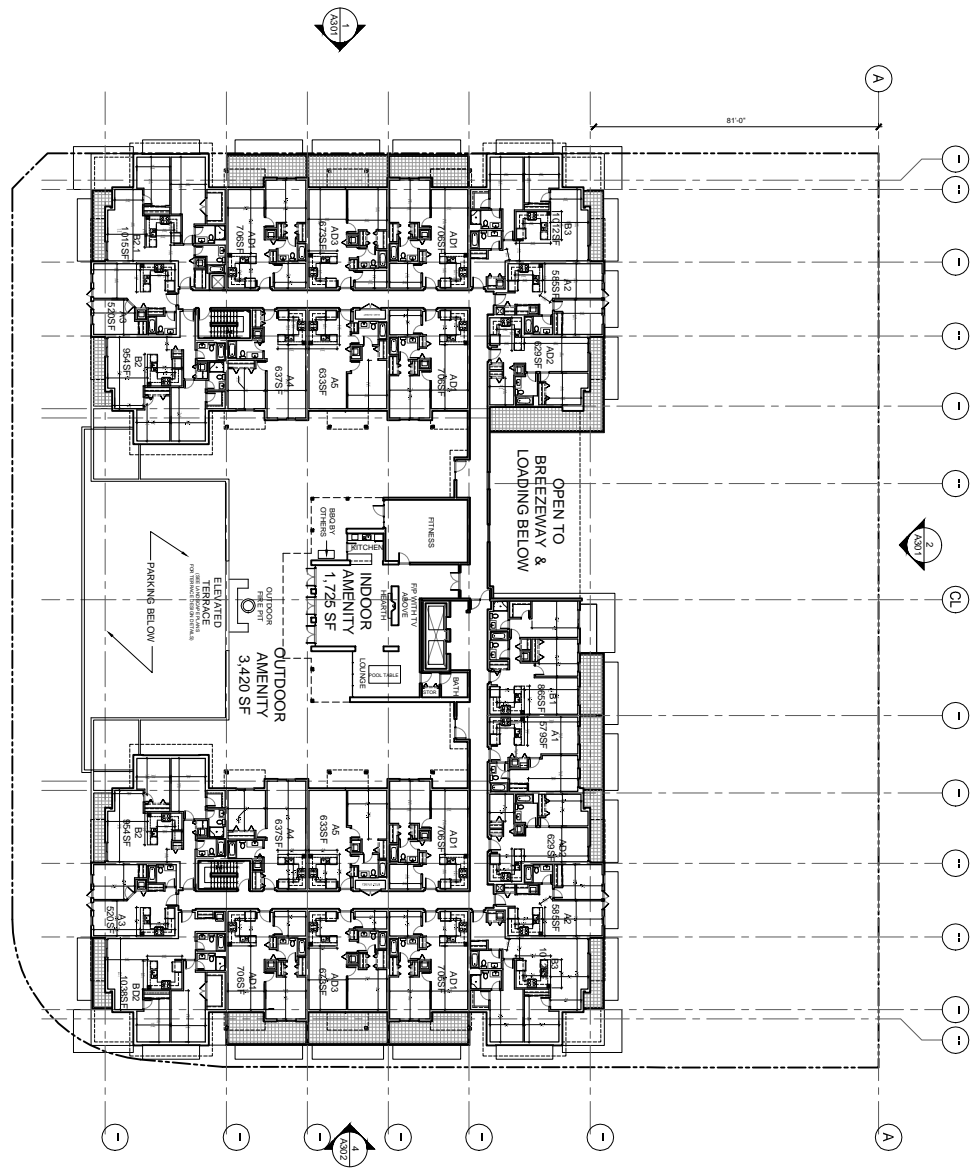
FLOOR PLAN LEVEL 1

OWNER: Surrey City Development Corporation and T.L. Housing Solutions
 17567 57th Ave, Surrey, BC
 ARCHITECT: Patrick Cotter
 17567 57th Ave, Surrey, BC
 DATE: 2022-08-15
 PROJECT: Cloverdale West Village Phase I

Patrick Cotter
 17567 57th Ave, Surrey, BC
 TEL: 604-272-2222
 FAX: 604-272-2222
 WWW: PATRICKCOTTER.COM

NO.	DATE	DESCRIPTION
1	2022-08-15	ISSUED FOR PERMIT
2	2022-08-15	REVISIONS
3	2022-08-15	REVISIONS
4	2022-08-15	REVISIONS
5	2022-08-15	REVISIONS
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20	2022-08-15	REVISIONS
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46	2022-08-15	REVISIONS
47	2022-08-15	REVISIONS
48	2022-08-15	REVISIONS
49	2022-08-15	REVISIONS
50	2022-08-15	REVISIONS

FLOOR PLAN LEVEL 2
 1/16"=1'-0"



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2019
2	ISSUED FOR PERMIT	10/15/2019
3	ISSUED FOR PERMIT	10/15/2019
4	ISSUED FOR PERMIT	10/15/2019
5	ISSUED FOR PERMIT	10/15/2019
6	ISSUED FOR PERMIT	10/15/2019
7	ISSUED FOR PERMIT	10/15/2019
8	ISSUED FOR PERMIT	10/15/2019
9	ISSUED FOR PERMIT	10/15/2019
10	ISSUED FOR PERMIT	10/15/2019
11	ISSUED FOR PERMIT	10/15/2019
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15	ISSUED FOR PERMIT	10/15/2019
16	ISSUED FOR PERMIT	10/15/2019
17	ISSUED FOR PERMIT	10/15/2019
18	ISSUED FOR PERMIT	10/15/2019
19	ISSUED FOR PERMIT	10/15/2019
20	ISSUED FOR PERMIT	10/15/2019

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 1100 WEST 10TH AVENUE
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 WWW.PATRICKCOTTER.COM

Cloverdale
 West Village Phase I
 5710 175 St &
 17567 57th Ave.
 Surrey, BC

Surrey City
 Development
 Corporation and
 T.L. Housing Solutions

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2019
2	ISSUED FOR PERMIT	10/15/2019
3	ISSUED FOR PERMIT	10/15/2019
4	ISSUED FOR PERMIT	10/15/2019
5	ISSUED FOR PERMIT	10/15/2019
6	ISSUED FOR PERMIT	10/15/2019
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16	ISSUED FOR PERMIT	10/15/2019
17	ISSUED FOR PERMIT	10/15/2019
18	ISSUED FOR PERMIT	10/15/2019
19	ISSUED FOR PERMIT	10/15/2019
20	ISSUED FOR PERMIT	10/15/2019

FLOOR PLAN LEVEL L2

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2019
2	ISSUED FOR PERMIT	10/15/2019
3	ISSUED FOR PERMIT	10/15/2019
4	ISSUED FOR PERMIT	10/15/2019
5	ISSUED FOR PERMIT	10/15/2019
6	ISSUED FOR PERMIT	10/15/2019
7	ISSUED FOR PERMIT	10/15/2019
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17	ISSUED FOR PERMIT	10/15/2019
18	ISSUED FOR PERMIT	10/15/2019
19	ISSUED FOR PERMIT	10/15/2019
20	ISSUED FOR PERMIT	10/15/2019



OWNER	Surrey City Development Corporation and T.L. Housing Solutions
PROJECT	Cloverdale West Village Phase I
ADDRESS	5710 175 St & 17567 57th Ave, Surrey, BC
DATE	2024
SCALE	AS SHOWN
DRAWN BY	CSH
CHECKED BY	CSH
DATE	2024

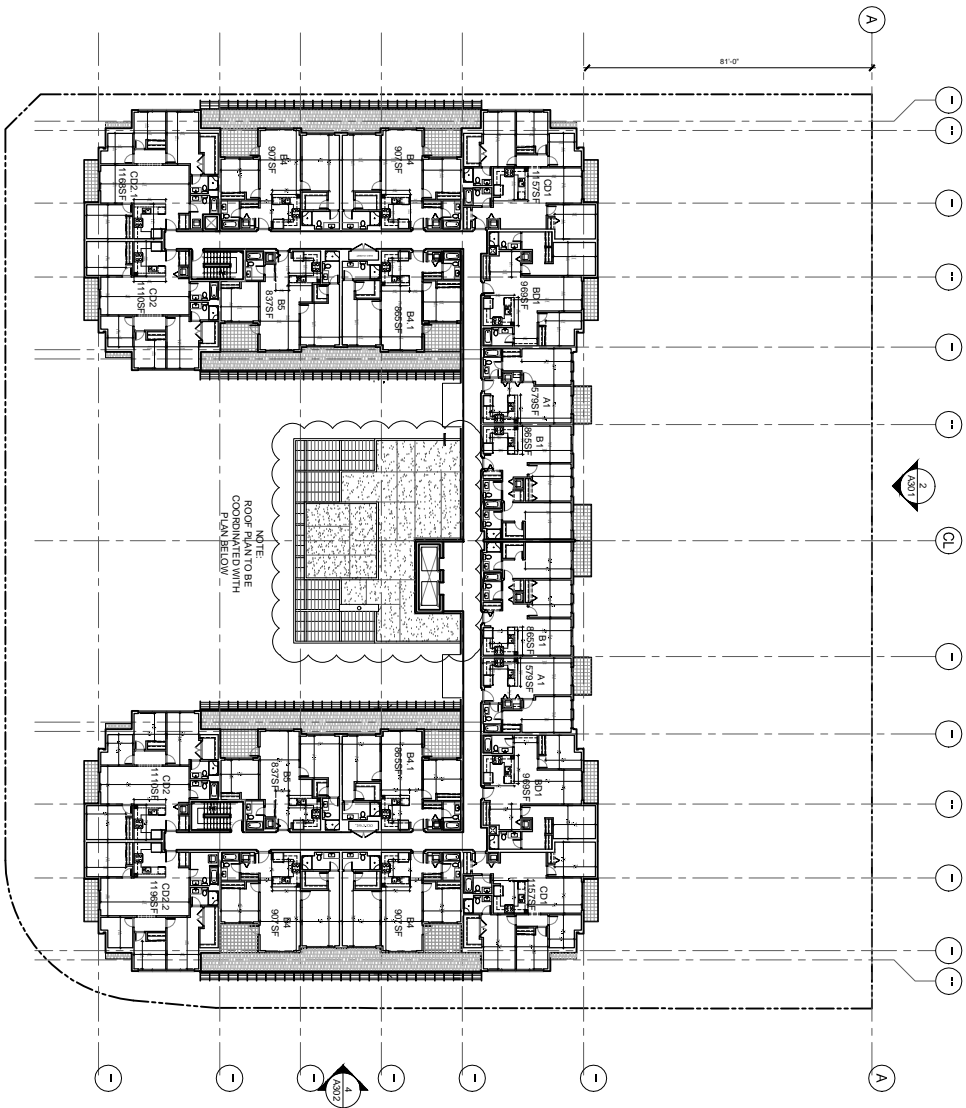
FLOOR PLAN LEVEL L3 & L4

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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024
2	ISSUED FOR CONSTRUCTION	2024
3	ISSUED FOR OCCUPANCY	2024
4	ISSUED FOR AS-BUILT	2024
5	ISSUED FOR FINAL	2024

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NO.	DATE	DESCRIPTION
1	2018.08.14	ISSUED FOR PERMIT
2	2018.08.14	ISSUED FOR PERMIT
3	2018.08.14	ISSUED FOR PERMIT
4	2018.08.14	ISSUED FOR PERMIT
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8	2018.08.14	ISSUED FOR PERMIT
9	2018.08.14	ISSUED FOR PERMIT
10	2018.08.14	ISSUED FOR PERMIT

Patrick Cotter
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 1180 118th Ave. #1000
 West Vancouver, BC V8V 2P7
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 FAX: 779-0889
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Cloverdale
 West Village Phase I
 5710 175 St. &
 17567 57th Ave.
 Surrey, BC

Surrey City
 Development
 Corporation and
 T.L. Housing Solutions

NO.	DATE	DESCRIPTION
1	2018.08.14	ISSUED FOR PERMIT
2	2018.08.14	ISSUED FOR PERMIT
3	2018.08.14	ISSUED FOR PERMIT
4	2018.08.14	ISSUED FOR PERMIT
5	2018.08.14	ISSUED FOR PERMIT
6	2018.08.14	ISSUED FOR PERMIT
7	2018.08.14	ISSUED FOR PERMIT
8	2018.08.14	ISSUED FOR PERMIT
9	2018.08.14	ISSUED FOR PERMIT
10	2018.08.14	ISSUED FOR PERMIT

FLOOR PLAN
LEVEL 5

NO.	DATE	DESCRIPTION
1	2018.08.14	ISSUED FOR PERMIT
2	2018.08.14	ISSUED FOR PERMIT
3	2018.08.14	ISSUED FOR PERMIT
4	2018.08.14	ISSUED FOR PERMIT
5	2018.08.14	ISSUED FOR PERMIT
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7	2018.08.14	ISSUED FOR PERMIT
8	2018.08.14	ISSUED FOR PERMIT
9	2018.08.14	ISSUED FOR PERMIT
10	2018.08.14	ISSUED FOR PERMIT

NO.	1	DATE	10/10/2018
NO.	2	DATE	10/10/2018
NO.	3	DATE	10/10/2018
NO.	4	DATE	10/10/2018
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NO.	27	DATE	10/10/2018
NO.	28	DATE	10/10/2018
NO.	29	DATE	10/10/2018
NO.	30	DATE	10/10/2018

LINDSAY LINDSAY DESIGN
 ARCHITECTS
 1000 100th Ave S
 Suite 100
 Surrey, BC V4A 1A7
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 FAX: (604) 272-4478
 WWW: WWW.LINDSAYDESIGN.COM

Patrick Colter
 Cloverdale
 West Village Phase I
 5710 175 St. &
 17567 57th Ave.
 Surrey, BC

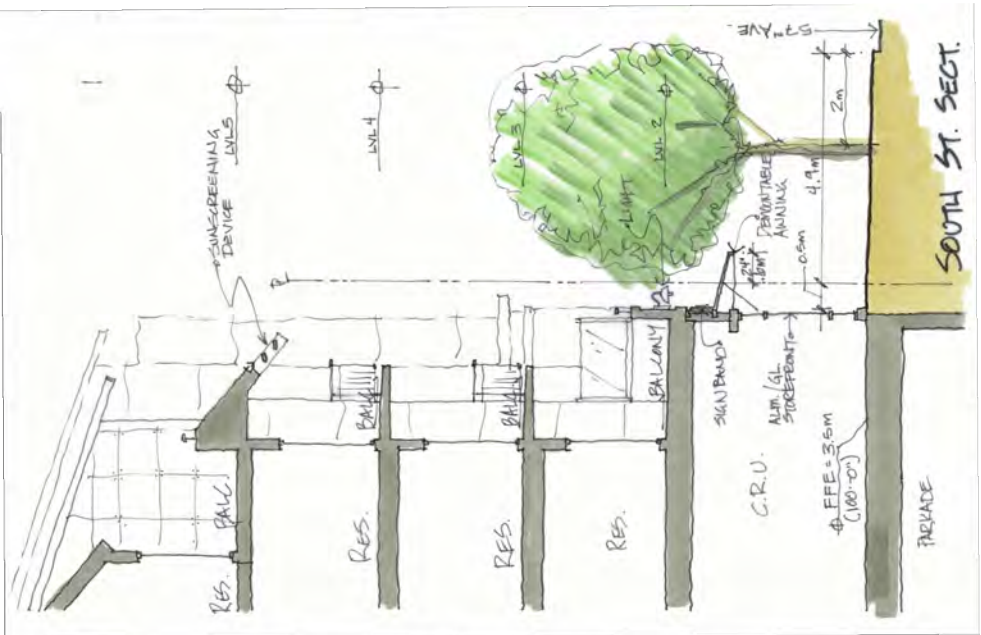
Surrey City
 Development
 Corporation and
 Corporation
 T.L. Housing Solutions

DATE	10/10/2018
PROJECT	West Village Phase I
CLIENT	Surrey City Development Corporation and Corporation
SCALE	AS SHOWN
DRAWN BY	CLT
CHECKED BY	CLT
DATE	10/10/2018

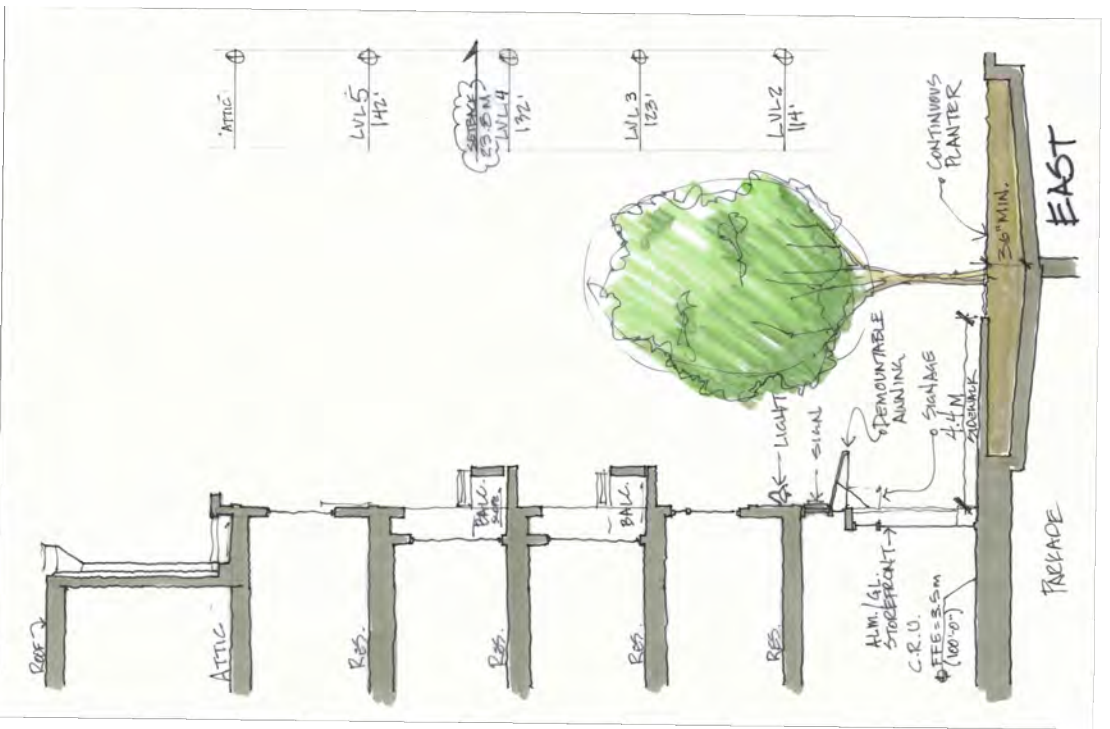
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STREET SECTIONS

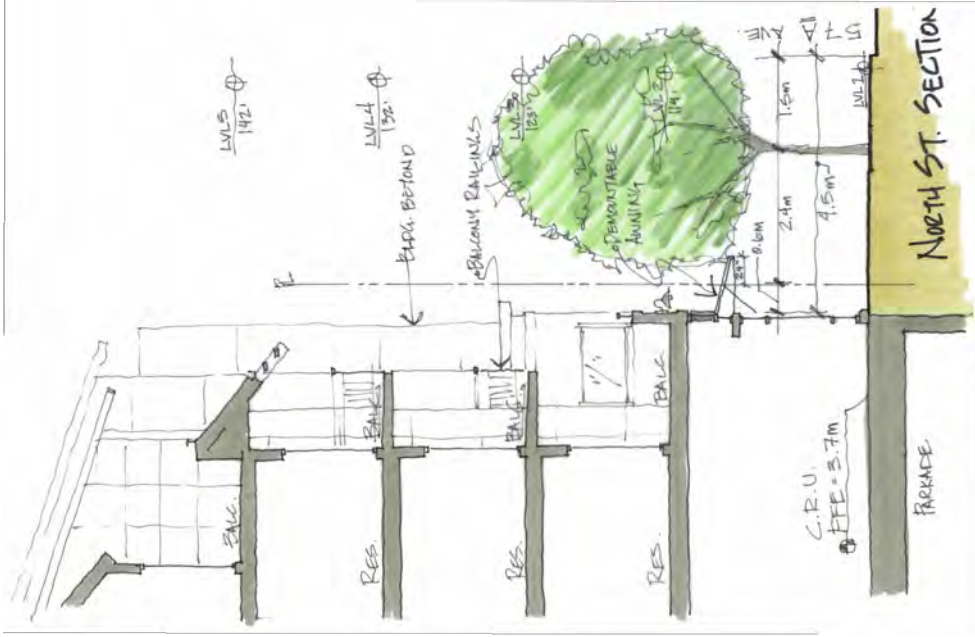
DRAWING NO.	A412
REV.	E



1/4" = 1'-0"
 STREET SECTION




1/4" = 1'-0"
 STREET SECTION



1 (A413) STREET SECTION
 1/4" = 1'-0"

1 (A413) STREET SECTION
 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
1		PRELIMINARY
2		REVISED
3		REVISED
4		REVISED
5		REVISED
6		REVISED
7		REVISED
8		REVISED
9		REVISED
10		REVISED


Patrick Cotter
 ARCHITECT
 1000 WESTERN AVENUE
 SUITE 100
 VANCOUVER, BC V6C 3R8
 TEL: (604) 272-4477
 FAX: (604) 272-4477
 CELL: (604) 272-4454
 WWW: PATRICKCOTTER.COM

Cloverdale
 West Village Phase I
 5710 175 St. &
 17567 57th Ave.
 Surrey, BC

Surrey City
 Development
 Corporation and
 Corporation
 T. L. Housing Solutions

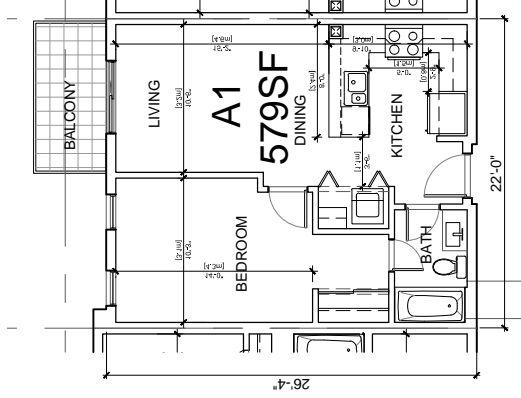
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2013.08.20	AC	AC
2013.08.20	AC	AC
2013.08.20	AC	AC

SHEET TITLE:

STREET SECTIONS

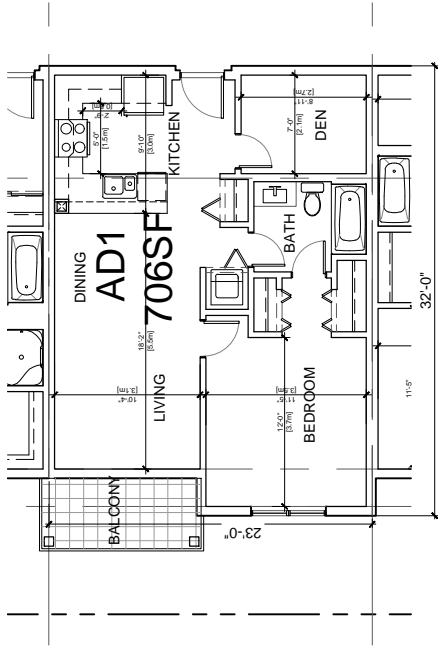
DRAWING NO.	REV.
A413	E

UNIVERSITY OF BC ARCHITECTURE



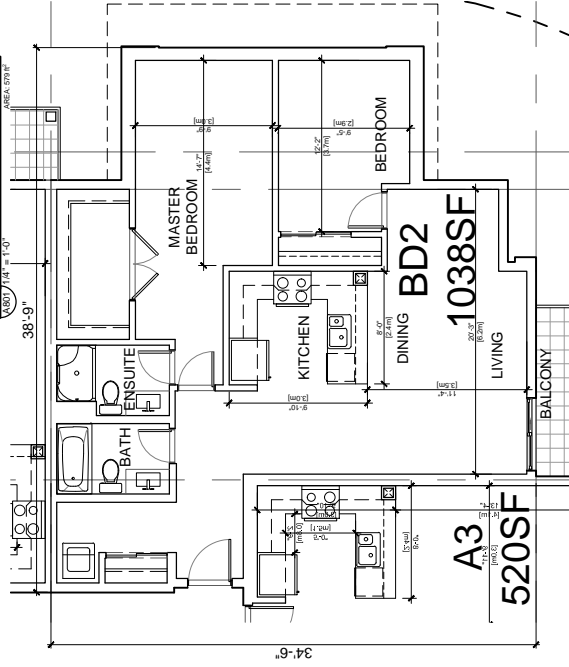
2 UNIT PLAN #A1

AREA: 579 SF



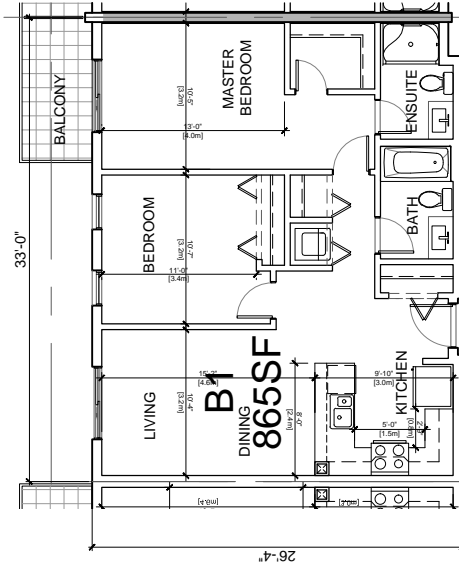
1 UNIT PLAN #AD1

AREA: 706 SF



3 UNIT PLAN #BD2

AREA: 1038 SF



1 UNIT PLAN #B1

AREA: 865 SF

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1	10/15/2010	ISSUED FOR PERMITTING
2	10/22/2010	ISSUED FOR PERMITTING
3	11/02/2010	ISSUED FOR PERMITTING
4	11/02/2010	ISSUED FOR PERMITTING
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6	11/02/2010	ISSUED FOR PERMITTING
7	11/02/2010	ISSUED FOR PERMITTING
8	11/02/2010	ISSUED FOR PERMITTING
9	11/02/2010	ISSUED FOR PERMITTING
10	11/02/2010	ISSUED FOR PERMITTING

Patrick Conter
ARCHITECT

UNIVERSITY MICROFILMS
SERIALS ACQUISITION
300 N ZEEB RD
ANN ARBOR MI 48106-1500
TEL: (734) 769-4177
FAX: (734) 769-4100
WWW.UMI.COM

Cloverdale
West Village Phase I
5710 175 St. &
17567 57th Ave.
Surrey, BC

Surrey City
Development
Corporation and
T. L. Housing Solutions

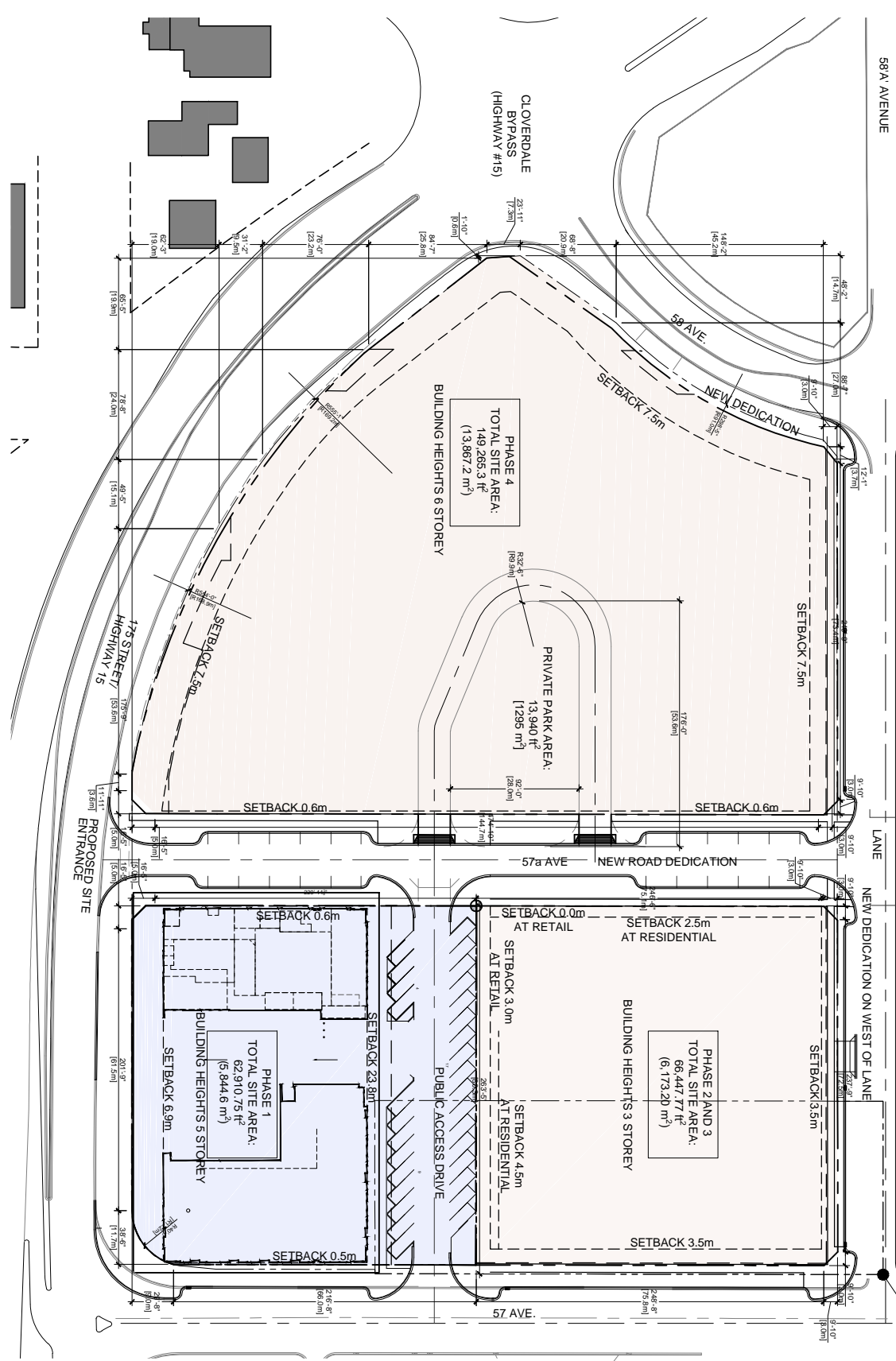
CONTRACT NO. 1001-10-0000-0001
SHEET NO. 1001-10-0000-0001-0001
DATE: 10/15/2010

DATE: 10/15/2010
DRAWN BY: JF BROWN
CHECKED BY: JF BROWN
JOB NO.: 1001-10-0000-0001

SHEET TITLE:
UNIT PLANS

DRAWING NO.	REV.
A801	E

1 LOT DIMENSIONS



EXISTING LESION
PROPERTY LINE

DEDICATIONS:
41,250.86 ft²
(3,832.33 m²)

NO.	DESCRIPTION	AREA (SQ FT)	AREA (SQ M)
1	PHASE 1	62,910.75	5,844.6
2	PHASE 2 AND 3	66,447.77	6,173.20
3	PHASE 4	149,265.3	13,867.2
4	PRIVATE PARK AREA	13,940.0	1,295.0
5	DEDICATIONS	41,250.86	3,832.33
6	TOTAL	233,814.65	21,650.13



Patrick Cotter

Survey City
Development
Corporation and
T. L. Housing Solutions
17567 57th Ave.
Surrey, BC

LOT DIMENSIONS

PHASE 1
TOTAL SITE AREA:
62,910.75 ft²
(5,844.6 m²)
BUILDING HEIGHTS 5 STOREY

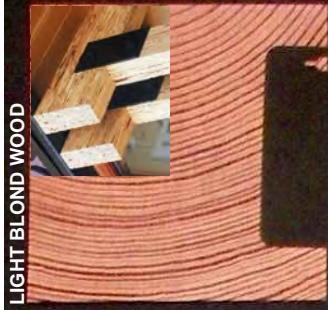
PHASE 2 AND 3
TOTAL SITE AREA:
66,447.77 ft²
(6,173.20 m²)
BUILDING HEIGHTS 3 STOREY

PHASE 4
TOTAL SITE AREA:
149,265.3 ft²
(13,867.2 m²)
BUILDING HEIGHTS 6 STOREY

PRIVATE PARK AREA:
13,940 ft²
(1,295 m²)

NO.	DESCRIPTION	AREA (SQ FT)	AREA (SQ M)
1	PHASE 1	62,910.75	5,844.6
2	PHASE 2 AND 3	66,447.77	6,173.20
3	PHASE 4	149,265.3	13,867.2
4	PRIVATE PARK AREA	13,940.0	1,295.0
5	DEDICATIONS	41,250.86	3,832.33
6	TOTAL	233,814.65	21,650.13

SK101 E



LIGHT BLOND WOOD

DARK BRONZE ALUMINUM STOREFRONT



GLASS BALCONY RAILINGS



FROSTED GLAZING WITH METAL STRUCTURE

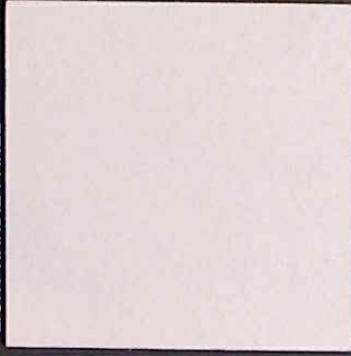


METAL RAILS



ROOFING

LIGHT HARDIE PANEL



BEIGE VINYL WINDOWS



LIGHT ALUMINUM PANEL TRIM



GREY HARDIE PLANK

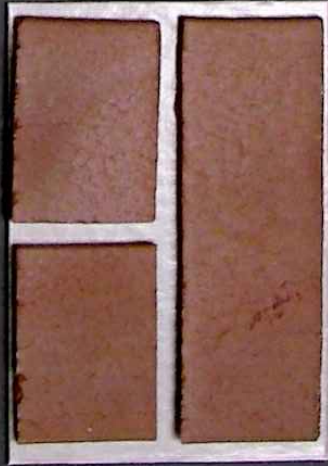


RED HARDIE PLANK

DARK HARDIE PANEL



DARK ALUMINUM PANEL TRIM



BRICK



PAINT #1

PAINT #2

PAINT #3

NO.	DESCRIPTION	QTY	UNIT
1
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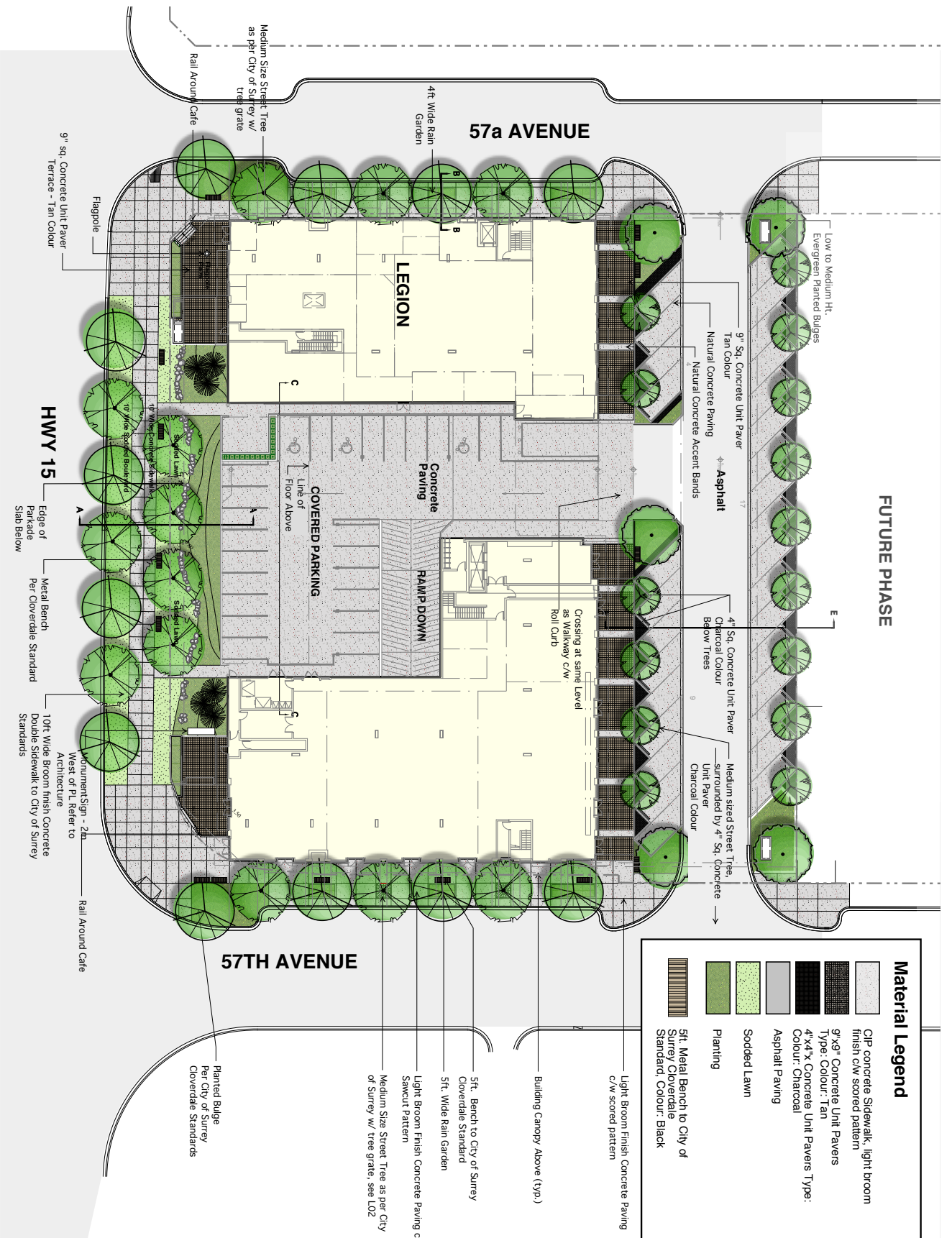

Patrick Cotter
 Cloverdale
 West Village Phase I
 5710 175 St. &
 17567 57th Ave.
 Surrey, BC

Surrey City
 Development
 Corporation and
 T.L. Housing Solutions
 17567 57th Ave. #200, W. 44
 Surrey, BC V4N 1V7
 CONTACT: TERRY COTTER
 TEL: (604) 271-8884
 FAX: (604) 271-8884
 WWW: WWW.PATRICKCOTTER.COM

PROJECT	CLV307
DRAWING NO.	SK300
DATE	08/11/17
BY	...
CHECKED BY	...
SCALE	AS SHOWN
JOB NO.	CLV3
DATE PLOTTED	...

SHEET TITLE
MATERIALS

DRAWING NO.	SK300
REV.	E



FUTURE PHASE

Material Legend

- CIP concrete Sidewalk, light broom finish c/w scored pattern
- 9"x9" Concrete Unit Pavers Type: Colour: Tan
- 4'x4' Concrete Unit Pavers Type: Colour: Charcoal
- Asphalt Paving
- Sodded Lawn
- Planting
- 5ft. Metal Bench to City of Surrey Cloverdale Standard, Colour: Black

06 23rd Nov 11
 05 14th Nov 11
 04 08th Nov 11
 03 01st Nov 11
 02 25th Oct 11
 01 18th Oct 11

Prepared by: [Name]
 Checked by: [Name]
 Drawn by: [Name]
 Design: [Name]

Revised for Approval/Permit Application
 Revised for Approval/Permit Application
 Revised for Approval/Permit Application
 Revised for Design Review
 Revised for Design Review

Author: [Name]
 Designer: [Name]
 Checker: [Name]
 Drafter: [Name]

1201 WEST VILLAGE
 SURREY, BC V3A 1N5
 604.273.8888
 www.dk.ca

Project:
 CLOVERDALE WEST VILLAGE PHASE 1

Client:
 City of Surrey

Location:
 57th Avenue & 57a Avenue

Scale:
 1/8" = 1'-0"

Date:
 December 14, 2010

Drawn by:
 AL

Checked by:
 ROK

Design:
 DECEMBER 14, 2010

Scale:
 1/8" = 1'-0"

LEVEL 1 LAYOUT AND MATERIAL

Planted Bulge Per City of Surrey Cloverdale Standards

5ft. Bench to City of Surrey Cloverdale Standard

5ft. Wide Rain Garden

Light Broom Finish Concrete Paving c/w Sawcut Pattern

Medium Size Street Tree as per City of Surrey w/ tree grate, see LO2

Building Canopy Above (Typ.)

c/w scored pattern

Light Broom Finish Concrete Paving

Medium sized Street Tree, surrounded by 4' Sq. Concrete Unit Paver Charcoal Colour

4' Sq. Concrete Unit Paver Charcoal Colour Below Trees

Crossing at same level as Walkway c/w Roll Curb

Concrete Paving

RAMPS DOWN

COVERED PARKING

Line of Floor Above

10' Wide Scodded Boulevard

10' Wide Scodded Boulevard

10ft. Wide Broom finish Concrete Double Sidewalk to City of Surrey Standards

Monument Sign - 2da West of P.L Refer to Architecture

Edge of Parkade Per Cloverdale Standard

Metal Bench Per Cloverdale Standard

9' sq. Concrete Unit Paver Tan Colour Terrace - Tan Colour

Flagpole

4ft Wide Rain Garden

Medium Size Street Tree as per City of Surrey w/ tree grate

Rail Around Cafe

Evergreen Planted Bulges Low to Medium Ht.

9" Sq. Concrete Unit Paver Tan Colour Natural Concrete Paving Natural Concrete Accent Bands

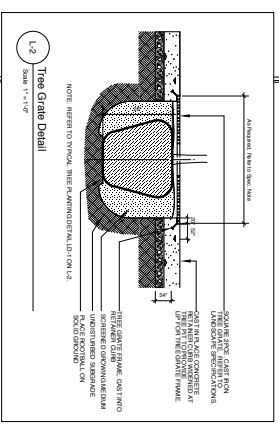
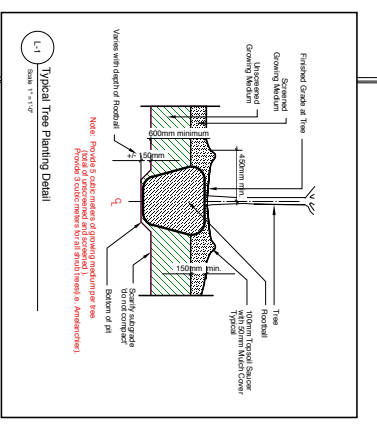
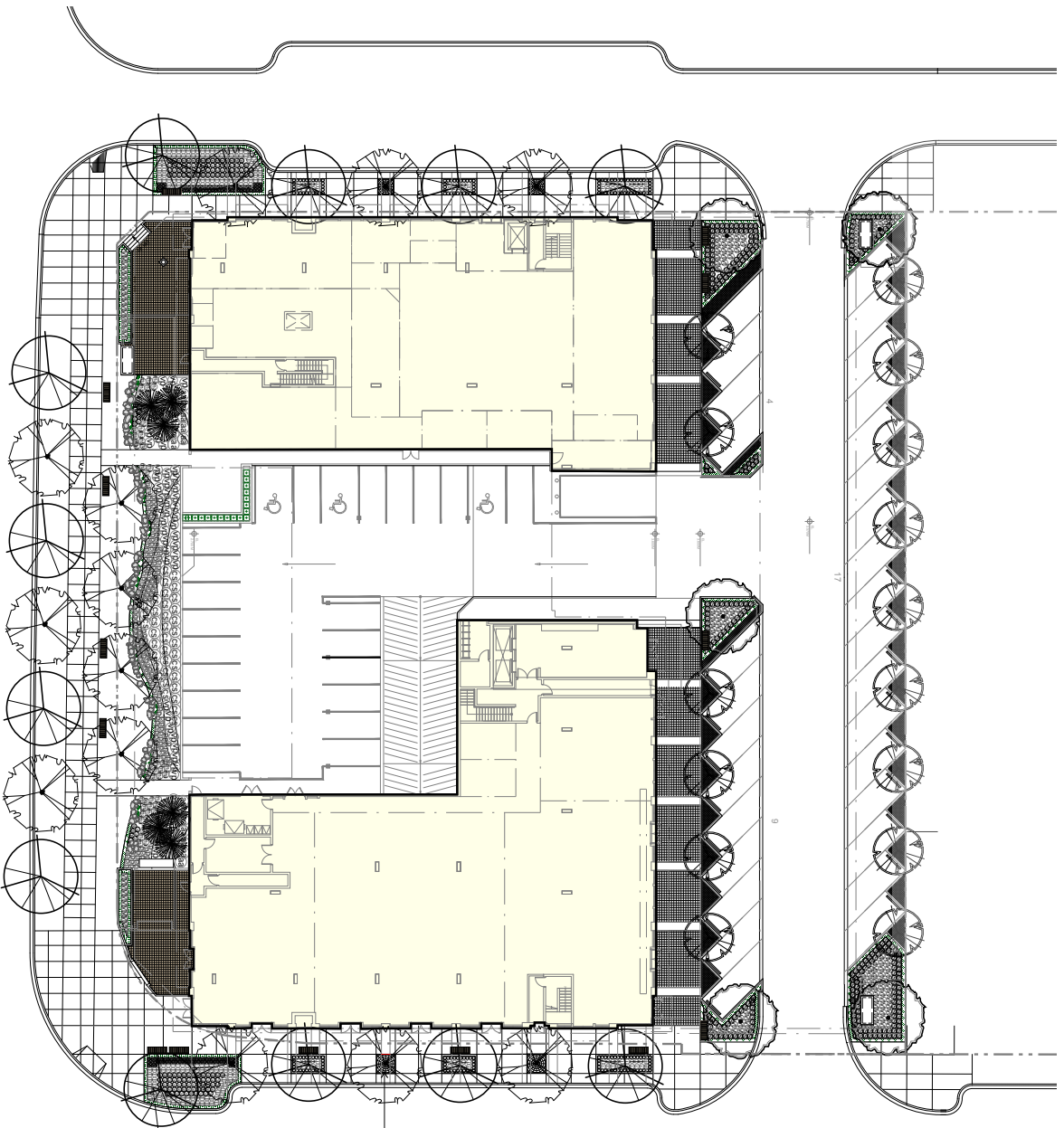
Asphalt

57a AVENUE

57TH AVENUE

HWY 15

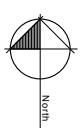
Rail Around Cafe



NOTE:
Refer to sheet L04 for complete plant list.

Medium Size Street Tree as per City of Surrey w/ Tree grate, Acer platanoides Princeton Gold alternating with Fraxinus Americana Autumn Appraise

Planted Budget Per City of Surrey Cloverdale Standards



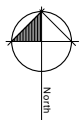
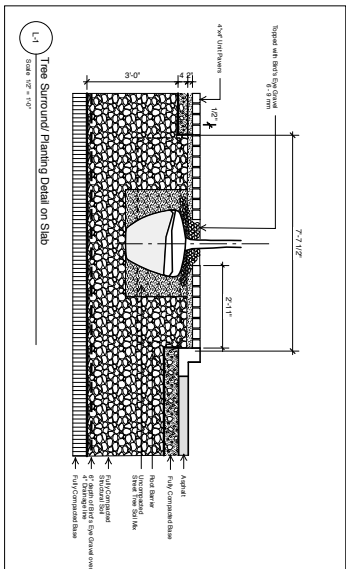
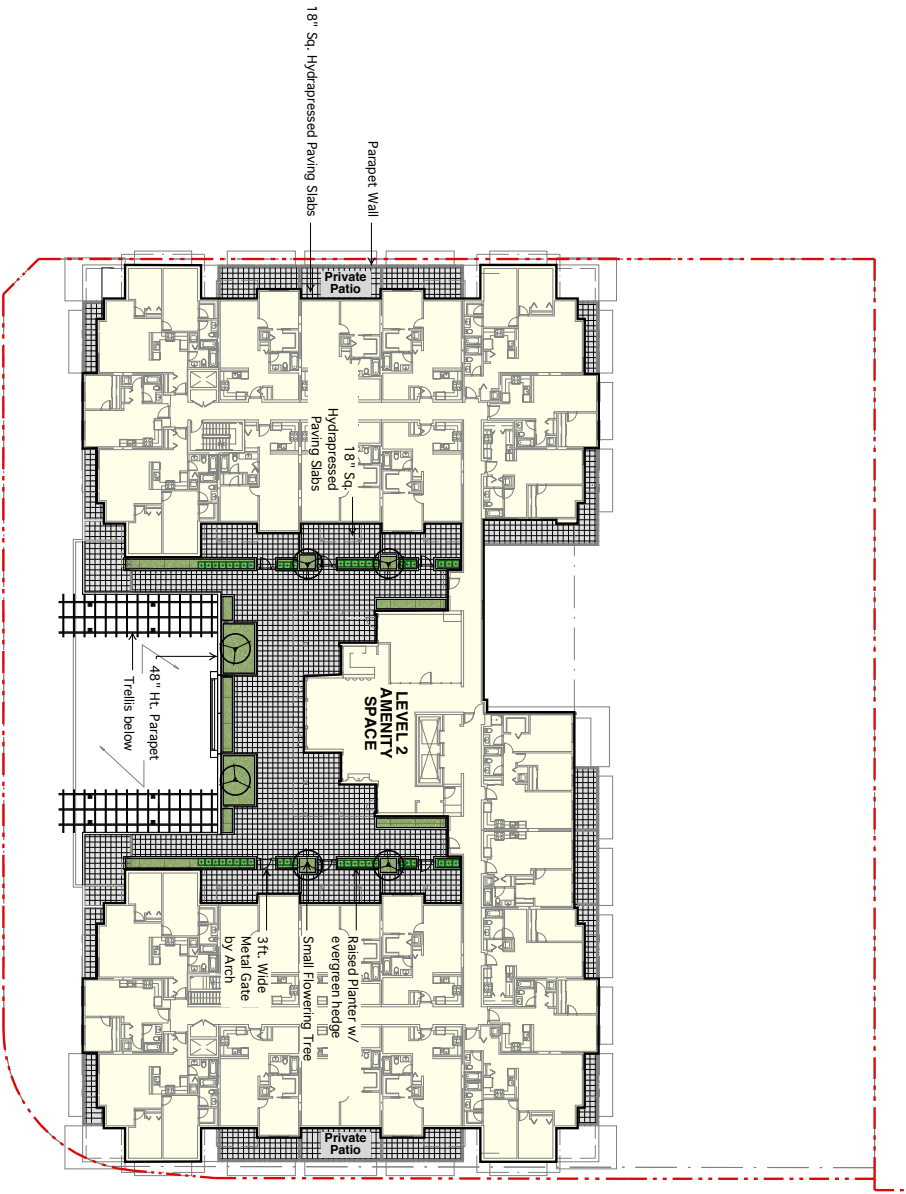
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Project: CLOVERDALE WEST VILLAGE PHASE 1

Drawing Title: PLANTING PLAN
Level: LEVEL 1

Project No.: 10110
Sheet No.:



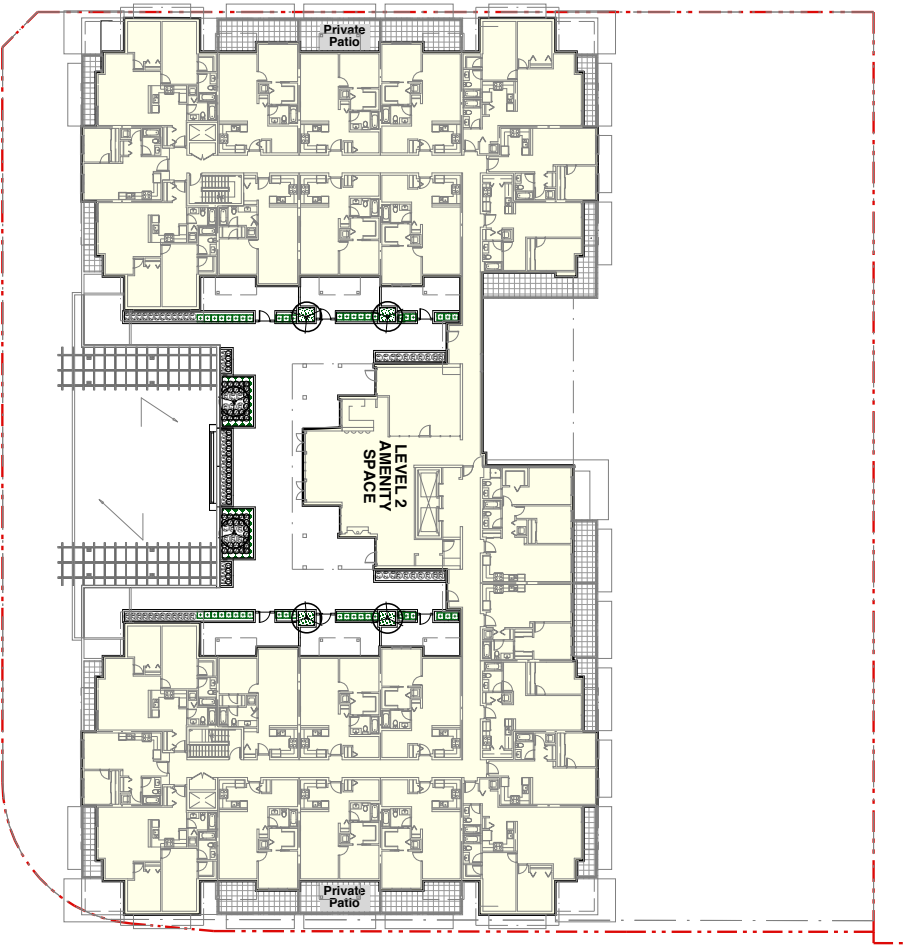
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- 06 JUN 29 2011 Issued for Amendment 02 Approval
- 04 MAY 28 2011 Issued for Amendment 02 Approval
- 03 JUN 26 2011 Issued for 02 Approval Review
- 01 DEC 18 2010 Issued for Design Review
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Project:
CLOVERDALE WEST VILLAGE PHASE 1

Orientation:	AL
Checked by:	POK
Date:	DECEMBER 14, 2010
Scale:	1/8" = 1'-0"
Drawing Title:	LEVEL 2 LAYOUT AND MATERIAL

Project No.: 10110
Sheet No.: L03 of 05



PLANT LIST:		ON SITE:	
Symbol	Qty	Botanical Name	Common Name
4	4	Acer platanoides 'Brilliant Gold'	Norway Maple
8	8	Castanopsis japonicum	Kobus Tree
9	9	Cornus alba	Kobus Dogwood
10	10	Fuchsia ovata	Scrubbed
15	15	Fuchsia ovata	Scrubbed
0	0	Fuchsia ovata	Scrubbed
02	02	Shrub	Common Name
03	03	Shrub	Common Name
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PLANTING PLAN

LEVEL 2

CLOVERDALE WEST VILLAGE PHASE 1

Project: Cloverdale West Village Phase 1

Drawn Title: Level 2 Planting Plan

Scale: 1/8" = 1'-0"

Date: December 14, 2010

Checked by: PKK

Drawn by: AL

Project No: 10110

Sheet No: L04 of 05

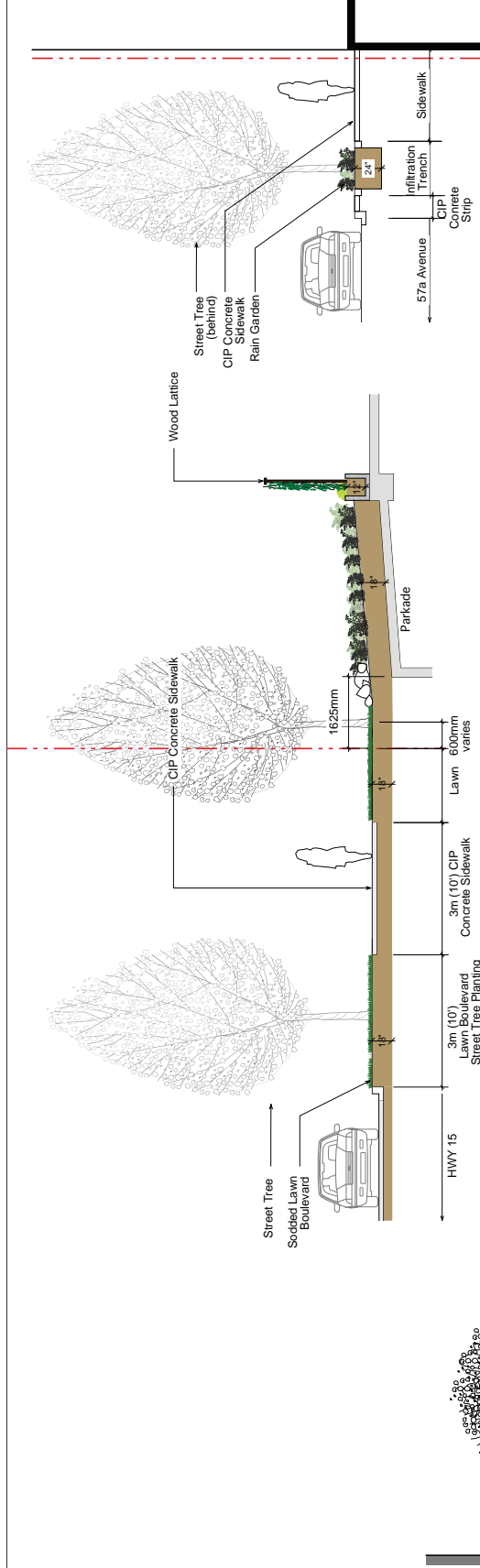
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 05 MAY 18 11 Issued for Amended DP Application
 04 MAY 18 11 Issued for Amended DP Application
 03 JAN 26 11 Issued for DP
 02 JAN 26 11 Issued for DP
 01 DEC 05 10 Issued for Design Review
 no. | date | item |
 Revisions:
 Duratek Inc. Ltd.
 102-1037 W. 57a Avenue
 Vancouver, BC V6S 1N6
 t: 604-684-6807
 www.duratek.com

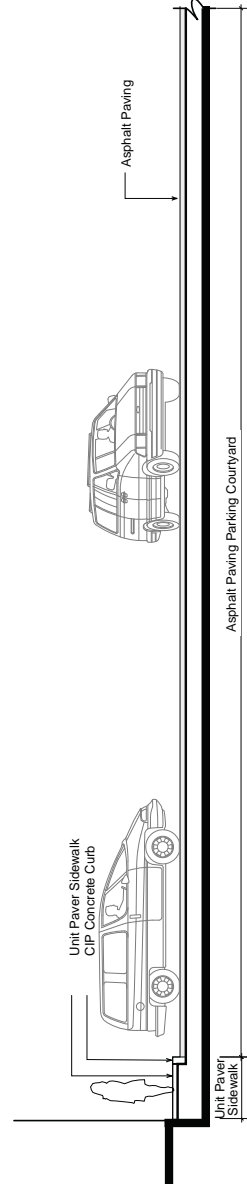
SECTION A-A: HWY 15 Streetscape

Scale: 1/4"=1'-0"



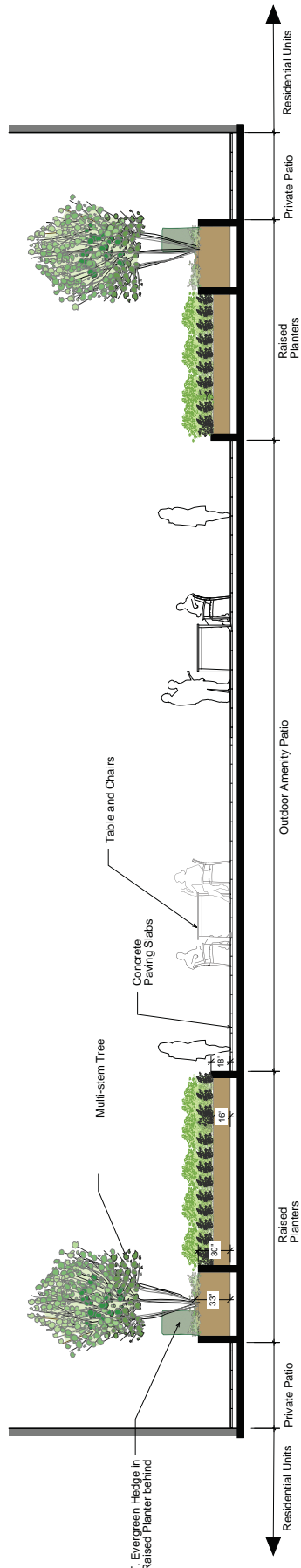
SECTION B-B: 57a Avenue Streetscape

Scale: 1/4"=1'-0"



SECTION C-C: Parking Courtyard

Scale: 1/4"=1'-0"



SECTION D-D: Level 2

Scale: 1/4"=1'-0"



Project: **CLOVERDALE WEST VILLAGE PHASE 1**
 Drawn by: ALICA
 Checked by: POK
 Date: DECEMBER 14, 2010
 Scale: 1/8"=1'-0"
 Drawing Title: **SECTIONS**

Project No.: **10110**
 Sheet No.:

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

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

DATE: **July 11, 2011** PROJECT FILE: **7810-0101-00**

RE: **Engineering Requirements (Commercial/Residential)
Location: 5710 175 St**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate between 1.0 and 1.942 metres of road wideing on 57 Avenue;
- dedicate 1.5 metres of road widening on 58 Avenue;
- dedicate 9.975 metres of road widening for the lane along the east property line of the site;
- dedicate 3 meter x 3 meter corner cuts at the intersections of 58th Avenue and the lane, 57A Avenue and the lane as well as 57th Avenue and the lane;
- dedicate 20.0 metres of road right-of-way for 57A Avenue.

Works and Services

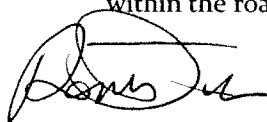
- construct 57A Avenue to full Cloverdale Town Center standards completed on both sides of the road;
- construct the north side of 57 Avenue to full Cloverdale Town Center;
- construct a commercial/pedestrian lane to full Cloverdale Town Center standards on both sides of the lane right-of-way;
- construct new watermains, sanitary sewer mains and drainage mains to provide adequate services to each lot or unit proposed within the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

The following engineering requirement is to be addressed prior to the issuance of the Development Permit:

- To support the request for reduction in the required on site parking the Engineering Department requires the Developer to provide for on street parking within the lane located at the east side of the development site. This will require the registration of a 2.5 metre wide statutory right-of-way to accommodate the sidewalk, urban forest boulevard and street lights that would have been located within the road dedication.



Rémi Dubé, P.Eng.
Acting Development Services Manager

rwb



Monday, June 20, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0101 00

SUMMARY

The proposed 102 highrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2010 Enrolment/School Capacity

Martha Currie Elementary

Enrolment (K/1-7):	67 K + 508
Capacity (K/1-7):	40 K + 500

Lord Tweedsmuir Secondary

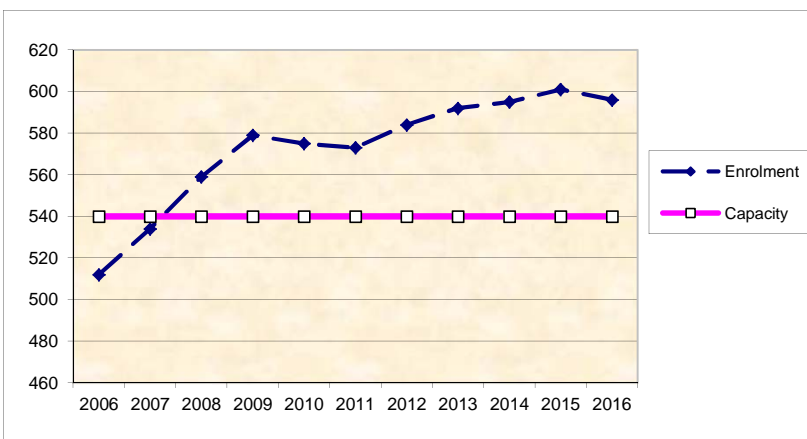
Enrolment (8-12):	1711
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

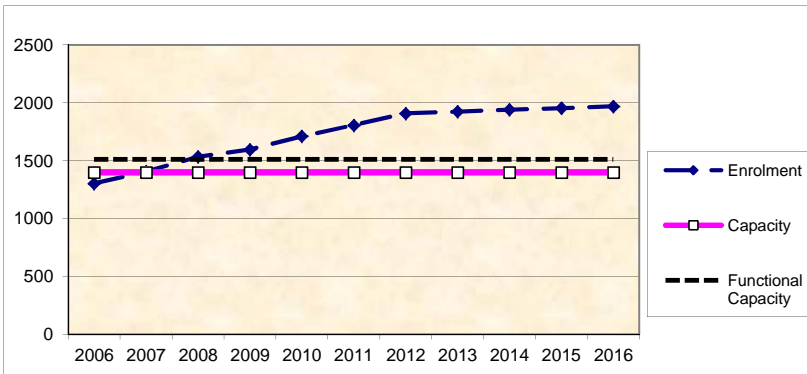
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The capacity for Martha Currie Elementary shown below has been adjusted for full day Kindergarten implementation in 2011 and inclusion of a "Strongstart" program for preschool age children and their parents. Both Martha Currie Elementary and Lord Tweedsmuir Elementary have multi track program (regular and district French Immersion). The school district is adding a modular classroom to Martha Currie in September 2011 and also is converting unused shop space into two classrooms (formerly this school was a Jr. Secondary and was converted as an elementary school and shop space was being used for storage) the added classrooms are not included in the capacity shown in the graph below. Lord Tweedsmuir Secondary is also over its capacity and has two portable classrooms. A new secondary school in the North Clayton Area is proposed in year four of the 2010-2011 Five Year Capital Plan (Site has partially been acquired) to reduce long term secondary school overcrowding in the east region of Surrey. The proposed development will not have an impact on these projections.

Martha Currie Elementary



Lord Tweedsmuir Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

CITY OF SURREY

BY-LAW NO. _____

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

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, 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:

- (a) FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) BY-LAW NO. 16808 (SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW, 2008, NO. 16808.)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 027-221-881
 Lot A Section 7 Township 8 New Westminster District Plan BCP32528 Except: Plan BCP39769
 5710 - 175 Street

- (b) FROM: TOWN CENTRE COMMERCIAL ZONE (C-15)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 013-655-795
 Lot G Block 7 Section 7 Township 8 New Westminister District Plan 2018
 17567 - 57 Avenue

(hereinafter both (a) and (b) 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 *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* with related *amenity spaces* and retail, office, service, *commercial*, recreational and civic uses developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A, B and C as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by G.A. Hol, B.C.L.S. on the 4th day of July, 2011.

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. *Retail stores excluding adult entertainment stores and secondhand stores and pawnshops.*
3. *Personal service uses excluding body rub parlours.*
4. *General service uses excluding drive-through banks.*
5. *Eating establishments excluding drive-through restaurants.*
6. *One Neighbourhood pub, within either Block A or B.*
7. *Liquor store, permitted only in conjunction with a "liquor-primary" licensed establishment, with a valid license issued under the regulations to the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, s. 84, as amended.*
8. *Office uses excluding social escort services and methadone clinics.*
9. *Indoor recreational facilities.*
10. *Parking facilities.*
11. *Entertainment uses excluding arcades and adult entertainment stores.*
12. *Community services.*
13. *Child care centres.*
14. *Cultural uses.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. For uses listed in Section B.1, the *floor area ratio* shall not exceed 2.0.
2. For uses listed in Sections B.2 to B.14 inclusive, the *floor area ratio for all uses* shall be as follows:
 - (a) Block A: The *floor area ratio* shall not exceed 0.4.
 - (b) Blocks B and C: The *floor area ratio* shall not exceed 0.15.
3. Notwithstanding 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 purposes of application of Section D of this Zone and further provided that the *floor area ratio* calculated from the cumulative floor areas of all the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximums specified in Sections D.1. and D.2.
4. Indoor Amenity Space: The *amenity space* required in Sub-section J.1(b) of this Zone, is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The maximum *lot coverage* shall be 80%, excluding air space parcels which shall have a maximum *lot coverage* of 100%.

F. Yards and Setbacks

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

1. Block A

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

Use	Setback	<i>Front Yard (North)</i>	<i>Rear Yard (South)</i>	<i>Side Yard (East)</i>	<i>Side Yard on Flanking Street (West)</i>
<i>Principal and Accessory Buildings and Structures</i>		0.50 m [1.6 ft.]	0.0 m [0.0 ft.]	7.5 m [25 ft.]	0.0 m [0 ft.]
<i>Principal and Accessory Buildings and Structures Within Air Space Parcels</i>		0 m. [0 ft.]	0 m. [0 ft.]	0 m. [0 ft.]	0 m. [0 ft.]

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

2. Block B and Block C

Use	Setback	<i>Front Yard (North)</i>	<i>Rear Yard (South)</i>	<i>Side Yard (East/West)</i>
	<i>Principal and Accessory Buildings and Structures</i>		3.0 m [10 ft.]	3.0 m [10 ft.]
<i>Principal and Accessory Buildings and Structures Within Air Space Parcels</i>		0 m. [0 ft.]	0 m. [0 ft.]	0 m. [0 ft.]

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

G. Height of Buildings

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

1. Principal buildings: The *building height* shall not exceed 28 metres [90 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

1. Refer to Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended for uses in Sections B.2 to B.14.
2. Notwithstanding Section H.1, a minimum of 75 *parking spaces* shall be provided in Block A for all uses listed in Sections B.2 to B.14.
3. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
5. No parking shall be permitted within the *front yard* or within any *side yard* which abuts a *flanking street*.
6. Notwithstanding Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law No. 12000, an *underground parking facility* is permitted to be located within 2.0 metres [6.6 ft.] of any *lot line*.

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 located within the *underground parking* or within a *building*.

J. Special Regulations

1. *Amenity space* 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. *Child care centres* shall be located on the *lot* such that these centres:
 - i. Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B.1 of this Zone; and
 - ii. Have direct access to an *open space* and play area within the *lot*.

K. Subdivision

1. *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>
2,000 sq. m. [0.50 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 created through subdivision in this Zone, are not subject to Section K.1., but shall comply with the provisions in the Land Title Act. R.S.B.C., 1996 Chapter 250, as amended.

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-15 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2010, No. 17111, 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 portion and the C-15 Zone for the commercial portion.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, Chapter 267, as amended.

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

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20 .

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

READ A THIRD TIME ON THE _____ th day of _____, 20 .

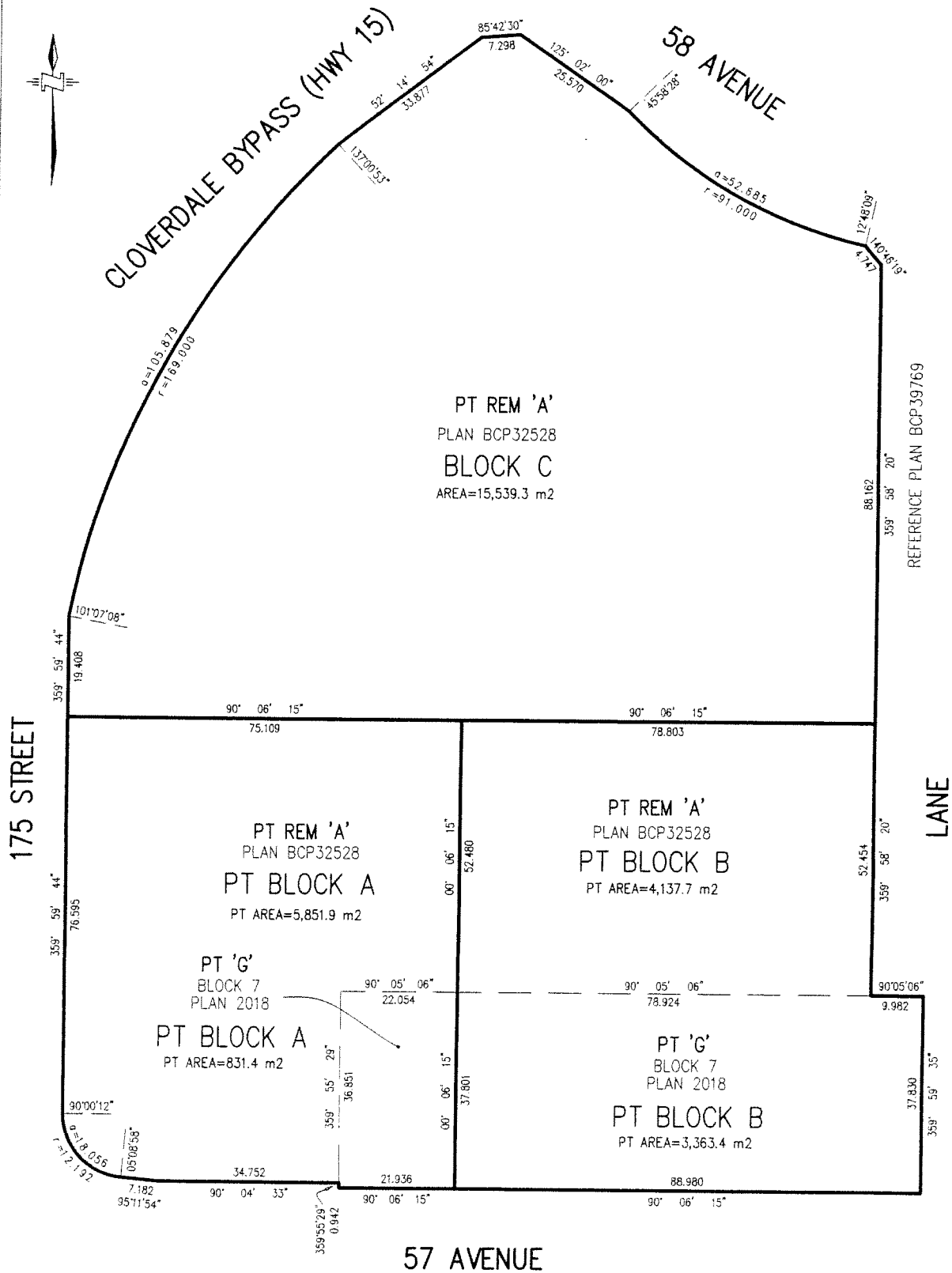
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. ---
 OF LOT A PLAN BCP32528 EXCEPT: PLAN BCP39769 AND
 LOT "G" BLOCK 7 PLAN 2018 BOTH OF SECTION 7 TOWNSHIP 8
 NEW WESTMINSTER DISTRICT

BCGS 92G.017



CERTIFIED CORRECT ACCORDING TO SURVEY
 THIS 4th DAY OF JULY, 2011

[Signature]
 G.A. HOL B.C.L.S.

BLOCK A FROM CD/C-15 TO CD
AREA = 5,683.3 m ²
BLOCK B FROM CD/C-15 TO CD
AREA = 7,501.1 m ²
BLOCK C REMAINS CD
AREA = 15,539.3 m ²

McELHANNEY ASSOCIATES
 LAND SURVEYING LTD.
 13160 88 AVENUE
 SURREY, BC V3W 3K3
 TEL: 604-596-0391
 FILE: 2112-08059-03
 DATE: JULY 4, 2011

TREE PRESERVATION SUMMARY

Surrey Project No: 79

Project Location: 57th Avenue at 175th Street Surrey BC

Registered Landscape Architect/Arborist Norman Hol - Arbortech Consulting Ltd

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference

1. General Tree Assessment of the Subject Site

In general terms, the existing trees located on this site are growing within planting islands surrounded by a large asphalt parking lot. The majority of the trees are under bylaw size and have been severely pruned and / or headed in the past. As result of the improper pruning practices, these trees are in very poor health and structural condition, with a few trees found to be dead. At the north end of the subject site there are there 3 large sized Giant sequoia trees growing in a planting island within the parking lot. These 3 trees are viable for retention although they will need enhancements to their growing environment to ensure their long term viability.

2. Summary of Proposed Tree Removal and Replacement


_____ The summary will be available before final adoption.

_____ Number of Protected Trees Identified	(A)	<u>5</u>
Number of Protected Trees to be Removed (hazard)	(B)	<u>0</u>
Number of Protected Trees to be Removed	(C)	<u>2</u>
Number of Protected Trees to be Retained (A-B-C)	(D)	<u>3</u>
Number of Replacement Trees Required (2:1 ratio except 1:1 for alder and cottonwood trees)	(E)	<u>4</u>
Number of Replacement Trees Proposed	(F)	<u>4</u>
Number of Replacement Trees in Deficit (E-F)	(G)	<u>0</u>
Total Number of Prot. and Repl. Trees on Site (D+F)	(H)	<u>not applicable</u>
Number of Lots Proposed in the Project	(I)	<u>not applicable</u>
Average Number of Trees per Lot (H/I)		<u>not applicable</u>

3. Tree Survey and Preservation/Replacement Plan

_____ Tree Survey and Preservation/Replacement Plan is attached

_____ This plan will be available before final adoption.

Summary and plan prepared and submitted by:  _____ Date: Feb 22, 2011
(Arborist)



Advisory Design Panel Minutes- draft

Parks Boardroom #1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, JUNE 2, 2011
Time: 4:10 p.m.

Chair:

Leroy Mickelson

Guests:

S. Chan, Ionic Architecture Inc.
Meredith Mitchell, DMG Landscape Architects
Tim Clark, Owner Rep
Gordon MacPherson, Remax
Barry Weih, Wensley Architecture
Neil Banich, Wensley Architecture
Joel Smith, Wensley Architecture
Mark Van der Zalm, Van der Zalm & Associations Inc.
Raj Singh, Van der Zalm & Associations Inc
Kirk Fisher, Lark Group
John Therney, Lark Group
Martin Brükner, IBI/HB Architect
Colleen Dixon, IBI/HB Architect
Iris Woo, IBI/HB Architect
Peter Kreuk, Durante Kreuk Ltd. Landscape Architect
Chris Vollan, Developer
Andy Tam, Developer
Patrick Cotter, Patrick Cotter Architects
Jason Olinek, Patrick Cotter Architects

Staff Present:

T. Ainscough, Planning & Development
H. Bello, Planning & Development
J. Hunter, Legislative Services
M. B. Rondeau, Planning & Development

Panel Members:

N. Baldwin
W. Francl
D. Lee
S. Lyon
L. Mickelson
Cpl. M. Searle

B. SUBMISSIONS

4.	File No.:	7910-0101-00
	New or Resubmit:	New
	Description:	Proposed Master Plan to facilitate the redevelopment of the Cloverdale Mall and Legion sites and a 102 unit, 5-storey apartment building (4-storeys of residential) with commercial at grade.
	Address:	17567 57 Avenue / 5710 175 Street, Cloverdale Town Centre
	Developer:	Darren Trester, TL Housing Solutions Ltd. Courtney Fasolino, Surrey City Development Corporation
	Architect:	Jason Olinek, Patrick Cotter Architect Inc.
	Landscape Architect:	Duranete Kreuk Landscape Architects
	Planner:	Shawn Low
	Urban Design Planner:	Mary Beth Rondeau

The Urban Design Planner presented background information and an overview of the proposed project and highlighted the following:

- Cloverdale Town Centre Plan shows commercial for this site, a mix of commercial and residential is proposed – staff have no land use issues with

that change.

- Connectivity – road system will connect through.
- TownShift competition – this site was the subject. Fits with intent for site of the second prize winner with residential forms.
- Monument sign may not be in character with the development.

The Project Architect presented an overview of the design rationale, context plan, site plan, floor plans, streetscape elevations, colours and materials, street sections, shadow studies, 3D views, and highlighted the following:

- 6 acre site is city-owned.
- Summarized key elements of the thinking that came out of the Town Shift competition: open spaces, streetscapes, wide range of uses, interface along Hwy 15.
- Relocation of the Legion.
- Major retail and pedestrian link into the village.
- Provided all required resident parking, on street parking for commercial, the Legion parking.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- Setback along Hwy 15, double row of trees, strong pedestrian space.
- Passive system for storm water infiltration.
- Street trees over top of the underground parking.
- Berming along Hwy 15.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
17567 57 Avenue / 5710 175 Street, Cloverdale Town Centre
File No. 7910-0101-00

It was

Moved by W. Francl

Seconded by S. Lyon

That the Advisory Design Panel (ADP)

recommends that the applicant address the following issues to the satisfaction of the Planning and Development Department.

Carried

STATEMENT OF REVIEW COMMENTS

Context and Site Planning

- Like the project, it's very well done. Like the massing and the care given to proportioning the building, recognizing the heritage.

(No action required)

- Putting residential units at right angles to the noise is good.

(No action required)

- An outdoor patio for the Legion should be considered.

(Two outdoor patios will be provided; One at the west corner of Highway No. 15 and 57A Avenue and a second semi-covered patio also on the west facing façade, which is setback further and adjacent to the parking.)

Form and Character

- Building is well designed and well proportioned. Good work.

(No action required)

- Like the scheme in how it engages the retail, like the borrowed architecture.

(No action required)

- Like the choice of materials.

(No action required)

- Integration of landscape in parking court could be improved, possibly claim the linear park space along Hwy 15 and make it an on-grade expression, make it a people place, permeable circulation east and west through the parking court.

(The linear park along Highway No. 15 is revised to include more permeable circulation with a planted trellis with provisions that can be securable.)

- Would be better to engage the parkade with the frontage or cover completely.

(The parkade and frontage are better engaged with a permeable linear park and a planted trellis wall with provisions that can be easily securable in the future should it be desired.)

- Enclose parking to provide more sunny residential open space and integrate the landscape visually with the Highway 15 setback. Provide light wells if desired to parking.

(See previous two comments.)

- Could wrap the retail on west face into parking court and lower the linear park to an on-grade condition that interfaces with the parking court.

(The retail store frontage and other building architecture wrap further into the west facing façade. Additionally the linear park becomes a shallower berm, which is lowered so that the on grade condition of the building more clearly interfaces with the public realm.)

- Crossing into the covered parking should be carefully considered in soffit

materiality, shape and increased or decreased height. Care should be taken to enhance ground plane material expression.

(Detailing and richer materiality has been considered.)

- Do richer materials on the back side of the corridor and the soffit.

(Richer materiality and windows provided on the backside of corridor.)

- Amenity building on podium – seems to interfere with the units.

(See next comment.)

- Consider relocating the second and particularly the third floor amenity rooms to a lower level. They currently obstruct outlook from courtyard suites.

(The second level Amenity space (on Level 3) has been removed. The first level of Amenity, on Level 2, remains but has been reconfigured to address concerns about usable outdoor space and views from adjacent residences.)

- Design develop Legion to maximize interaction with the public realm.

(The design intent is to locate assembly oriented spaces for the Legion, such as the lounge, game room and assembly hall on exterior walls with windows. The Back-of-House spaces are located internally allowing for optimal visual connection. Care is given to providing exterior café spaces.)

- Design develop suites (2nd floor?) with very small master bedrooms.

(Updated unit plans showing larger Master Bedrooms and other revisions are provided.)

Landscaping

- Commend applicant for storm water installation in boulevard.

(No action required.)

CPTED

- Improve lighting and open up parking courtyard and have pedestrian connections.

(Design revisions for parkade security, pedestrian and visual permeability and acoustic buffering have been considered. The planted trellis is to be a planted lattice that provides a physically secure boundary but with visual access. The parking entry through the breezeway shall be designed to receive an overhead rolling gate in the future should it be desired.)

- Security is of concern in the parking area.

(See above response.)

Accessibility

- Flush-sill balcony doors are wheelchair accessible.

(Detailing will be considered for adaptable flush-sill balconies where feasible.)

- Washroom in Legion wheelchair accessible.

(The Legion washroom will be wheelchair accessible.)

- Disabled parking is adequate

(No action required.)

- Legion washroom to be accessible

(The Legion washroom is to be accessible.)

- Call buttons for entrance to housing units be accessible

(Accessible call buttons will be provided at the lobby entry.)

- Elevator panel buttons be on side to provide access to all levels

(Accessible Elevator Panel buttons shall be provided.)

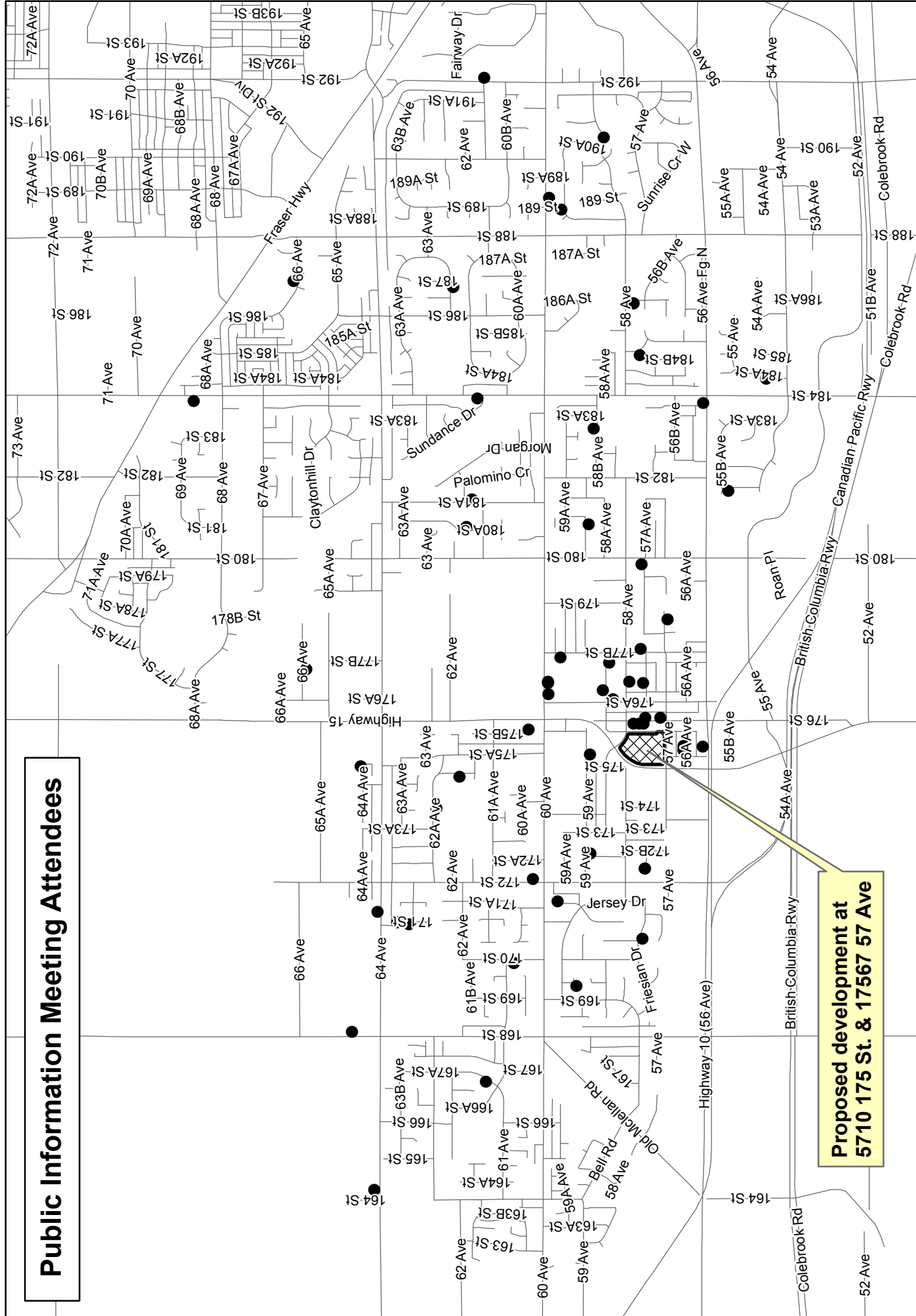
- 5% of units be wheelchair accessible/friendly

(5% of units shall be wheelchair adaptable per British Columbia Building Code Standards (BCBC).)

- Power doors to entrance – for commercial and residential

(Power doors to the Residential Lobby and Commercial retail spaces are required by BCBC.)

Public Information Meeting Attendees



**Proposed development at
5710 175 St. & 17567 57 Ave**

Public Information Meeting Attendees

- Location of Attendees (Note: Surrey residents from outside the map area are not shown)
Total number of Attendees = 89
Note: 15 Attendees were from outside Surrey or provided an incorrect address.

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend the provisions of "Surrey Official
Community Plan By-law, 1996, No. 12900" as amended

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Official Community Plan By-law, 1996, No. 12900, as amended, is hereby further amended as follows:

Section 3.6 Land Use Designations: Allowable Density is amended by modifying the footnote immediately below the table by inserting "and 17567 - 57 Avenue" after "5710 - 175 Street".

- 2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 108 Amendment By-law, 2011, No. _____."

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

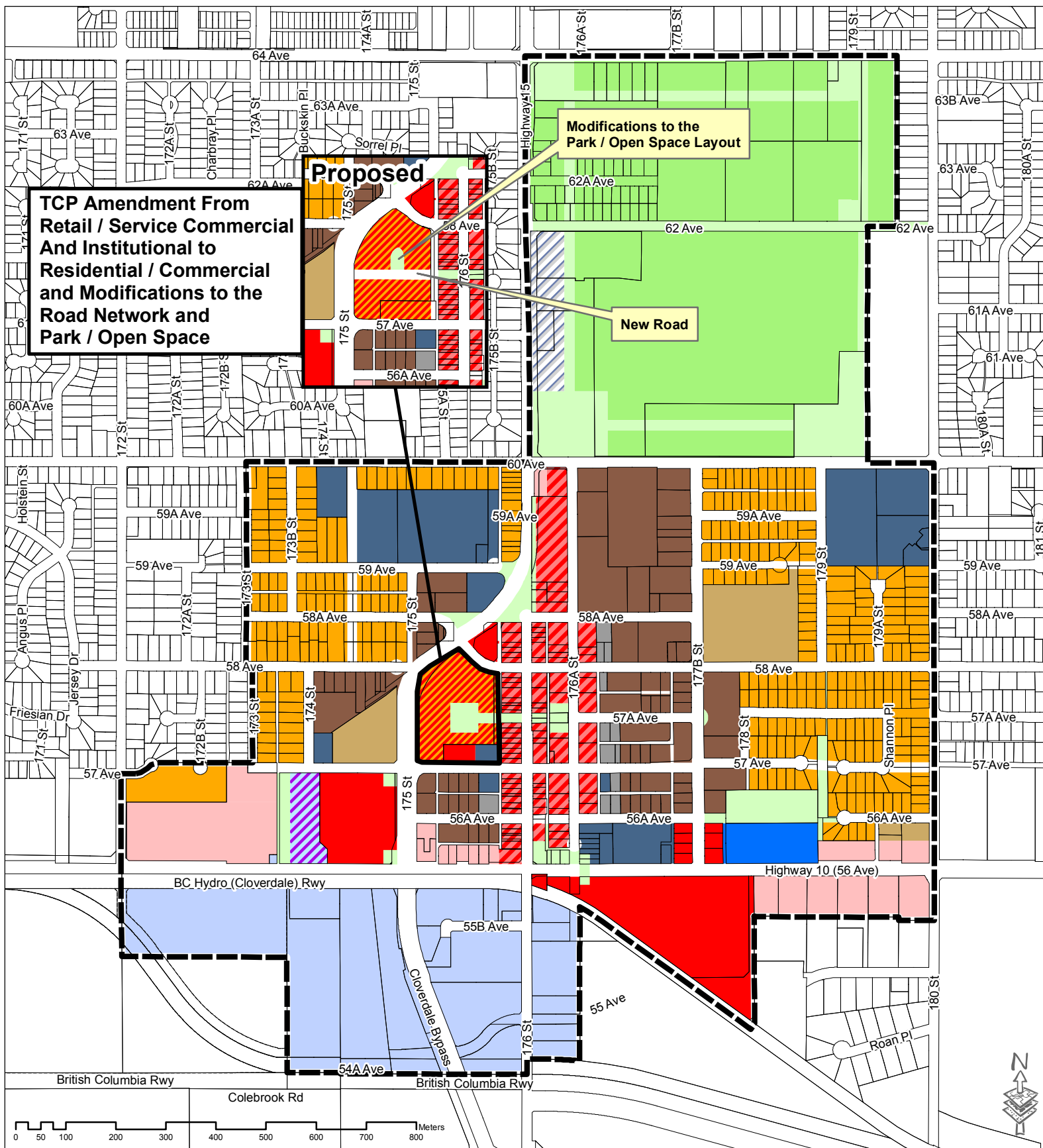
PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

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



- TOWN CENTRE COMMERCIAL
- RETAIL/SERVICE COMMERCIAL
- RESIDENTIAL/COMMERCIAL
- HIGHWAY COMMERCIAL
- MEDIUM DENSITY RESIDENTIAL
- TOWNHOUSES
- URBAN SINGLE FAMILY
- INSTITUTIONAL
- COMMUNITY SERVICES
- PARKING
- PARK/OPEN SPACE
- CLOVERDALE FAIRGROUND
- SCHOOL
- INDUSTRIAL
- INDUSTRIAL BUSINESS PARK
- STUDY BOUNDARY

CLOVERDALE TOWN CENTRE

City of Surrey Planning & Development Department

Approved By Council on October 26, 2000 Amended 07 March 2011

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.