

**PROPOSAL:**

- **Development Variance Permit**

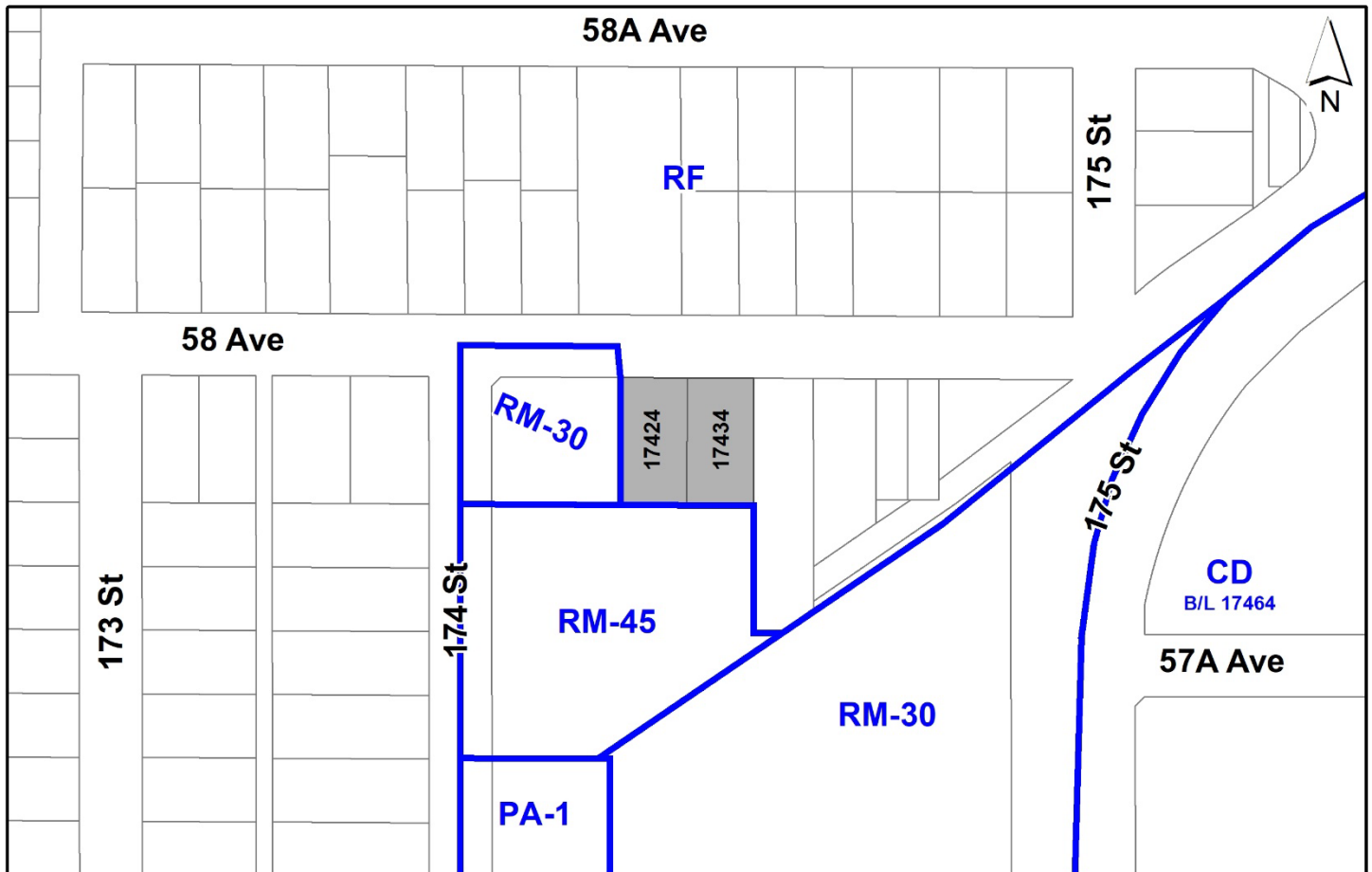
to reduce the minimum lot area of the RM-30 Zone to permit construction of an 11-unit townhouse development on a consolidated site in the Cloverdale Town Centre.

**LOCATION:** 17424 - 58 Avenue  
 17434 - 58 Avenue

**ZONING:** RF

**OCP DESIGNATION:** Urban

**TCP DESIGNATION:** Townhouses



## RECOMMENDATION SUMMARY

- Approval for an amended Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to amend the Development Variance Permit (No. 7922-0053-00) that was previously supported by Council to include a variance to reduce the minimum lot area requirement of the RM-30 Zone, for lots created through subdivision, from 2,000 square metres to 1,740 square metres.

## RATIONALE OF RECOMMENDATION

- Council initially considered the subject Development Application at the October 30, 2023 Regular Council – Land Use Meeting. The proposal includes rezoning from RF to RM-30, Development Permit, and Development Variance Permit to permit the development of 11 townhouse units on the site.
- After the Public Hearing on November 20, 2023, Council granted Third Reading to the Rezoning By-law (No. 21078) and after Public Notification, the variances were also supported.
- It has subsequently been identified that an additional variance is necessary to reduce the minimum required lot area of the RM-30 Zone, for lots created through subdivision, in order to allow the applicant to proceed with completing the development application for eleven (11) townhouse units on the consolidated site. The proposed consolidated lot area of 1,740 square metres will not meet the minimum 2,000 square metre lot area requirement.
- Although the resulting lot area does not comply with the minimum lot area provisions of the RM-30 Zone, the consolidate site is still large enough to accommodate the proposed 11-unit townhouse project in a form that is appropriate for Cloverdale Town Centre and provides continuity to the streetscape initiated by the neighboring completed development project to the west.
- The proposed lot area is sufficient to accommodate the proposed townhouse project and leaves sufficient consolidation area for a future development to the east of the subject site.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve an amended Development Variance Permit No. 7922-0053-00 (Appendix I) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north front yard setback of the “Multiple Residential 30 Zone (RM-30)” for Building 1 (north building) from 4.5 metres to:
    - 4.4 metres to the 2nd floor & 3rd floor principal building face;
    - 2.8 metres to the balconies and columns; and
    - 3.9 metres to the principal building roof overhang.
  - (b) to reduce the minimum west side yard setback of the “Multiple Residential 30 Zone (RM-30)” for Buildings 1 and 2 (north and south buildings) from 6.0 metres to:
    - 3.0 metres to the ground floor principal building face;
    - 2.4 metres to the 2nd floor & 3rd floor principal building face;
    - 2.2 metres to the balconies and columns; and
    - 2.0 metres to the principal building roof overhang.
  - (c) to reduce the minimum south rear yard setback of the “Multiple Residential 30 Zone (RM-30)” for Building 2 (south building) from 6.0 metres to:
    - 5.5 metres to the 2nd floor & 3rd floor principal building face;
    - 5.0 metres to the principal building roof overhang; and
    - 4.7 metres to the balconies and columns.
  - (d) to vary Part 4 “General Provisions” Section B.6(b) to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for an 11-unit ground-oriented townhouse development from 37 square metres to 0 square metres;
  - (e) to vary Part 22 “Multiple Residential 30 Zone (RM-30)” Section H.4(a) in order to permit parking within the required east side yard setback for two visitor parking spaces;
  - (f) to vary Part 22 “Multiple Residential 30 Zone (RM-30)” Section J.1(b) to locate the outdoor amenity space within the required east side yard setback; and
  - (g) to vary Part 22 “Multiple Residential 30 Zone (RM-30)” Section K.2(a) to reduce the minimum lot area, for lots created through subdivision, from 2,000 square metres to 1,740 square metres.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) completion of all conditions of approval identified in the original Planning Report for Development Application No. 7923-0053-00 dated October 30, 2023.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- On October 30, 2023, at the Regular Council – Land Use Meeting, Council granted First and Second Reading of a By-law to rezone the subject site from “Single Family Residential Zone (RF)” to “Multiple Residential 30 Zone (RM-30)” in order to permit the development of 11 townhouse units. A Development Permit for Form and Character as well as Sensitive Ecosystems (streamside protection) were also considered as part of the application, due to the subject site’s proximity to Cloverdale Canal.
- Council also considered a Development Variance Permit (DVP) to vary building setbacks and other provisions in the Zoning By-law and granted approval for the DVP to proceed to Public Notification.
- On November 20, 2023, Council granted Third Reading to the proposal, and indicated support for the proposed DVP.
- Due to an oversight by staff, the proposed DVP fails to address that the proposed lot area of the consolidated townhouse site, does not comply with the minimum 2,000-square metre lot area provisions of the RM-30 Zone.
- As such, staff is requesting that Council consider an amended Development Variance Permit (DVP) to reduce the minimum total lot area from 2,000 square metres to 1,740 square metres.

### Referrals

Engineering: The Engineering Department has no objection to the project as outlined in the original Engineering Review.

## POLICY & BY-LAW CONSIDERATIONS

### Zoning By-law

#### Variances

- In addition to the proposed variances noted in the Initial Planning Report, the applicant is requesting the following additional variance:
  - (a) to vary Part 22 "Multiple Residential 30 Zone (RM-30)" Section K.2(a) to reduce the minimum lot area, for lots created through subdivision, from 2,000 square metres to 1,740 square metres.

- Although the resulting lot area does not comply with the minimum lot area provisions of the RM-30 Zone, the consolidated lot area is large enough to accommodate an 11-unit townhouse project appropriate for Cloverdale Town Centre, and in a form that provides continuity to the streetscape initiated by the neighboring completed development to the west.
- The proposed lot area is sufficient to accommodate the proposed townhouse development and leaves sufficient consolidation area for a future development to the east of the subject site.
- Staff support the requested variances to proceed for consideration with the proposed amendment.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.           Development Variance Permit No. 7922-0053-00  
Appendix II.          Initial Planning Report No. 7922-0053-00, October 30, 2023

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0053-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "owners")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
  
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 006-979-165  
 Lot 51 Section 7 Township 8 New Westminster District Plan 33960

17424 - 58 Avenue

Parcel Identifier: 006-978-916  
 Lot 52 Section 7 Township 8 New Westminster District Plan 33960

17434 - 58 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

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- (b) If the civic addresses change, the City Clerk is directed to insert the new civic address for the Land, as follows:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Part 4 "General Provisions" Section B.6(b), the minimum indoor amenity space required before cash-in-lieu may be applied for an 11-unit townhouse development is reduced from 37 square metres to 0 square metres;
- (b) In Part 22 "Multiple Residential 30 Zone (RM-30)" Section H.4(a), is varied to permit parking within the required east side yard setback for two visitor parking spaces;
- (c) In Part 22 "Multiple Residential 30 Zone (RM-30)" Section J.1(b), the requirement that outdoor amenity space not be located within the required east side yard setback is waived;
- (d) In Part 22 "Multiple Residential 30 Zone (RM-30)" Section F. Yards and Setbacks, the minimum north front yard setback for Building 1 (north building) is varied from 4.5 metres to:
- 4.4 metres to the 2nd floor & 3rd floor principal building face;
  - 2.8 metres to the balconies and columns; and
  - 3.9 metres to the principal building roof overhang.
- (e) In Part 22 "Multiple Residential 30 Zone (RM-30)" Section F. Yards and Setbacks, the minimum west side yard setback for Buildings 1 and 2 (north and south buildings) is varied from 6.0 metres to:
- 3.0 metres to the ground floor principal building face;
  - 2.4 metres to the 2nd floor & 3rd floor principal building face;
  - 2.2 metres to the balconies and columns; and
  - 2.0 metres to the principal building roof overhang.

- (f) In Part 22 "Multiple Residential 30 Zone (RM-30)" Section F. Yards and Setbacks, the minimum south rear yard setback for Building 2 (south building) is varied from 6.0 metres to:
- 5.5 metres to the 2nd floor & 3rd floor principal building face;
  - 5.0 metres to the principal building roof overhang; and
  - 4.7 metres to the balconies and columns.
- (g) In Part 22 "Multiple Residential 30 Zone (RM-30)" Section K.2(a), is varied to reduce the minimum lot area, for lots created through subdivision, from 2,000 square metres to 1,740 square metres.
5. This development variance permit applies to only the portion of the buildings and structures on the Land shown on Schedules A(1) and A(2) which are attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedules A(1) and A(2), which are attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE  
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

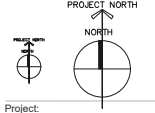
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Mayor – Brenda Locke

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City Clerk – Jennifer Ficocelli





Project:  
22-201  
INDY RAI  
Project Name  
17424 58 Ave, SURREY, B.C.

Drawing:  
**SITE LAYOUT**

Project Status:  
**DEVELOPMENT PERMIT**

SUBMISSION

Date (YY-MM-DD)	Description

REVISION

No.	Date	Description
01	10-10-2023	REVISION DWGS.

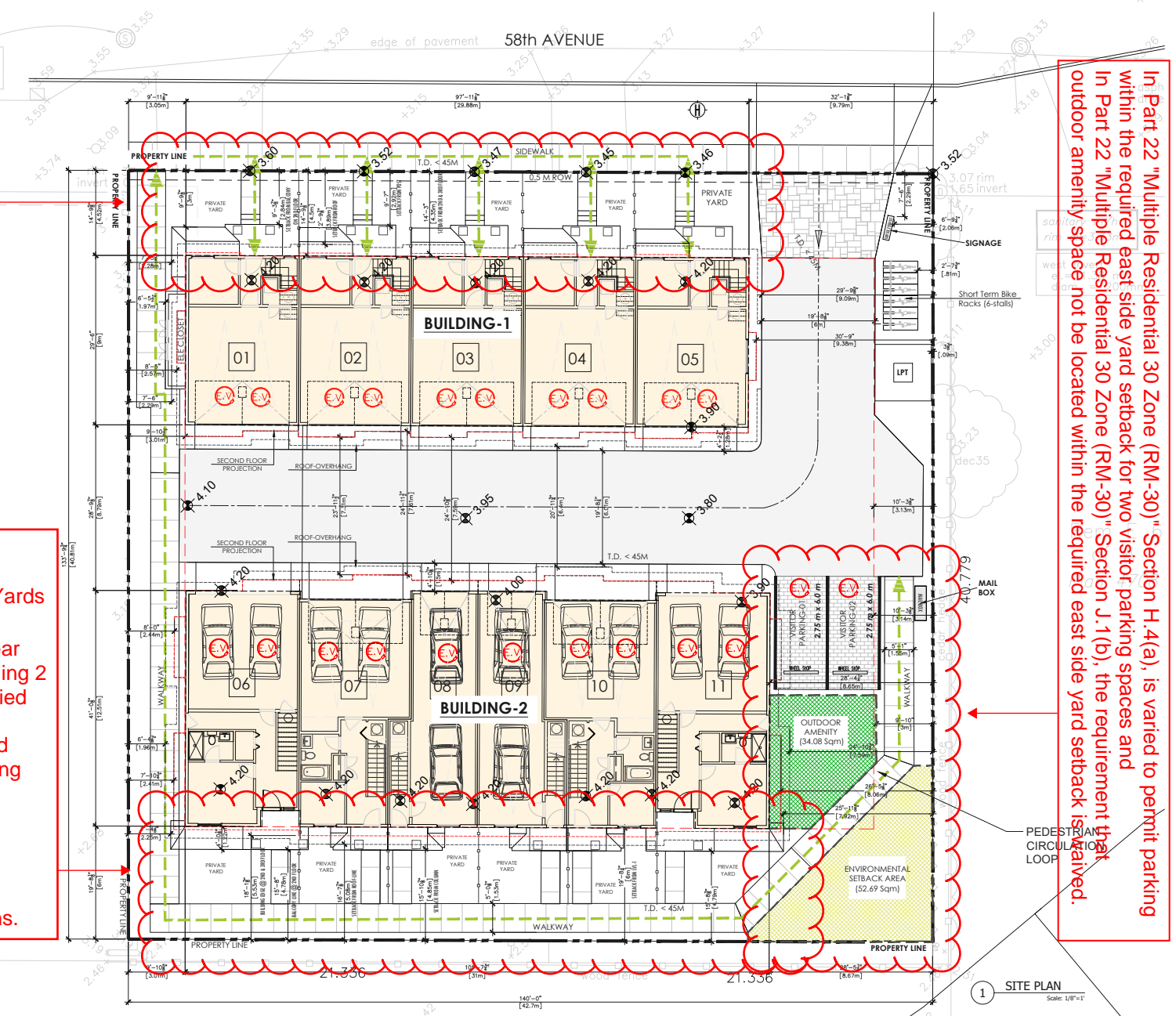
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In Part 22 "Multiple Residential 30 Zone (RM-30)" Section F. Yards and Setbacks, the minimum north front yard setback for Building 1 (north building) is varied from 4.5 metres to:

- i. 4.4 metres to the 2nd floor & 3rd floor building face;
- ii. 2.8 metres to the balcony; and
- iii. 3.9 metres to the principal building roof overhang.

In Part 22 "Multiple Residential 30 Zone (RM-30)" Section F. Yards and Setbacks, the minimum south rear yard setback for Building 2 (south building) is varied from 6.0 metres to:

- i. 5.5 metres to the 2nd floor & 3rd floor building face; and
- ii. 5.0 metres to the principal building roof overhang.
- iii. 4.7 metres to the balconies and columns.



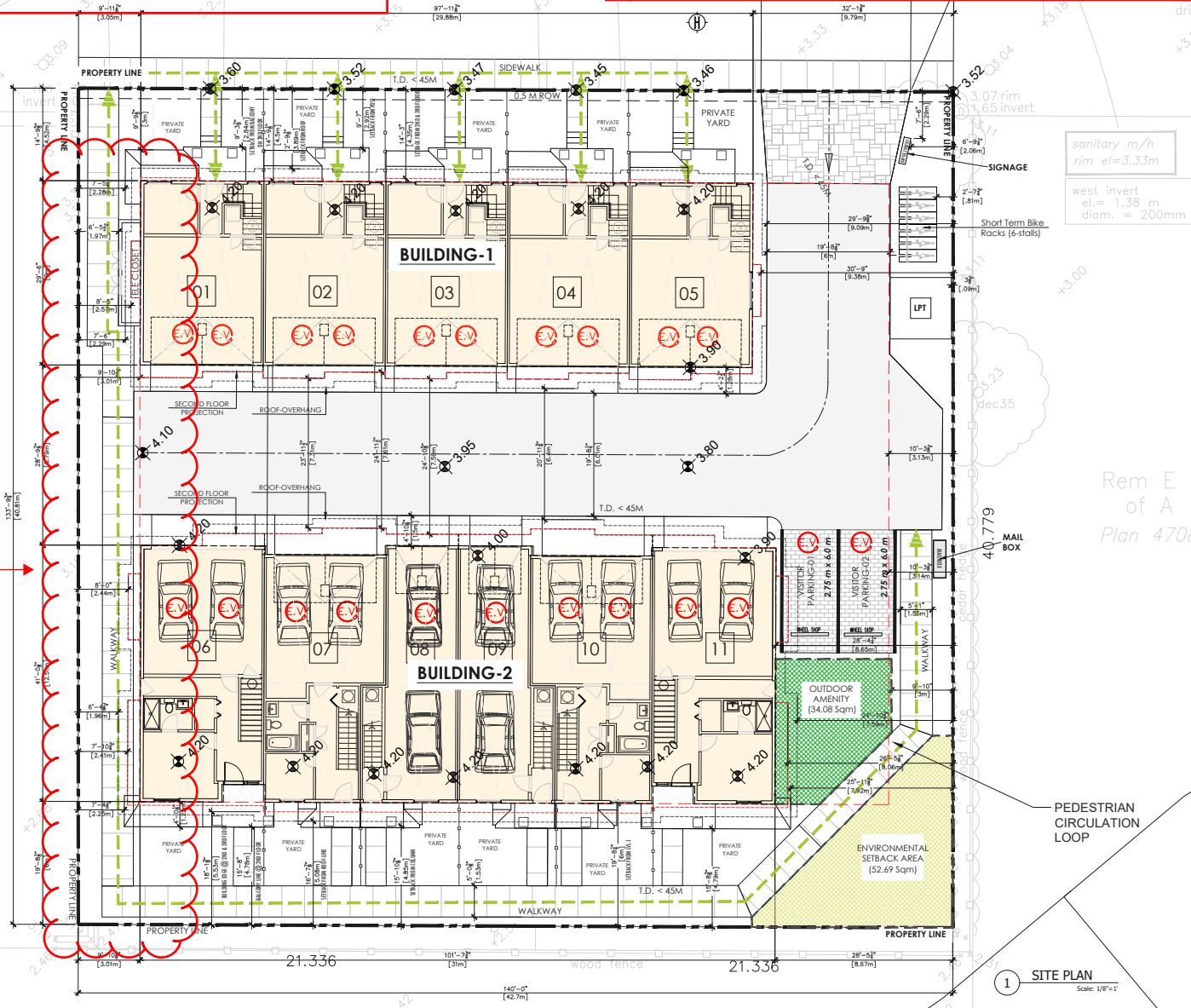
In Part 22 "Multiple Residential 30 Zone (RM-30)" Section H.4(a), is varied to permit parking within the required east side yard setback for two visitor parking spaces and In Part 22 "Multiple Residential 30 Zone (RM-30)" Section J.1(b), the requirement that outdoor amenity space not be located within the required east side yard setback is waived.

In Part 4 "General Provisions" Section B.6(b), the minimum indoor amenity space required before cash-in-lieu may be applied for an 11-unit townhouse development is reduced from 37 square metres to 0 square metres.

In Part 22 "Multiple Residential 30 Zone (RM-30)" Section K.2(a), is varied to reduce the minimum lot area, for lots created through subdivision, from 2,000 square metres to 1,740 square metres.

In Part 22 "Multiple Residential 30 Zone (RM-30)" Section F. Yards and Setbacks, the minimum west yard setback for Buildings 1 and 2 (north and south buildings) is varied from 6.0 metres to:

- 3.0 metres to the ground floor principal building face;
- 2.4 metres to the 2nd floor & 3rd floor principal building face;
- 2.2 metres to the balconies and columns; and
- 2.0 metres to the principal building roof overhang.



### Schedule A (2)

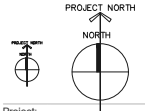


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Tel: (778) 891-0167



Project: 22-201  
INDY RA1  
Project Name: 17424 58 Ave, SURREY, B.C.

Drawing:

**SITE LAYOUT**

Project Status: DEVELOPMENT PERMIT

SUBMISSION	
Date (YY/MM/DD)	Description

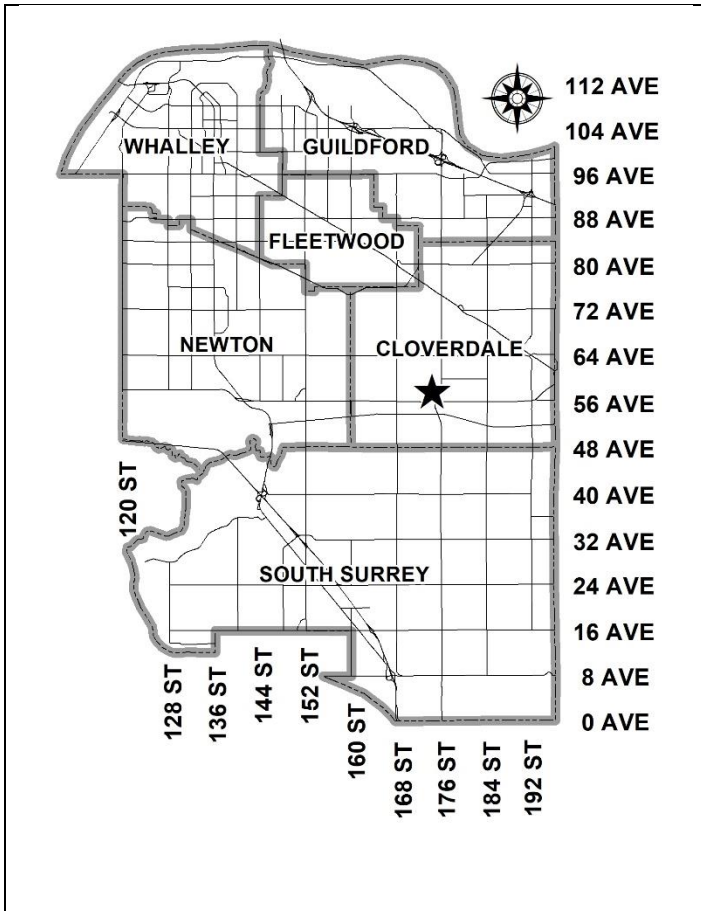
REVISION		
No.	Date	Description
01	10-10-2023	REVISION DWGS.

All drawings in this set to be read in conjunction with each other. Any errors or omissions to be noticed by the Architect before commencing work. Contractors are responsible to ensure that work is approved by the appropriate authority of the responsible Building Code Authority. © Copyright Cre 8 Architecture Ltd. All rights reserved.

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

DWG. NO. A-1.1

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 Application No.: 7922-0053-00  
 Planning Report Date: October 30, 2023



**PROPOSAL:**

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

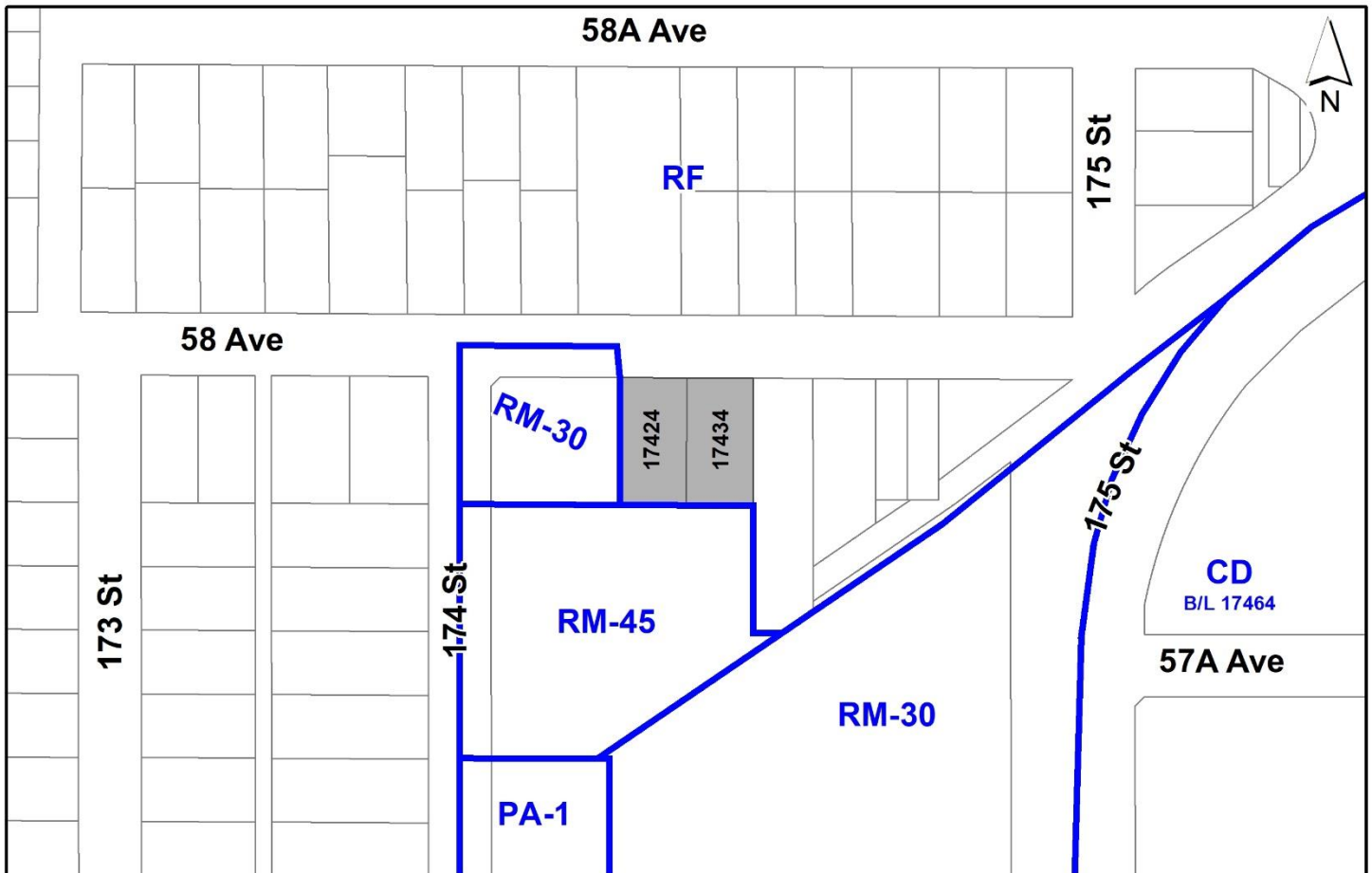
to permit the development of 11 townhouse units in Cloverdale Town Centre. A Development Permit for Form and Character and Sensitive Ecosystems (streamside protection) are required.

**LOCATION:** 17424 - 58 Avenue  
 17434 - 58 Avenue

**ZONING:** RF

**OCP DESIGNATION:** Urban

**TCP DESIGNATION:** Townhouses



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning;
- Approval to eliminate the required indoor amenity space;
- Approval to draft Development Permit for Form and Character; and
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the front, rear and side yard setback requirements of the “Multiple Residential 30 Zone (RM-30).
- Proposing to vary Part 4 "General Provisions", Section B.6(b) of the Surrey Zoning By-law to reduce the minimum indoor amenity space required per building before cash-in-lieu may be applied from 37 to 0 square metres for an 11-unit ground-oriented townhouse development.
- Seeking to vary the parking requirements of the RM-30 Zone to allow two visitor parking spaces to be within the east side yard setback.
- Seeking to vary the RM-30 Zone to allow the proposed outdoor amenity space to be within the required east side yard setback.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Townhouses designation in the Cloverdale Town Centre Plan (TCP)
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Cloverdale.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Cloverdale Town Centre Plan (TCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The proposed development complements the adjacent 10-townhouse development to the west, provides continuity to the pedestrian network and enhances the public realm experience on the south side of 58 Avenue.

- 
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials as well as heritage and contemporary architectural components. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
  - The applicant is required to provide 33 square metres of indoor amenity space. Due to site constraints, in part due to the required streamside setback to Cloverdale Canal, and the scale of the proposed development, no indoor amenity space is proposed. The applicant has agreed to address this shortfall with a cash-in-lieu contribution in accordance with City policy at the rate in effect at the time of Final Adoption.
  - The applicant is proposing 34 square metres of outdoor amenity space, which complies with the Zoning By-law, however a portion of the space is within the required side yard setback area. The location of the outdoor amenity space is supportable as it results in a functional space, recognizing the relatively small size of the site and encumbrance of the streamside setback area.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0053-00 in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7922-0053-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north front yard setback of the "Multiple Residential 30 Zone (RM-30)" for Building 1 (north building) from 4.5 metres to:
    - 4.4 metres to the 2nd floor & 3rd floor principal building face;
    - 2.8 metres to the balconies and columns; and
    - 3.9 metres to the principal building roof overhang.
  - (b) to reduce the minimum west side yard setback of the "Multiple Residential 30 Zone (RM-30)" for Buildings 1 and 2 (north and south buildings) from 6.0 metres to:
    - 3.0 metres to the ground floor principal building face;
    - 2.4 metres to the 2nd floor & 3rd floor principal building face;
    - 2.2 metres to the balconies and columns; and
    - 2.0 metres to the principal building roof overhang.
  - (c) to reduce the minimum south rear yard setback of the "Multiple Residential 30 Zone (RM-30)" for Building 2 (south building) from 6.0 metres to:
    - 5.5 metres to the 2nd floor & 3rd floor principal building face;
    - 5.0 metres to the principal building roof overhang; and
    - 4.7 metres to the balconies and columns.
  - (d) to vary Part 4 "General Provisions" Section B.6(b) to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for an 11-unit ground-oriented townhouse development from 37 square metres to 0 square metres;
  - (e) to vary Part 22 "Multiple Residential 30 Zone (RM-30)" Section H.4(a) in order to permit parking within the required east side yard setback for two visitor parking spaces; and
  - (f) to vary Part 22 "Multiple Residential 30 Zone (RM-30)" Section J.1(b) to locate the outdoor amenity space within the required east side yard setback.
4. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) final approval from the Ministry of Transportation & Infrastructure;
- (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services; and
- (l) registration of a Section 219 No-Build Restrictive Covenant for environmental protection and for the installation and maintenance of landscaping in the environmental setback area at the southeast corner of the property.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Single Family Dwellings	Urban/Townhouses	RF
North (Across 58 Avenue):	Single Family Dwellings	Urban/Townhouses/ Green Lane	RF
East:	Single Family Dwelling	Urban/ Townhouses	RF
South:	Townhouses	Urban/Townhouses	RM-45
West:	Townhouses	Urban/Townhouses	RM-30

### Context & Background

- The subject site includes two properties at 17424 - 58 Avenue and 17434 - 58 Avenue in Cloverdale Town Centre. Both properties are zoned “Single Family Residential Zone (RF)” and are 870 square metres each in size, for a total of 1,740 square metres. Two single family dwellings and one detached garage currently exist on both properties and will be demolished prior to Final Adoption. The subject site is designated “Urban” in the Official Community Plan (OCP) and “Townhouses” in the Cloverdale Town Centre Plan.
- The Cloverdale Canal runs south of the subject site, classified as a Class A red-coded channelized stream by Libor Michalak, *R.P. Bio.* of Keystone Environmental Ltd., and detailed in an Ecosystem Development Plan as part of the Development Permit for Sensitive Ecosystems (streamside protection).
- The subject site is not within the 200-year floodplain and Hazard Lands Development Permit area.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the subject site from “Single Family Residential Zone (RF)” to “Multiple Residential 30 Zone (RM-30)” in order to permit the development of 11 townhouse units. A Development Permit for Form and Character as well as Sensitive Ecosystems (streamside protection) is required as part of the application, due to the subject site’s proximity to Cloverdale Canal.
- The subject properties will be consolidated as part of the development application.
- The applicant also applied for a Development Variance Permit to vary building setbacks and other provisions in the Zoning By-law.



- West of the subject site is a 10-unit townhouse development approved under Development Application No. 7918-0181-00 that recently completed construction. The proposed development will provide continuity to the streetscape initiated by the neighbouring completed development and will enhance the public realm experience on the south side of 58 Avenue.

The following are specific details about the application:

<b>Proposed</b>	
<b>Lot Area</b>	
Gross Site Area:	0.17 ha
Road Dedication:	n/a
Undevelopable Area:	n/a
Net Site Area:	0.17 ha
<b>Number of Lots:</b>	1
<b>Building Height:</b>	12.15 m
<b>Unit Density:</b>	65 uph
<b>Floor Area Ratio (FAR):</b>	0.91
<b>Floor Area</b>	
Residential:	1,589 m <sup>2</sup>
Total:	1,589 m <sup>2</sup>
<b>Residential Units:</b>	
3-Bedroom:	11 units
Total:	11 units

## Referrals

### Engineering:

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

### School District:

The School District has advised that there will be approximately 10 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

5 Elementary students at George Greenaway Elementary School  
3 Secondary students at Lord Tweedsmuir Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2025.

Parks, Recreation & Culture:	<p>Cloverdale Heights Park is the closest active park with amenities including outdoor sport courts, paths and playground, and is 1,000 metres walking distance from the development. Guy Richardson Park is the closest park with natural area and is 1.0 km walking distance from the development.</p> <p>Future active parkland is proposed within 175 metres walking distance of the development as part of the Cloverdale Town Centre Plan.</p>
Ministry of Transportation & Infrastructure (MOTI):	<p>Preliminary approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act.</p>
Surrey Fire Department:	<p>No concerns.</p>

### Transportation Considerations

- The subject site is about 140 metres away from bus stop 59879 along the Cloverdale Bypass for bus route 342 travelling southbound between Langley Centre and Newton Exchange.
- The subject site is also about 291 metres away from bus stop 59794 along the Cloverdale Bypass for bus route 320 travelling northbound to Surrey Central Station from Langley Centre.
- The applicant is required to construct the south side of 58 Avenue to the City local road standard. Construction of a concrete sidewalk adjacent to the property line, a grass boulevard, street lighting, concrete barrier curb & gutter, and 5.25 metre pavement measured from centerline will be required.
- The subject proposal is anticipated to generate approximately one vehicle every ten minutes in the peak hour. A site-specific transportation impact analysis was not required as the proposal is below the City's minimum requirement threshold.

### Access and Parking

- Vehicular access to and from the townhouse development is proposed from a 58 Avenue driveway connection.
- The townhouse development will provide a total of 24 parking spaces. Twenty-two (22) parking spaces are for the 11 townhouse units and 2 parking spaces are for visitors. The proposed number of parking spaces meets the Zoning Bylaw requirement.
- Nine out of the 11 townhouse units will have double side-by-side garages and 2 townhouse units will have tandem garages.
- The applicant has provided 6 bicycle parking spaces. The bike racks are located at the entrance to the townhouse development.

## Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
  - All residential and visitor parking spaces will have electric vehicle charging plugins.
  - The development will have pedestrian-specific lighting.
  - Townhouse units have been designed for street-friendly presence with outdoor patios in the front yards to allow for eyes on the street.
  - Yards have been defined with low fencing to allow for visibility, surveillance and sense of boundary.
  - The outdoor amenity area provides for an outdoor gathering space. Lighting will be incorporated with landscaping to make the area safe and inviting.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The subject site is designated as 'General Urban' in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighborhoods and centers. The proposed townhouse units comply with this designation.

### Official Community Plan

#### Land Use Designation

- The subject site is designated 'Urban' in the OCP. The proposal complies with this designation which is intended to support low and medium density residential neighborhoods in a range of forms such as ground-oriented attached housing including townhouses and row houses.

#### Themes/Objectives

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
  - A1.3.c.: Accommodate urban land development according to the following order of growth management priorities: serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.

*(The area along 58 Avenue where this development is situated is densifying, with a number of townhouse development applications in-stream. All developments are guided by the Cloverdale Town Centre Plan Design Guidelines, allowing for design compatibility and the retention of Cloverdale's unique neighbourhood character. Staff worked with the applicant to design the proposed townhouses with more complementary features to the townhouse development to the west.)*

- B4.7: Design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape and public realm.

*(The applicant worked closely with staff to create townhouses fronting 58 Avenue with a more active and engaging street frontage. The entry porches have been recessed and extended with weather protected canopies at each door entry, so that each unit is individually expressed and the front façade articulated. Front rooms with windows and porches facing the street facilitate “eyes on the street”, a good urban form from a Crime Prevention Through Environmental Design (CPTED) perspective. It results in better engagement between the public and private realm.)*

- F8.7: Integrate heritage resources into the physical development and evolution of Surrey to create a highly desired urban environment and strong Sense of Place.

*(The development considered the Cloverdale Town Centre Plan Design Guidelines in order to improve the townhouse design and reflect the unique character of Cloverdale. The new townhouse development will have a mix of heritage and contemporary architectural components.)*

## Secondary Plans

### Land Use Designation

- The site is designated ‘Townhouse’ in the Cloverdale Town Centre Plan. The proposal complies with this designation.

### Themes/Objectives

- One of the growth objectives of the Cloverdale Town Centre Plan is to “attract residents” by offering a range of housing types and enhanced parks and amenities that would improve the balance of housing types and affordability, focus new housing within walking distance of downtown, and provide new parks and amenities within walking distance of households.

*(By offering townhouses as an alternative to detached homes, prospective residents looking into moving to Cloverdale are offered a more affordable housing option. A future park is proposed within 175 metres walking distance of the development.)*

## Zoning By-law

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

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	75 uph	65 uph
<b>Floor Area Ratio:</b>	1.00	0.91
<b>Lot Coverage:</b>	45%	41%
<b>Yards and Setbacks</b>		
North:	4.5 m	4.5 m
East:	6.0 m	6.0 m
South:	6.0 m	6.0 m
West:	6.0 m	3.0 m*
		Reductions to north south and west setbacks proposed for upper floor projections, balconies and overhangs*
<b>Height of Buildings</b>		
Principal buildings:	13 m	12.15 m
<b>Amenity Space</b>		
Indoor Amenity:	3 m <sup>2</sup> /unit (33 m <sup>2</sup> )	0 m <sup>2</sup> *
Outdoor Amenity:	3 m <sup>2</sup> /unit (33 m <sup>2</sup> )	34 m <sup>2</sup> * (partially within east side yard setback area)
<b>Streamside (Part 7A)</b>		
<b>Streamside Setbacks</b>		
Channelized A (red-coded) Stream:	25 m	25 m
<b>Parking (Part 5)</b>		
<b>Number of Stalls</b>		
Residential:	22	22
Residential Visitor:	2	2
Total:	24	24
Tandem (50%):	11 (permitted)	4
<b>Bicycle Spaces</b>		
Residential Visitor:	6	6

\*variance proposed

### Setback Variances

- The applicant is requesting the following variances:
  - (a) to reduce the minimum north front yard setback of the “Multiple Residential 30 Zone (RM-30)” for Building 1 (north building) from 4.5 metres to:
    - 4.4 metres to the 2nd floor & 3rd floor principal building face;
    - 2.8 metres to the balconies and columns; and
    - 3.9 metres to the principal building roof overhang.

- (b) to reduce the minimum west side yard setback of the “Multiple Residential 30 Zone (RM-30)” for Buildings 1 and 2 (north and south buildings) from 6.0 metres to:
- 3.0 metres to the ground floor principal building face;
  - 2.4 metres to the 2nd floor & 3rd floor principal building face;
  - 2.2 metres to the balconies and columns; and
  - 2.0 metres to the principal building roof overhang.
- (c) to reduce the minimum south rear yard setback of the “Multiple Residential 30 Zone (RM-30)” for Building 2 (south building) from 6.0 metres to:
- 5.5 metres to the 2nd floor & 3rd floor principal building face;
  - 5.0 metres to the principal building roof overhang; and
  - 4.7 metres to the balconies and columns.

#### Staff Comments:

- The proposed building setback reductions are all for a more efficient townhouse development layout recognizing the relatively small size of the site and encumbrance of the streamside setback area in the southeast corner of the site.
- The reduced west yard setbacks are to a side of unit condition and therefore do not impact functional backyard space.
- The reduced rear yard setbacks to the south still accommodate private, functional yard space including pedestrian walkways, landscaping with lighting, and fencing. (Appendix I)
- The proposed setbacks are similar to those approved for the neighbouring fully constructed townhouse development to the west (Development Application No. 7918-0181-00).
- Staff support the requested variances to proceed for consideration.

#### Other Variances

- The applicant is requesting the following variances:
  - (a) to vary Part 4 “General Provisions” Section B.6(b) to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for an 11-unit ground-oriented townhouse development from 37 square metres to 0 square metres;
  - (b) to vary Part 22 “Multiple Residential 30 Zone (RM-30)” Section H.4(a) in order to permit parking within the required east side yard setback for two visitor parking spaces; and
  - (c) to vary Part 22 “Multiple Residential 30 Zone (RM-30)” Section J.1(b) to locate the outdoor amenity space within the required east side yard setback.

**Staff Comments:**

- The RM-30 Zone requires 3.0 square metres per dwelling unit for indoor amenity space. With 11 proposed ground-oriented townhouse units, the proposed development is required to provide 33 square metres of indoor amenity space. Part 4 General Provisions Section B.6(b) of the Zoning Bylaw permits cash-in-lieu to be considered if a minimum of 37 square metres of indoor amenity space is provided for ground-oriented multiple unit residential buildings with 11 - 24 units.
- The applicant is not proposing to provide any indoor amenity space due to site constraints, in part due to the required streamside setbacks from the Cloverdale Canal, and the relatively small scale townhouse development proposal. The applicant is proposing to address the shortfall in indoor amenity space by offering a cash-in-lieu contribution in accordance with City policy at the rate in effect at the time of Final Adoption.
- The proposed development requires two visitor parking spaces and an outdoor amenity area. Locating both of these in the southeast corner of the site allows for an efficient site plan and functional location of the visitor parking, visible from the site entrance and directly adjacent to the outdoor amenity area (Appendix I).
- A portion of the required 33 square metres of outdoor amenity space is located within the required setbacks. The outdoor amenity area provides for a private seating and gathering space tucked away at the southeast corner of the property. It will have benches and landscaping with appropriate lighting (Appendix I).
- Staff support the requested variances to proceed for consideration.

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

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Approval. The current rate is \$2,136 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Secondary Plan designation.

## Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.
- The applicant will provide the required contribution to Affordable Housing at Building Permit stage. The current rate is \$1,068 per new unit.

## Public Art Policy

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

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 28, 2023, and the Development Proposal Signs were installed on June 28, 2023. Staff received two responses from neighbouring properties. One resident was concerned about not having enough parking spaces. Another resident was concerned about fencing and landscaping in between the proposed development and the neighbouring townhouse complex to the south.

*(Staff informed the first resident that there will be a total of 24 parking spaces. Each of the eleven dwelling units will have two parking spaces and 2 parking spaces will be for visitors. The proposed development meets the parking requirements of the Zoning Bylaw.*

*At the time the second resident's response was received, the landscape plan was not yet available. Staff advised the resident that there will be typical backyard landscaping between the south row of townhouse units and the south property line, including tree planting.)*

- The subject development application was reviewed by the Cloverdale Community Association, the Surrey Board of Trade, the Cloverdale District Chamber of Commerce and the Cloverdale Business Improvement Association. Staff received no responses from any of the associations.

## DEVELOPMENT PERMITS

### Sensitive Ecosystems (Streamside Area) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.



- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a channelized Class A (red-coded) watercourse requires a minimum streamside setback of 25 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area will be protected by a no-build Restrictive Covenant and will be landscaped with trees, shrubs and grass.
- An Ecosystem Development Plan, prepared by Libor Michalak, *R.P. Bio.*, of Keystone Environmental and dated March 2, 2023, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

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

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Cloverdale Town Centre Plan (TCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Cloverdale Town Centre Plan (TCP).
- The applicant has worked with staff to adhere to the traditional row townhouse expression that reflects the unique heritage character of Cloverdale while adding contemporary architectural components to the design, especially the units facing 58 Avenue. The design will be complementary to the fully constructed adjacent townhouse development to the west.
- The entry porches are recessed and extended with weather protected canopies at each door entry, so that each unit is individually expressed, and the front façade articulated.
- The front rooms in Building 1 with windows and porches facing the street facilitate “eyes on the street”, a good urban form from a Crime Prevention Through Environmental Design (CPTED) perspective. It results in a more active and engaging street frontage. The front rooms have been increased in size from 5.5 square metres to 6.5 square metres in order to make them more livable. Units 6,7, 10 and 11 in Building 2 have habitable front rooms behind the garage consisting of a 3-piece ensuite and a closet.
- The applicant has simplified the development’s window configurations and has limited the number of materials used for the development. They have now incorporated the use of natural materials such as brick at the street level.
- The pedestrian pathways have been connected to the sidewalk and will run along the sides and rear of the subject site. The applicant widened the pathways from 1.2m to 1.5m in order to accommodate strollers and wheelchairs.

- The first iteration of the development proposal was for 12 dwelling units with six double side-by-side garage units and six tandem garages, however staff raised concerns with respect to the allocation and placement of the tandem garages and their impact on the public realm. The applicant worked with staff to propose nine dwelling units with double side-by-side garages and two dwelling units with tandem garages.
- The redesigned layout also provided for a more functional outdoor amenity space with an improved layout. The proposed gathering space will have two park benches, saw-cut concrete paving and landscaping with lighting.
- The east and west elevations (sides) of Buildings 1 & 2 have been enhanced with better roof articulation. The side entrances have been delineated with special architectural features, treating them as frontages and not sides.
- An originally proposed retaining wall on the west side of the property has been eliminated in consultation with the applicant's civil engineer. The grade difference of the subject site is minimal and the retaining wall was deemed not necessary.
- The applicant located the low power transformer (LPT) to the east side of the property, outside of the 4.5m front yard setback and hidden from street.
- The townhouse mailbox has been situated within sight of the outdoor amenity space to deter mail and package theft.
- A small sign is proposed at the entry to the site to identify the name of the development. Staff will work with the applicant to ensure the design and location of the sign is compliant with the Sign by-law prior to Final Adoption.

### Landscaping

- The side and rear yards of the townhouse project will be bordered with emerald arborvitae as well as a mix of Hostas, Northern Lights Azaleas, Rhododendrons and Japanese Azaleas.
- Each townhouse unit includes a patio and private yard delineated with 1.0 metre high picket fencing. Layered planting will consist of a variety of shrubs such as Asian Boxwood, Northern Lights Azaleas and Rhododendrons. Each private yard also includes either a Yellow Flowering Magnolia, Galaxy Magnolia, Red Flowering Dogwood or Bloodgood Japanese Maple tree planted on the grassed space.
- Landscaping has been provided in between driveway aprons with Asian Boxwood. Staff will continue to work with the applicant to install low-growing trees that will thrive in the small area if possible.

- The visitor parking spaces will have permeable pavers and will be buffered with Asian Boxwood to separate them from the outdoor amenity space.
- The outdoor amenity space will have permeable pavers and layered landscaping around it consisting of Rhododendrons, Hydrangeas, Hostas and Northern Lights Azalea. There will be two steel Maglin benches for outdoor seating and gathering.
- Solar LED bollard lighting will be incorporated throughout the site.

#### Indoor Amenity

- The RM-30 Zone requires that 33 square metres of indoor amenity space be provided, based on a requirement of 3 square metres for each dwelling unit. The applicant is not proposing to provide this indoor amenity space requirement due to site constraints and the scale of the proposed residential development.
- Part 4 "General Provisions", Section B.6(b) of the Zoning Bylaw requires the provision of 37 square metres minimum indoor amenity space before cash-in-lieu may be applied. Due to site constraints, resulting in part due to the required streamside setbacks from Cloverdale Canal, and the scale of the proposed residential development, the applicant is not proposing to provide this minimum indoor amenity space requirement on site.
- In order to address this shortfall, the applicant is proposing a cash-in-lieu contribution in accordance with City policy at the rate in effect at the time of Final Adoption, subject to Council approval.

#### Outdoor Amenity

- The RM-30 Zone requires that 33 square metres of outdoor amenity space be provided, based on a requirement of 3 square metres for each dwelling unit.
- The applicant is proposing 34 square metres of outdoor amenity space to satisfy the requirement. The required outdoor amenity space is located at the southeast corner of the property adjacent the streamside setback area.
- The outdoor amenity space was initially proposed to be on the west side of the subject site in order to pair it with the outdoor amenity space of the adjacent development. However, with the required environmental setback from Cloverdale Canal at the southeast corner of the subject site, it was not possible to situate the outdoor amenity space on the west side.
- The outdoor amenity space will include a seating and gathering space for residents with two park benches on a saw-cut concrete surface with landscaping and lighting.
- The environmental setback from Cloverdale Canal will be protected on the southeast corner of the site. No fencing will be required, but registration of a Section 219 No-Build Restrictive Covenant and installation and maintenance of landscaping in the environmental setback area will be required. The setback area will be planted with grass and 3 Yellow Flowering Magnolia trees.

### Outstanding Items

- The applicant has been provided a detailed list identifying minor outstanding design requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

### TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

**Table 1: Summary of Proposed Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
American Sycamore	1	1	0
<b>Coniferous Trees</b>			
Colorado Spruce	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>2</b>	<b>2</b>	<b>0</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>4</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>14</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>0</b>	

- The Arborist Assessment states that there are a total of 2 mature trees on the site. There are no Alder or Cottonwood trees. The applicant proposes to remove these 2 trees as part of this development proposal. The proposed tree removal was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees at a 2 to 1 replacement ratio. This will require a proposed total of 4 replacement trees on the site. The applicant is proposing 14 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Nootka Cypress and Persian Ironwood.
- In summary, a total of 14 trees are proposed to be replaced on the site with no contribution to the Green City Program.
- The proposed tree replacement strategy will be refined as the applicant works through the detailed design process.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. Development Variance Permit No. 7922-0053-00
- Appendix VI. Aerial Photo

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

DQ/ar



17424 58 Ave, SURREY, B.C.

# PROPOSED 11 UNITS MULTI-FAMILY RESIDENTIAL DEVELOPMENT AT

## 17424 & 17434 58 AVE SURREY, BC

### CONTACTS

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Fax: -----  
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Email: kavolina@shaw.ca

CIVIC ADDRESS:  
17424 & 17434 58 AVE SURREY, BC

ZONING INFORMATION:

ZONE:

EXISTING : RF  
NCP : CLOVERDALE TOWN CENTRE  
LAND USE : TOWNHOUSE  
PROPOSED : RM-30 MULTIPLE RESIDENTIAL

SITE DENSITY:  
ALLOWABLE:  
PROVIDED:

LOT AREA:  
GROSS SITE AREA = 18,733.65SFT (1,740.4 SMT) = 0.43 Ac. (0.17Ha)

NET SITE AREA = 18,733.65 SFT (1,740.4 SMT) = 0.43 Ac.

LOT DENSITY:  
FAR:

PERMITTED : 1.0  
PROPOSED : 17,101.14 SFT(1588.74 Sqm) / 18,733.65 SFT =0.913 (GROSS)

LOT COVERAGE:  
PERMITTED : 45%  
PROPOSED : 712.4 m² / 1,740.4 m² = 40.9%

BUILDING HEIGHT:  
ALLOWABLE : (13.00 m)  
PROPOSED : (12.15 m)

OUTDOOR AMENITY SPACE:  
REQUIRED : 3 SQM PER D.U. = 3 x 11 UNITS = 33.00 SQM (355.25 SFT)  
PROPOSED : OUTDOOR AMENITY = 34.08 SQM (366.84 SFT)  
ADDITIONAL OUTDOOR AMENITY = 52.69 SQM (567.15 SFT)

	SETBACKS:			
	FROM LVL-1	FROM LVL 2 & 3	FROM BALCONY	FROM ROOF OVERHANG
<b>BUILDING-1:</b>				
EAST:	9.88 M	9.38 M	10.65 M	9.09 M
WEST:	3.01 M VARIANCE REQ.	2.57 M VARIANCE REQ.	2.28 M VARIANCE REQ.	2.29 M VARIANCE REQ.
NORTH:	4.52 M	4.35 M VARIANCE REQ.	2.84 M VARIANCE REQ.	3.89 M VARIANCE REQ.
SOUTH:	27.30 M	26.68 M	-	26.22 M
<b>BUILDING-2:</b>				
EAST:	8.50 M	8.06 M	7.92 M	7.59 M
WEST:	3.01 M VARIANCE REQ.	2.44 M VARIANCE REQ.	2.25 M VARIANCE REQ.	1.96 M VARIANCE REQ.
SOUTH:	6.00 M	5.53 M VARIANCE REQ.	4.78 M	5.08 M VARIANCE REQ.
NORTH:	22.3 M	21.73 M	-	21.27 M

NOTE: (EAST SIDE YARD SETBACK FROM PL TO SHORT TERM BIKE PARKING & MAIL BOX FROM 6.0M TO 0.81M, FROM PL TO SIGNAGE BOARD 6.0M TO 1.18 & FROM PL TO LPT 6.0M TO 0.09M)

#### PARKING:

RESIDENTIAL:  
REQUIRED : 2.0 STALLS PER UNIT 22.0 STALLS  
PROVIDED : 22.0 STALLS

RESIDENTIAL VISITOR:  
REQUIRED : 0.2 STALLS PER UNIT 2.2 STALLS  
PROVIDED : 2.0 STALLS

TOTAL PROVIDED 24 STALLS



1 KEY PLAN

UNIT TYPE	GARAGE	AREA			TOTAL	NOS.	BEDROOMS	TOTAL FAR	BALCONY AREAS
		LVL 1	LVL 2	LVL 3					
TYPE 'A'	434.37 Sq. Ft.	146.72 Sq. Ft.	604.41 Sq. Ft.	1,385.29 Sq. Ft.	1	3	1,385.29 Sq. Ft.	4.6	
TYPE 'A1'	430.91 Sq. Ft.	145.26 Sq. Ft.	583.04 Sq. Ft.	1,339.59 Sq. Ft.	3	3	4,015.77 Sq. Ft.	4.6	
TYPE 'A2'	434.37 Sq. Ft.	146.72 Sq. Ft.	600.79 Sq. Ft.	1,374.16 Sq. Ft.	1	3	1,374.16 Sq. Ft.	4.6	
TYPE 'B'	411.29 Sq. Ft.	380.69 Sq. Ft.	845.45 Sq. Ft.	1,637.43 Sq. Ft.	2	3	4,242.22 Sq. Ft.	4.6	
TYPE 'B1'	422.48 Sq. Ft.	275.36 Sq. Ft.	655.12 Sq. Ft.	1,628.79 Sq. Ft.	2	3	3,249.58 Sq. Ft.	4.6	
TYPE 'C'	480.52 Sq. Ft.	70.91 Sq. Ft.	655.12 Sq. Ft.	1,206.55 Sq. Ft.	2	3	2,834.12 Sq. Ft.	4.6	
TOTAL					11		17,101.14 Sq. Ft.		



Project:  
22-201  
INDY RA1

Project Name  
17424 58 Ave, SURREY, B.C.

Drawing:

**PROJECT DATA**

Project Status:  
**DEVELOPMENT PERMIT**

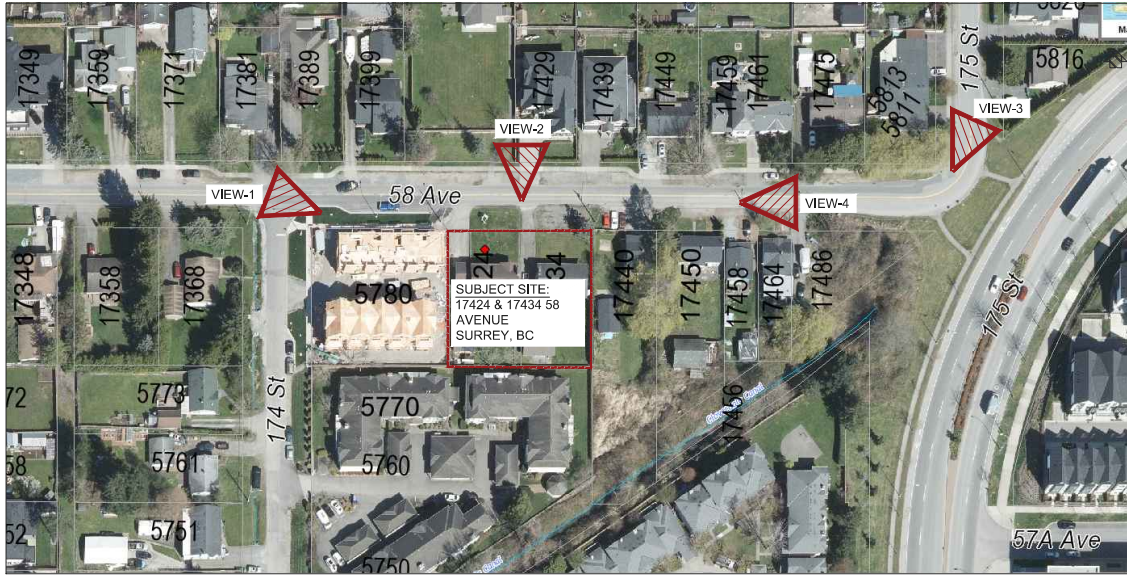
SUBMISSION

Date (YY/MM/DD)	Description

REVISION

No.	Date	Description
01	10-10-2023	REVISION DWGS.

Scale:  
N.T.S.



1 KEY PLAN



2 PICTOMETRY MAP



VIEW-1



VIEW-2



VIEW-3



VIEW-4



Project:  
22-201  
INDY RAI  
**Project Name**  
17424 58 Ave, SURREY, B.C.

Drawing:  
**2D-CONTEXT SHEET**

Project Status:  
**DEVELOPMENT PERMIT**

SUBMISSION  
Date (YY-MM-DD) Description

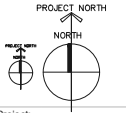
Date (YY-MM-DD)	Description

REVISION  
No. Date Description

No.	Date	Description
01	10-10-2023	REVISION DWGS.

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Project:  
**22-201**  
INDY RAI  
**Project Name**  
17424 58 Ave, SURREY, B.C.

Drawing:  
**CONTEXT SHEET**

Project Status:  
**DEVELOPMENT PERMIT**

SUBMISSION	
Date (YY-MM-DD)	Description

REVISION		
No.	Date	Description
01	10-10-2023	REVISION DWGS.

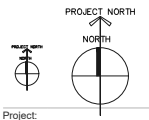
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Scale:  
1/16"=1'-0"

DWG. NO:  
**A-0.3**

**1** CONTEXT PLAN  
Scale: 1/16"=1'





Project:  
**22-201**  
INDY RAI  
**Project Name**  
17424 58 Ave, SURREY, B.C.

Drawing:  
**SITE LAYOUT**  
Project Status:  
**DEVELOPMENT PERMIT**

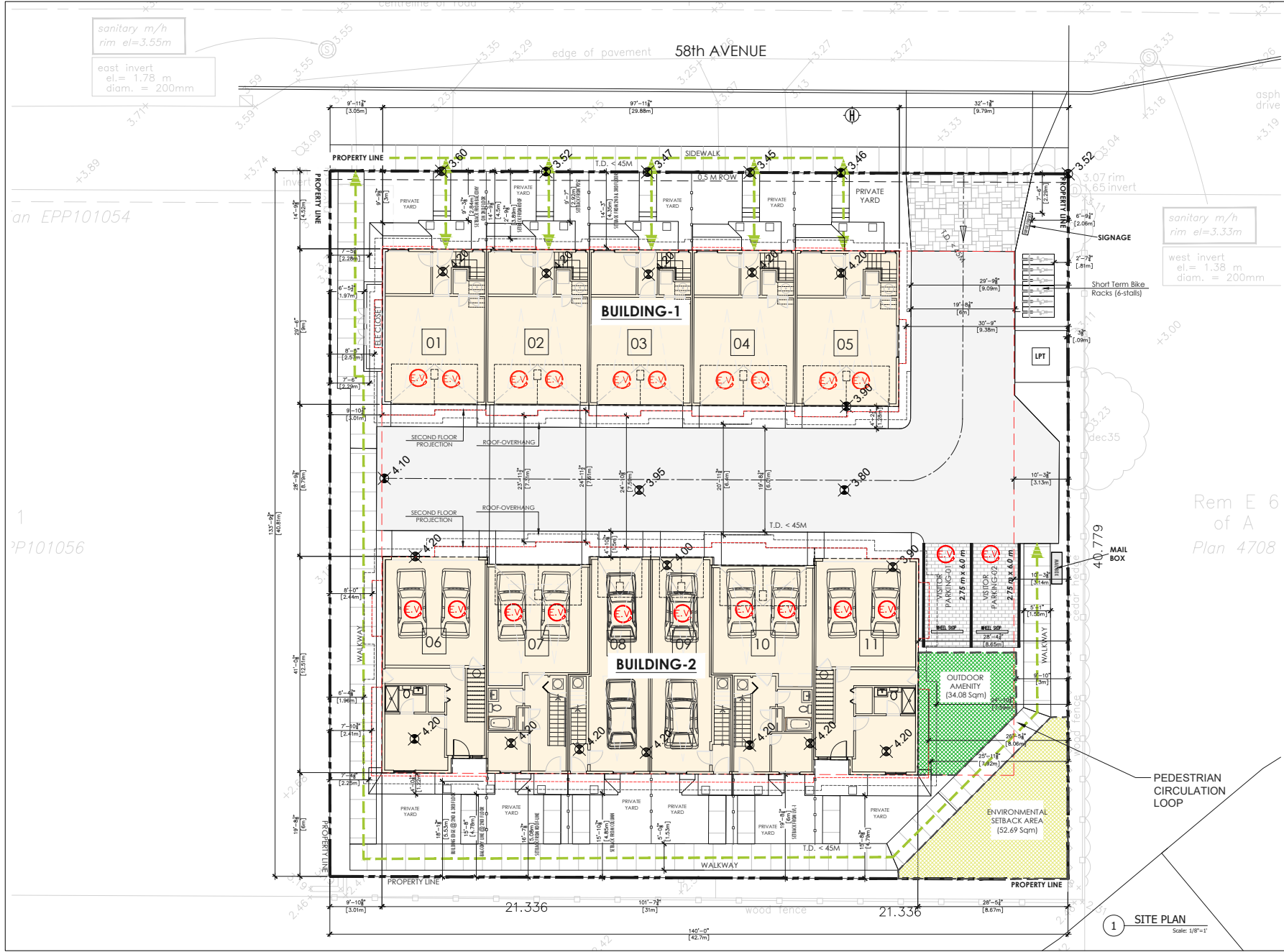
SUBMISSION

Date (YY-MM-DD)	Description

REVISION

No.	Date	Description
01	10-10-2023	REVISION DWGS.

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Project:  
**22-201**  
**INDY RAI**  
**Project Name**  
17424 58 Ave, SURREY, B.C.  
Drawing:  
**ELEVATIONS- BUILDING 1**

Project Status:  
**DEVELOPMENT PERMIT**

SUBMISSION  
Date (YYYY-MM-DD) Description

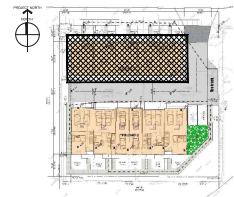
Date	Description

REVISION  
No. Date Description

No.	Date	Description
01	10-10-2023	REVISION DWGS.

All Drawings in this set to be read in conjunction with each other. Any notes or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed in the requirements of the appropriate Building Code Authority. © Copyright Cre 8 Architecture Ltd. All rights reserved.

Scale: 1/8"=1'-0"  
DWG. NO: **A-3.1**



Key Plan





Project:  
**22-201**  
INDY RAI  
**Project Name**  
17424 58 Ave, SURREY, B.C.  
Drawing:  
**ELEVATIONS- BUILDING 2**

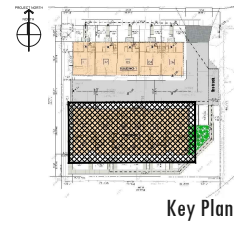
Project Status:  
**DEVELOPMENT PERMIT**

SUBMISSION  
Date Description  
(YYYY-MM-DD)

REVISION  
No. Date Description  
01 10-10-2023 REVISION DWGS.

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Scale: 1/8"=1'-0"  
DWG. NO: **A-3.2**



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

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

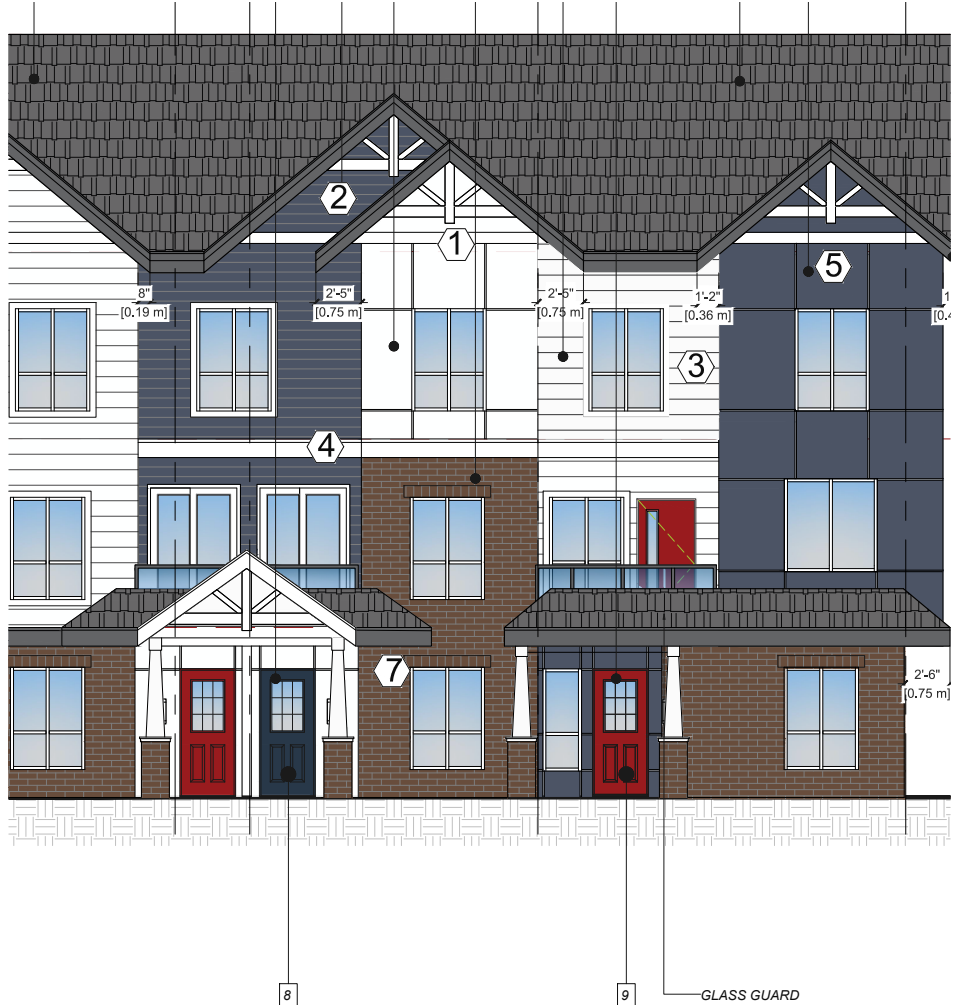


3 NORTH ELEVATION  
Scale: 1/8"=1'-0"

4 WEST ELEVATION  
Scale: 1/8"=1'-0"

- ① FIBER CEMENT BOARD PANELS (SWISS WHITE)
- ② 4" FIBER CEMENT BOARD HORIZONTAL SIDING (DEEP OCEAN)
- ③ 10" FIBER CEMENT BOARD HORIZONTAL SIDING (LIGHT GREY)
- ④ ASPHALT ROOF SHINGLES
- ⑤ FIBER CEMENT BOARD PANELS (DEEP OCEAN)
- ⑥ FASCIAS/TRIMS/BARGE BOARDS

- ⑦ STANDARD SIZE (2 1/4" HIGH, 3 5/8" THICK & 8" LONG) ENDICOTT RED BRICK
- ⑧ DOOR- KRIMSON LAKE BLUE
- ⑨ HERITAGE RED (SHERWIN WILLIAMS PAINT)



12824 59 Avenue  
Surrey, BC V3N 1A4 CA

Tel: (778) 891-0187  
Email: jayw@cre8.ca  
cre8architecture.ca



Project:  
22-201  
INDY RAI  
**Project Name**  
17424 58 Ave, SURREY, B.C.

Drawing:  
**MATERIAL SHEET**

Project Status:  
**DEVELOPMENT PERMIT**

SUBMISSION	
Date	Description
10-10-2023	REVISION DWGS.

REVISION		
No.	Date	Description
01	10-10-2023	REVISION DWGS.

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Scale: N.T.S  
DWG. NO: **A-3.3**

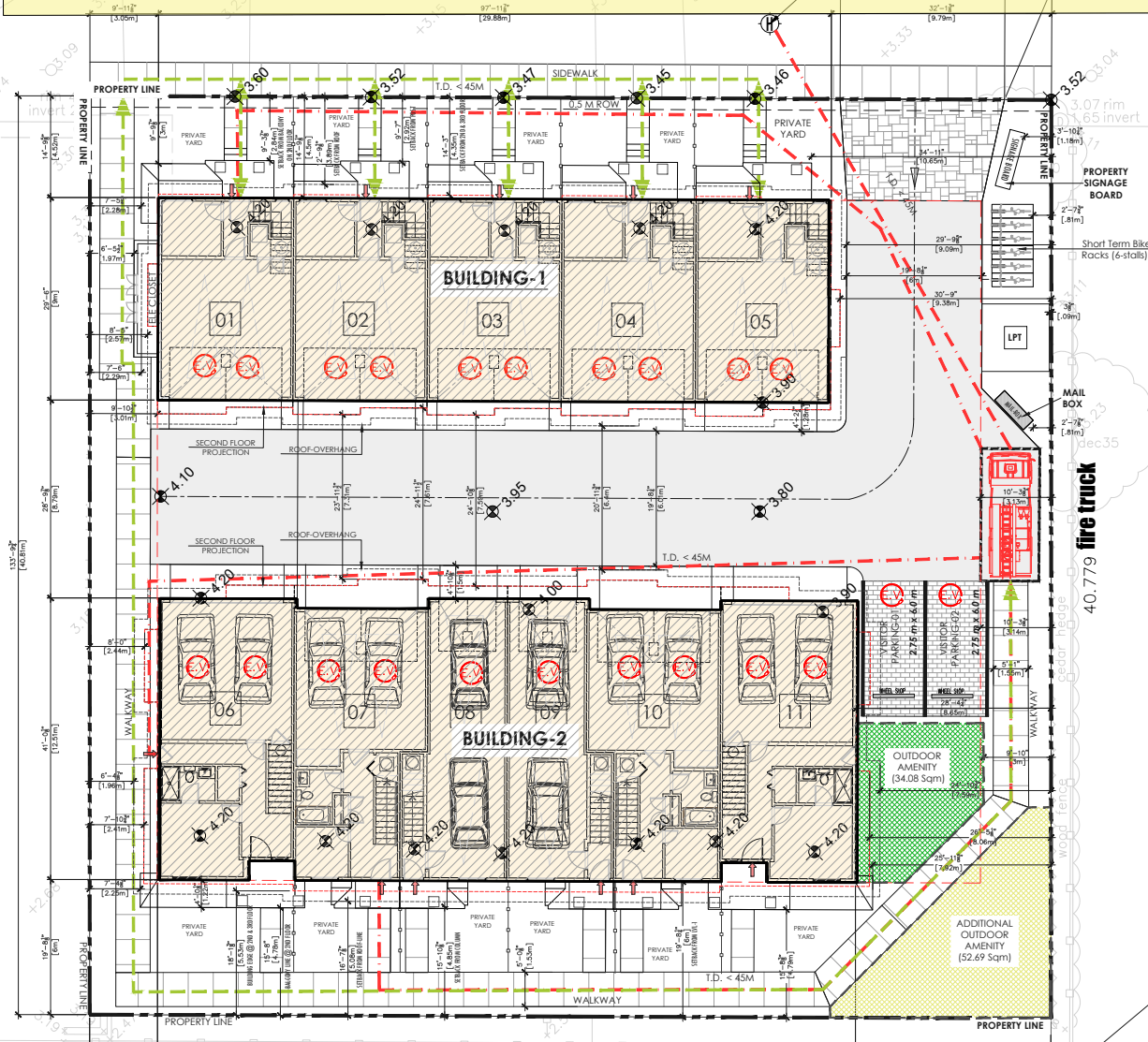
**FIRE DEPARTMENT ACCESS ROUTE  
(58 AVENUE)**

58th AVENUE

PROPOSED LOCATION  
OF NEW FIRE HYDRANT

Plot Date: OCT 18, 2023

File Path:



- ➔ PRINCIPAL ENTRANCE TO UNIT
- ⊕ FIRE HYDRANT
- ➔ TRAVEL DISTANCE

#	Article	Requirement
1	3.1.11.5 (3)	Horizontal Concrete Spaces with floor assembly or roof assembly of combustible construction shall be separated by construction conforming to Article 3.1.11.7 into compartments of 1) not more than 650 m <sup>2</sup> with no dimension more than 60m if exposed construction material in the space have a FSR of not more than 25
2	3.1.15.2 (3)	Roof covering with Class A for any roof over 25m from the first storey to the highest point of the roof.
3	3.1.3.1 (3)	Major Occupancy Separation between A2 and C/D shall be 2 hours
4	3.1.4.8 (1)	Exterior Cladding shall be noncombustible cladding or wall assembly satisfying 3.1.5.1 (1)(iv) - (CANULC-S134 Heat flux @ 3.5 meters above the opening not more than 35 (kW/m <sup>2</sup> ).
5	3.2.2.10 (3)	The building is considered facing 1 street if not less than 10% of the perimeter of the building within 15 meters of a street.
6	3.2.2.50 (2)	Roof above 25 meters head to be Non-combustible or Fire-Retardant-based plywood conforming to 3.1.4.5
7	3.2.2.50 (5)	Group A and E are permitted below third storey
8	3.2.2.50 (5)	Group F3 Storage Garage is permitted below Fourth Storey
9	3.2.5.12 (2)	NFPA 13R is permitted for 4-Storey Group C containing no other occupancies classified under 3.2.2.50
10	3.2.5.12 (8)	Balconies and decks with depth of more than 610mm perpendicular to the exterior wall will need to be sprinklered.
11	3.2.5.6 (2)	Access route shall be not be more than 20 meters below the upper most floor level.
12	3.2.7.1 (1)	Emergency Power for Lighting at 1 Hour
13	3.2.7.8 (2)	Emergency Power for Fire Alarm at 1 Hour

#	Article	Requirement	Comments
1	1	Fire Department Access Routes are Clearly Identified	Yes they are marked on the existing & new roads
2	2	Location of New and Existing Fire Hydrants are Marked	Existing FH is over 45 meters away. An off-site hydrant within 25 meters of the DCA is proposed. DCA is proposed at the Principal Entrance and
3	3	Location of the Department Connection is Marked	Marked
4	4	The location of the primary entrance to the building and any primary entrances to units not connected to the building through an internal corridor.	Principal Entrance is marked with a red arrow facing the street.
5	5	The location of stairwells that provide access to above grade and below grade levels. Note: The SFS requires stairwell access to all above grade and below grade levels to be provided at the primary response point.	Stair #1 is designated Stair for access by Fire Department. The stair has a direct corridor to Fire Department Access Route.
6	3.2.5.5	The dimensional distance from the principal entrance to the closest portion of the access route.	The distance is less than 25 meters code requires meet, and marked on the attached plan.
7	3.2.5.5	The dimensional unobstructed distance between the fire hydrants and the fire department connection(s).	Proposed hydrant is marked from the DCA, the path is unobstructed.
8	3.2.5.5	The dimensional distance of path of travel from all buildings and units not connected by a common interior or exterior to the furthest primary access point to the location of the nearest fire truck access.	N/A
9	3.2.5.6	The access route that must be designed to support a minimum weight of 36,287 KG (80,000 lbs).	N/A
10	3.2.5.6	The dimensional width of the access route.	N/A
11	3.2.5.6	The dimensional centre-line radius of the access route.	12 meter radius turn is provided from the street to the access route.
12	3.2.5.6	Identify any portions of the access route that will have an overhead clearance of less than 18 (4.9).	N/A
13	3.2.5.6	The dimensional distance for any dead-end portion of the access route.	N/A
14	3.2.5.6	Identify any portions of the access route that will have a change of gradient greater than 1 in 12.5 over a minimum distance of 15 m (49.2 ft).	N/A

Project:  
22-201  
INDY RAI  
Project Name  
17424 58 AVE, SURREY, B.C.

Drawing:  
**FIRE ESCAPE PLAN**

Project Status:  
**DEVELOPMENT PERMIT**

SUBMISSION		
Date (YY-MM-DD)	Description	
REVISION		
No.	Date	Description
01	10-10-2023	REVISION DWGS.

As shown on this set to be read in conjunction with each other. Any errors or discrepancies to be resolved by the Architect before commencing work. Contractors are responsible to review their work to ensure compliance with the applicable codes and regulations. © Copyright Cre 8 Architecture Ltd. All rights reserved.

**FIRE ESCAPE PLAN**  
SCALE: 1/8"=1'-0"

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

DWG. NO.  
**A-1.1(a)**

INTER-OFFICE MEMO

---

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

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

DATE: **October 23, 2023** PROJECT FILE: **7822-0053-00**

---

RE: **Engineering Requirements  
Location: 17424 58 Ave**

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- Register 0.5m statutory right-of-way (SRW) along 58 Avenue.

***Works and Services***

- Construct the south half of 58 Avenue.
- Construct sanitary main along 58 Avenue.
- Provide water, storm, and sanitary service connections to service the development.
- Register required legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision (Consolidation).

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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



Daniel Sohn, P.Eng.  
Acting Development Support Manager

SY

Department: **Planning and Demographics**  
Date: **October 16, 2023**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **22 0053 00**

The proposed development of **11** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	10
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	5
Secondary School =	3
Total Students =	8

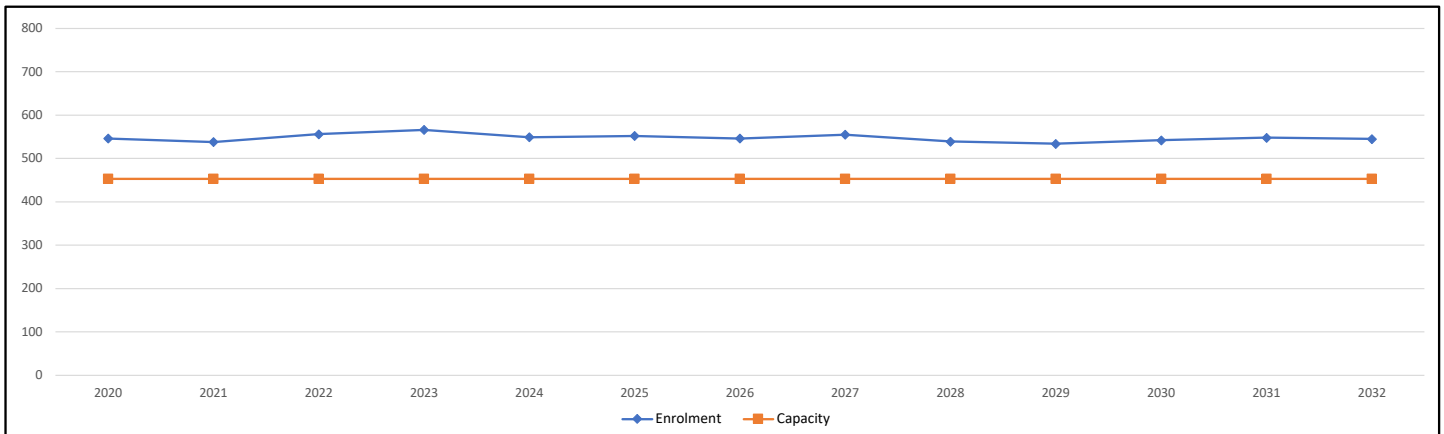
<b>Current Enrolment and Capacities:</b>	
<b>George Greenaway Elementary</b>	
Enrolment	556
Operating Capacity	453
# of Portables	5
<b>Lord Tweedsmuir Secondary</b>	
Enrolment	1757
Operating Capacity	1400
# of Portables	10

**Summary of Impact and Commentary**  
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

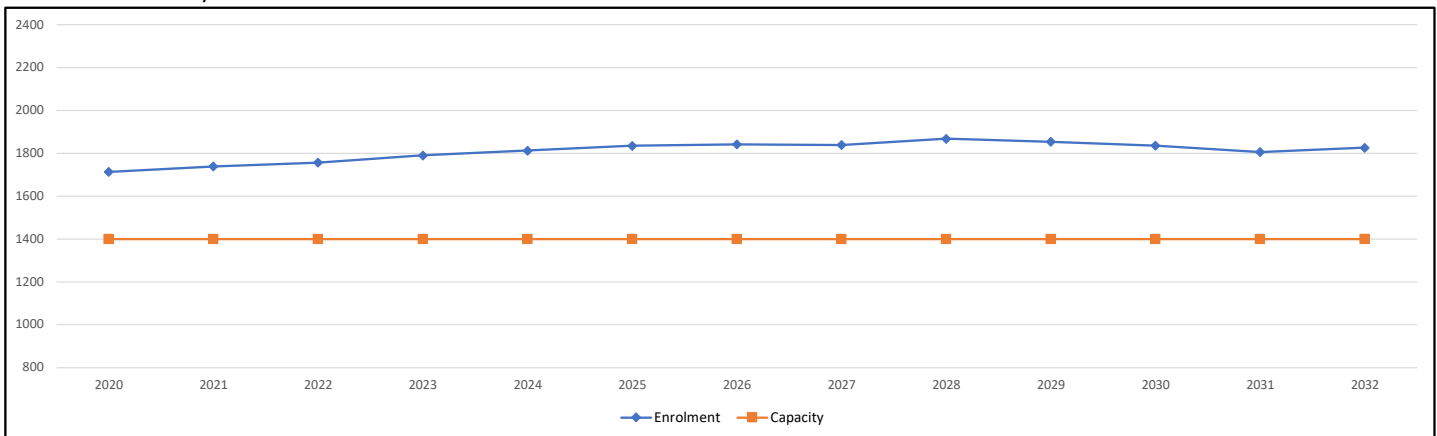
George Greenaway Elementary is in a maturing neighbourhood. What our data is suggesting is that there is strong in-migration growth factor, particularly of, new young families with children in the catchment. We don't anticipate high growth in this school region and enrollment growth will be managed by additional portables over the course of the next 10 years.

In September 2018, Salish Secondary opened in the Clayton area, north of the Fraser Highway. This new 1500 capacity school was built to relieve the current enrolment pressure at Lord Tweedsmuir and Clayton Heights Secondary. Lord Tweedsmuir continues to grow as it serves the majority of the Cloverdale community south of Fraser Highway. As part of the District's 2024/2025 Capital Plan, the District is requesting a 600-capacity addition targeted to open in 2029. The project has not been approved by the Ministry.

**George Greenaway Elementary**



**Lord Tweedsmuir Secondary**



**Population** : The projected population of children aged 0-17 impacted by the development.  
**Enrolment**: The number of students projected to attend the Surrey School District ONLY.



**9.0 TREE PRESERVATION SUMMARY**

Surrey Project No: N/A

Address: 17424 - 17434 58<sup>th</sup> Ave, Surrey

Registered Arborist: Francis Klimo

<b>On-Site Trees</b>	<b>Number of Trees</b>
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	<b>2</b>
Protected Trees to be Removed	<b>2</b>
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	<b>0</b>
<b>Total Replacement Trees Required:</b>	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  $\phantom{0} \times \phantom{\text{one}} (1) =$	<b>0</b>
All other Trees Requiring 2 to 1 Replacement Ratio  $2 \times \text{two} (2) = 4$	<b>4</b>
<b>Replacement Trees Proposed</b>	<b>4</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>0</b>

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

Summary, report and plan prepared and submitted by:



January 19, 2022

(Signature of Arborist)

Date

Revisions		
No.	Date	Description
	January 21, 2022	
Consultants		

Project Title  
**TREE MANAGEMENT PLAN**

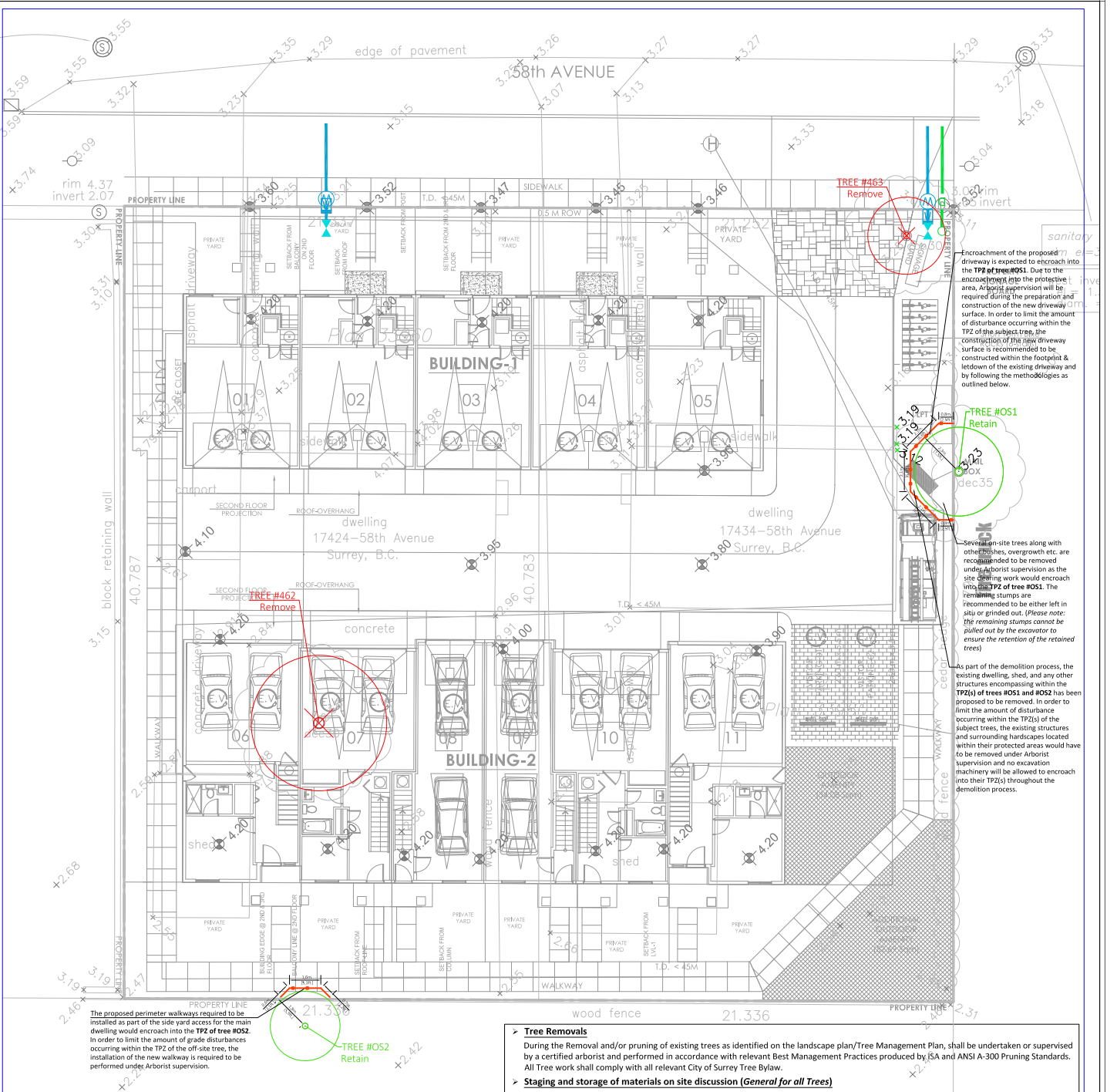
Project Number

**17424 - 17434 58TH AVE,  
SURREY (2) TMP**

**Klimo &  
Associates**

Francis R. Klimo  
ISA Certified Arborist #PN-8149A  
ISA Certified Tree Risk Assessor (TRAQ)  
BC Wildlife Danger Tree Assessor #7193

Scale 1:200  
Drawn Dimiri Khomko



Encroachment of the proposed driveway is expected to encroach into the TPZ of tree #OS1. Due to the encroachment into the protective area, Arborist supervision will be required during the preparation and construction of the new driveway surface. In order to limit the amount of disturbance occurring within the TPZ of the subject tree, the construction of the new driveway surface is recommended to be constructed within the footprint & setback of the existing driveway and by following the methodologies as outlined below.

As part of the demolition process, the existing dwelling, shed, and any other structures encompassing within the TPZ(s) of trees #OS1 and #OS2 has been proposed to be removed. In order to limit the amount of disturbance occurring within the TPZ(s) of the subject trees, the existing structures and surrounding hardscapes located within their protected areas would have to be removed under Arborist supervision and no excavation machinery will be allowed to encroach into their TPZ(s) throughout the demolition process.

Selected on-site trees along with other trees, overhead etc. are recommended to be removed under Arborist supervision as the site clearing work would encroach into the TPZ of tree #OS1. The remaining stumps are recommended to be either left in situ or grinded out. (Please note: The remaining stumps cannot be pulled out by the excavator to ensure the retention of the retained trees)

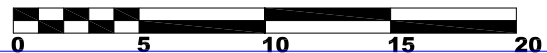
As part of the demolition process, the existing dwelling, shed, and any other structures encompassing within the TPZ(s) of trees #OS1 and #OS2 has been proposed to be removed. In order to limit the amount of disturbance occurring within the TPZ(s) of the subject trees, the existing structures and surrounding hardscapes located within their protected areas would have to be removed under Arborist supervision and no excavation machinery will be allowed to encroach into their TPZ(s) throughout the demolition process.

The proposed perimeter walkways required to be installed as part of the side yard access for the main dwelling would encroach into the TPZ of tree #OS2. In order to limit the amount of grade disturbances occurring within the TPZ of the off-site tree, the installation of the new walkway is required to be performed under Arborist supervision.

- **Tree Removals**  
During the Removal and/or pruning of existing trees as identified on the landscape plan/Tree Management Plan, shall be undertaken or supervised by a certified arborist and performed in accordance with relevant Best Management Practices produced by ISA and ANSI A-300 Pruning Standards. All Tree work shall comply with all relevant City of Surrey Tree Bylaw.
- **Staging and storage of materials on site discussion (General for all Trees)**  
During the construction process, no storage of materials, equipment, or debris can be placed within the TPZ of the protected Trees and or within their TPB enclosure. The proposed construction will require the storage and staging of its materials within the back yard area and will not be required to be placed towards any other areas within the property or near the protected Trees. In order to limit the potential disturbance within the TPZ of the protected Trees, no heavy equipment (If required) will be allowed to encroach, park, or traverse through their TPZ(s).
- **Removal of surrounding invasive growth / Site Clearing work**  
When clearing through the TPZ(s) of the retained trees, all clearing work as well as the grade preparation works are required to be performed by hand and no excavation machinery or any other heavy equipment would be allowed to encroach into their TPZ(s) throughout the clearing process. Larger stumps of removed vegetation are recommended to be either left in situ or grinded out. (Please note: The remaining stumps cannot be pulled out by heavy machinery in order to ensure the protection of the retained trees)
- **General Landscaping Methodology within TPZ(s)**  
General landscaping work is proposed and may occur within the TPZ of a few on-site trees. During the landscaping process, no fill and or soil can be deposited within its TPZ and any type of landscaping requiring extensive areas of poured concrete is not acceptable. Permeable surfaces can be placed on the original grade for hardscapes, all to be supervised and guided by an onsite Arborist.

Strata Plan LMS1039

**SCALE BAR 1:200**



REMOVAL OF TWO (2) TREES AS PER ARBORIST REPORT. TREES #462-463 TO ACCOMMODATE CONSTRUCTION OF PROPOSED HOUSE AS PER ATTACHED APPENDIX A. REPLACEMENT OF FOUR (4) TREES ACCEPTABLE TO CITY OF SURREY STANDARDS. REPLACEMENT TREES MUST NOT BE PLANTED WITHIN 3M OF A FOUNDATION OR WHERE THEIR MATURE SIZE WILL INTERFERE WITH UTILITIES, ESPECIALLY OVERHEAD BC HYDRO SERVICE/TRANSMISSION LINES. NOTE THAT TREES OBVIOUSLY PLANTED AS HEDGEROWS WILL NOT BE COUNTED AS REPLACEMENT TREES. ALL OTHER TREES TO BE RETAINED, MAINTAINED (ESPECIALLY WATERED) AND PROTECTED FOR THE DURATION OF CONSTRUCTION. THE BARRIERS MAY ONLY BE REMOVED WITH THE PERMISSION OF THE CITY ARBORIST OR AT THE SPECIFIC INTERVALS IDENTIFIED IN THE LETTER OF UNDERTAKING. ALL WORK CARRIED OUT AFTER BARRIERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES. NO HEAVY EQUIPMENT (INCLUDING BOBCATS) IS TO ENTER CRITICAL ROOTZONES. STUMPS AND UNDERLYING ROOTS OF "TREES TO BE REMOVED" TO REMAIN INSITU IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF "TREES TO BE RETAINED". THEY MAY BE GROUND TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.

Revisions	
No.	Date
	January 21, 2022
	October 20, 2023
Consultants	

Project Title  
**TREE REPLACEMENT PLAN**

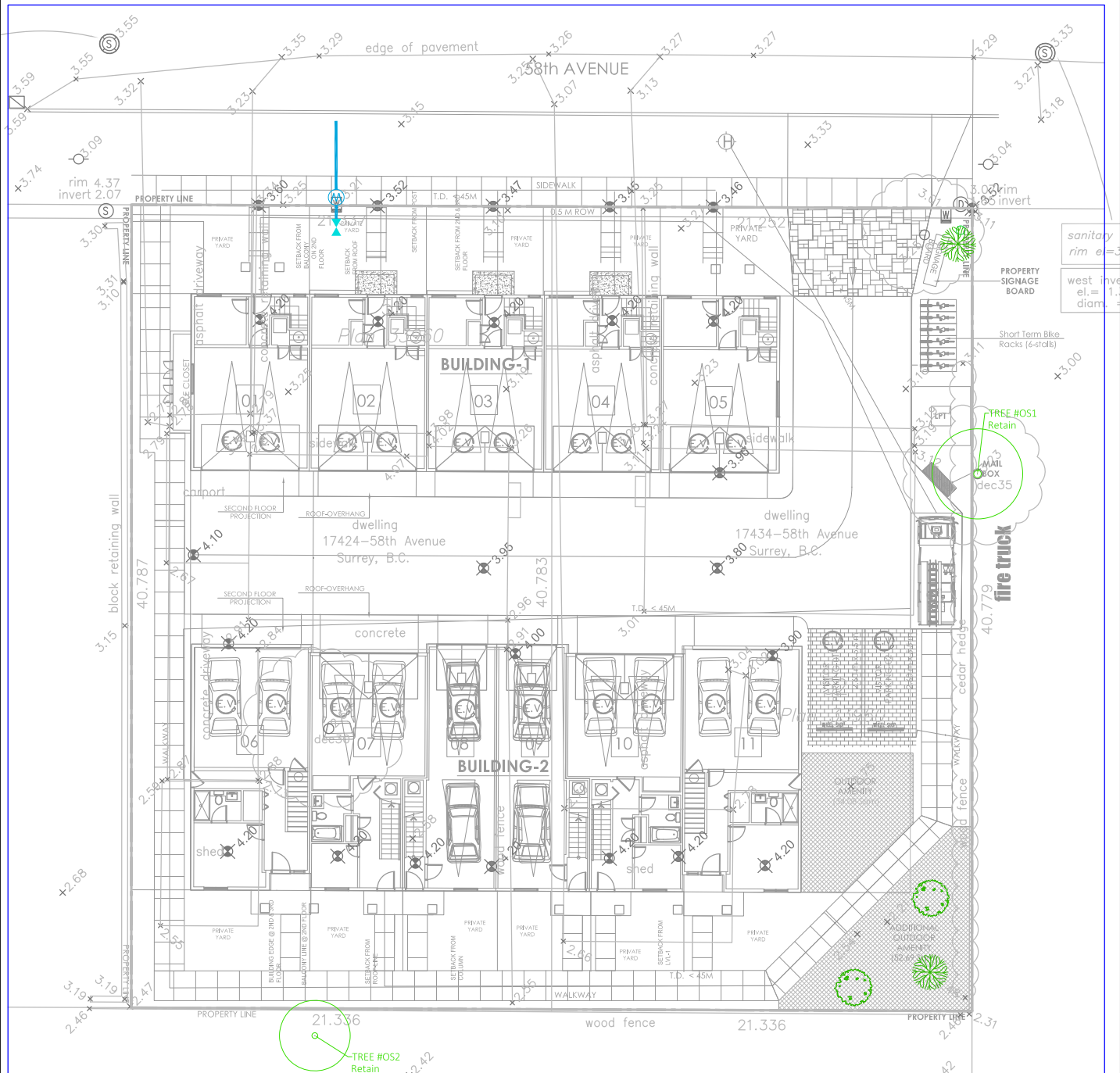
Project Number

# 17424 - 17434 58TH AVE, SURREY



## Klimo & Associates

Francis R. Klimo  
ISA Certified Arborist #PN-8149A  
ISA Certified Tree Risk Assessor (TRAQ)  
BC Wildlife Danger Tree Assessor #7193

Scale 1:200  
Drawn Dimiri Khomko



LIST OF PROPOSED PLANTS/TREES

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER
	2	Cupressus nootkatensis	Nootka Cypress	6cm.
	2	Parrotia persica	Persian Ironwood	6cm.

**SCALE BAR 1:200**



REMOVAL OF TWO (2) TREES AS PER ARBORIST REPORT. TREES #462-463 TO ACCOMMODATE CONSTRUCTION OF PROPOSED HOUSE AS PER ATTACHED APPENDIX A. REPLACEMENT OF FOUR (4) TREES ACCEPTABLE TO CITY OF SURREY STANDARDS. REPLACEMENT TREES MUST NOT BE PLANTED WITHIN 3M OF A FOUNDATION OR WHERE THEIR MATURE SIZE WILL INTERFERE WITH UTILITIES, ESPECIALLY OVERHEAD BC HYDRO SERVICE/TRANSMISSION LINES. NOTE THAT TREES OBVIOUSLY PLANTED AS HEDGEROWS WILL NOT BE COUNTED AS REPLACEMENT TREES. ALL OTHER TREES TO BE RETAINED, MAINTAINED (ESPECIALLY WATERED) AND PROTECTED FOR THE DURATION OF CONSTRUCTION. THE BARRIERS MAY ONLY BE REMOVED WITH THE PERMISSION OF THE CITY ARBORIST OR AT THE SPECIFIC INTERVALS IDENTIFIED IN THE LETTER OF UNDERTAKING. ALL WORK CARRIED OUT AFTER BARRIERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES. NO HEAVY EQUIPMENT (INCLUDING BOBCATS) IS TO ENTER CRITICAL ROOTZONES. STUMPS AND UNDERLYING ROOTS OF "TREES TO BE REMOVED" TO REMAIN INSITU IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF "TREES TO BE RETAINED". THEY MAY BE GROUND TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0053-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "owners")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 006-979-165

Lot 51 Section 7 Township 8 New Westminster District Plan 33960

17424 - 58 Avenue

Parcel Identifier: 006-978-916

Lot 52 Section 7 Township 8 New Westminster District Plan 33960

17434 - 58 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

---

- (b) If the civic addresses change, the City Clerk is directed to insert the new civic address for the Land, as follows:

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Part 4 "General Provisions" Section B.6(b), the minimum indoor amenity space required before cash-in-lieu may be applied for an 11-unit townhouse development is reduced from 37 square metres to 0 square metres;
- (b) In Part 22 "Multiple Residential 30 Zone (RM-30)" Section H.4(a), is varied to permit parking within the required east side yard setback for two visitor parking spaces;
- (c) In Part 22 "Multiple Residential 30 Zone (RM-30)" Section J.1(b), the requirement that outdoor amenity space not be located within the required east side yard setback is waived;
- (d) In Part 22 "Multiple Residential 30 Zone (RM-30)" Section F. Yards and Setbacks, the minimum north front yard setback for Building 1 (north building) is varied from 4.5 metres to:
- 4.4 metres to the 2nd floor & 3rd floor principal building face;
  - 2.8 metres to the balconies and columns; and
  - 3.9 metres to the principal building roof overhang.
- (e) In Part 22 "Multiple Residential 30 Zone (RM-30)" Section F. Yards and Setbacks, the minimum west side yard setback for Buildings 1 and 2 (north and south buildings) is varied from 6.0 metres to:
- 3.0 metres to the ground floor principal building face;
  - 2.4 metres to the 2nd floor & 3rd floor principal building face;
  - 2.2 metres to the balconies and columns; and
  - 2.0 metres to the principal building roof overhang.

- (f) In Part 22 "Multiple Residential 30 Zone (RM-30)" Section F. Yards and Setbacks, the minimum south rear yard setback for Building 2 (south building) is varied from 6.0 metres to:
- 5.5 metres to the 2nd floor & 3rd floor principal building face;
  - 5.0 metres to the principal building roof overhang; and
  - 4.7 metres to the balconies and columns.
5. This development variance permit applies to only the portion of the buildings and structures on the Land shown on Schedules A(1) and A(2) which are attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedules A(1) and A(2), which are attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE  
DAY OF       , 20 .

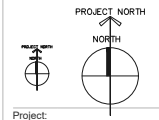
ISSUED THIS     DAY OF       , 20 .

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Mayor – Brenda Locke

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City Clerk – Jennifer Ficocelli



Project:  
22-201  
INDY RAI  
Project Name  
17424 58 Ave, SURREY, B.C.

Drawing:  
**SITE LAYOUT**  
Project Status:  
**DEVELOPMENT PERMIT**

SUBMISSION

Date (YY-MM-DD)	Description

REVISION

No.	Date	Description
01	10-10-2023	REVISION DWGS.

All drawings in this set shall be read in conjunction with each other. Any errors or discrepancies to be notified to the Architect before commencing work. Contractors are responsible to ensure that work is approved by the City of Surrey. © Copyright Cre 8 Architecture Ltd. All rights reserved.

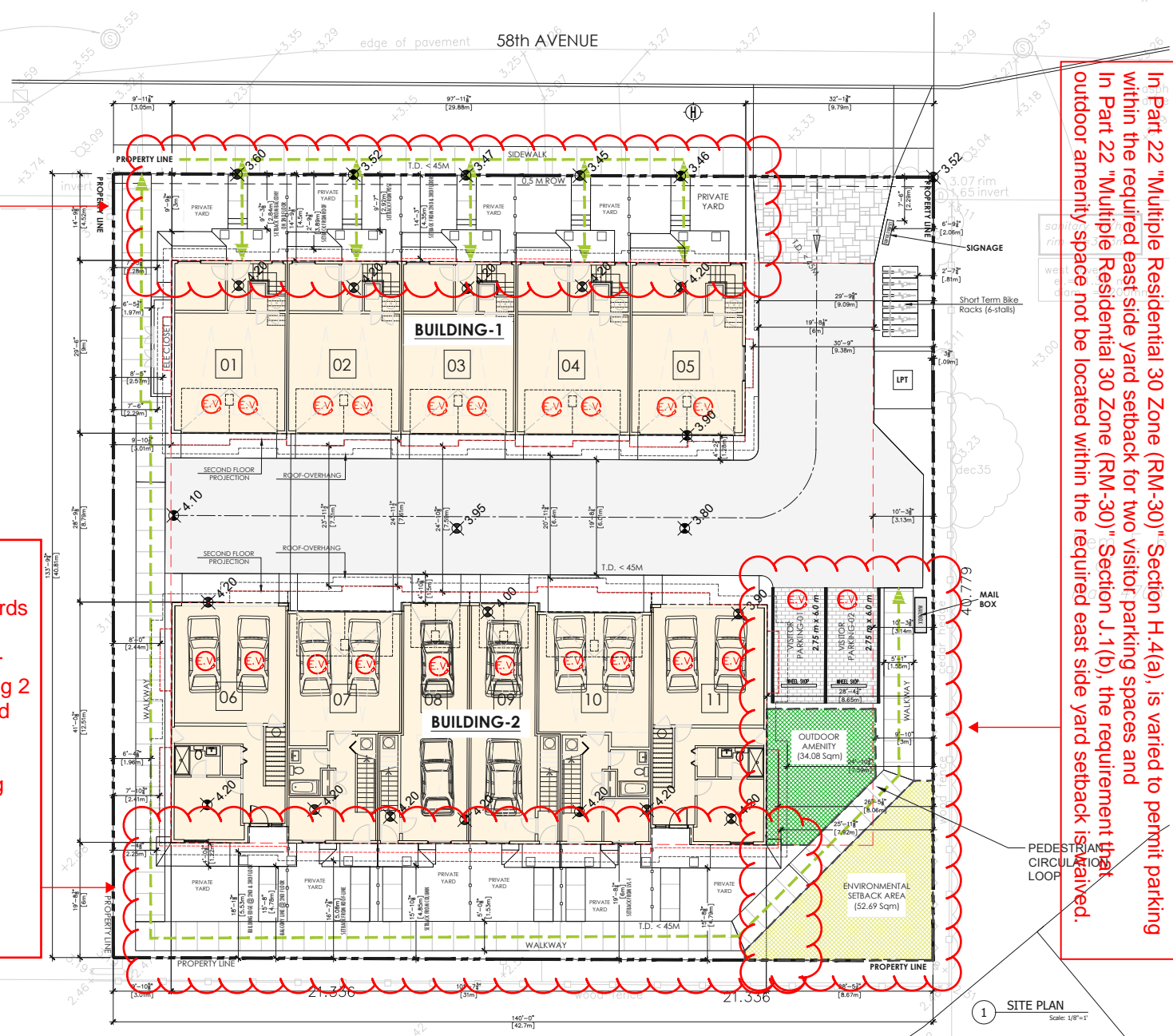
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DWG. NO. **A-1.1**

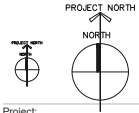
In Part 22 "Multiple Residential 30 Zone (RM-30)" Section F. Yards and Setbacks, the minimum north front yard setback for Building 1 (north building) is varied from 4.5 metres to:

- i. 4.4 metres to the 2nd floor & 3rd floor building face;
- ii. 2.8 metres to the balcony; and
- iii. 3.9 metres to the principal building roof overhang.

In Part 22 "Multiple Residential 30 Zone (RM-30)" Section F. Yards and Setbacks, the minimum south rear yard setback for Building 2 (south building) is varied from 6.0 metres to:

- i. 5.5 metres to the 2nd floor & 3rd floor building face; and
- ii. 5.0 metres to the principal building roof overhang.
- iii. 4.7 metres to the balconies and columns.





Project:  
22-201  
INDY RAI  
Project Name  
17424 58 Ave, SURREY, B.C.

Drawing:  
SITE LAYOUT  
PROJECT DEVELOPMENT PERMIT

SUBMISSION  
Date (YY-MM-DD) Description

Date (YY-MM-DD)	Description

REVISION  
No. Date Description

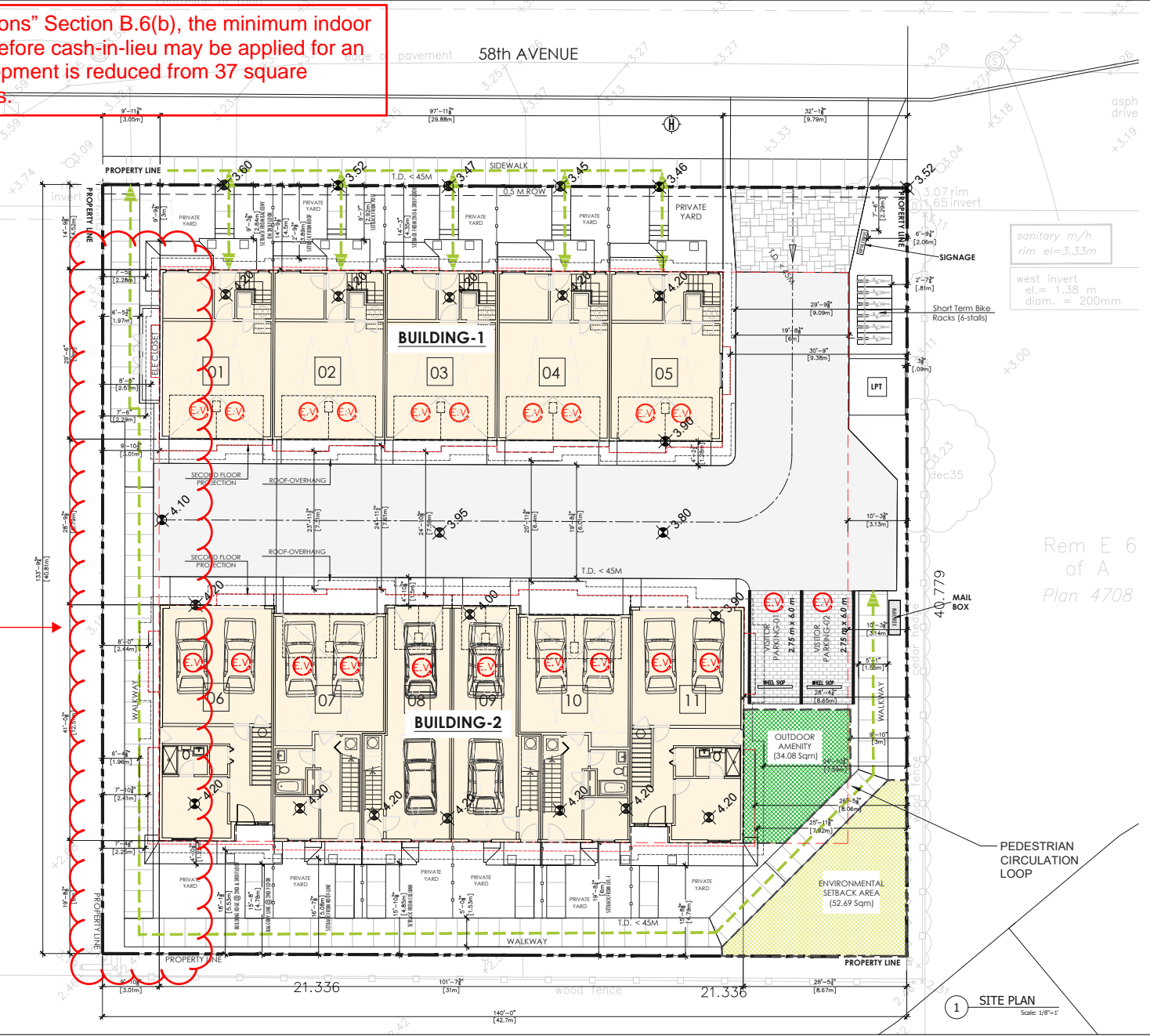
No.	Date	Description
01	10-10-2023	REVISION DWGS.

All drawings in this set shall be read in conjunction with each other. Any errors or discrepancies shall be notified to the Architect before commencing work. Contractors are responsible to ensure that work is executed in accordance with the specifications of the appropriate Building Code Authority. © Copyright Cre 8 Architecture Ltd. All rights reserved.

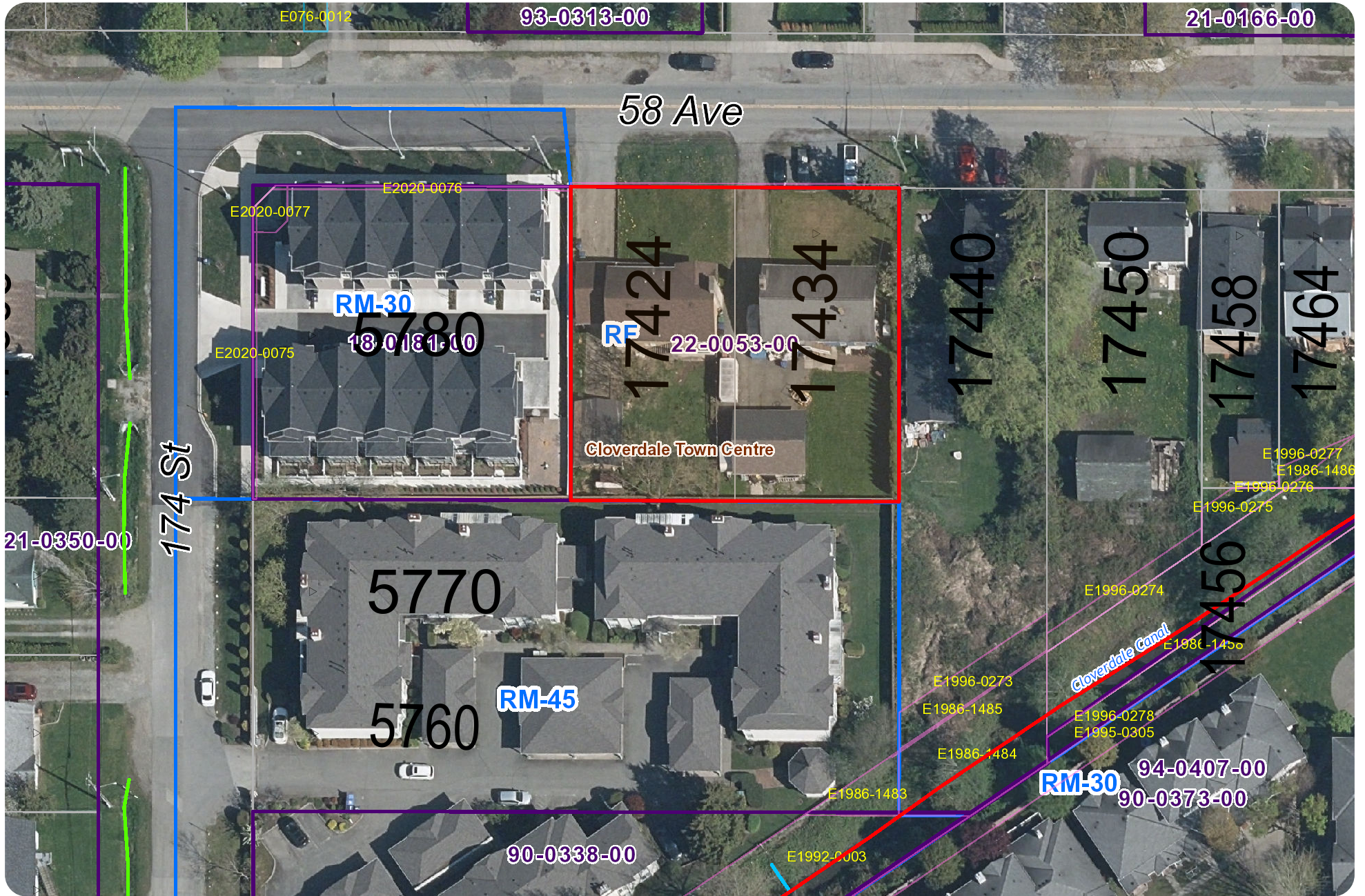
In Part 4 "General Provisions" Section B.6(b), the minimum indoor amenity space required before cash-in-lieu may be applied for an 11-unit townhouse development is reduced from 37 square metres to 0 square metres.

In Part 22 "Multiple Residential 30 Zone (RM-30)" Section F. Yards and Setbacks, the minimum west side yard setback for Buildings 1 and 2 (north and south buildings) is varied from 6.0 metres to:

- 3.0 metres to the ground floor principal building face;
- 2.4 metres to the 2nd floor & 3rd floor principal building face;
- 2.2 metres to the balconies and columns; and
- 2.0 metres to the principal building roof overhang.







Enter Map Description

Scale: 1:678

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Map created on: 2023-10-23