

INTER-OFFICE MEMO

**Regular Council - Public Hearing
B.6 / H.6 7921-0350-00
Monday, September 25, 2023
Replacement Pages**

TO: City Clerk, Legislative Services Division

FROM: Director, Area Planning - North Division

DATE: September 19, 2023

FILE: 7921-0350-00

**RE: Item B.6 & H.6 of September 25, 2023, Regular Council – Public Hearing Meeting Agenda
Development Application No. 7921-0350-00
Replacement Pages 3 & 4 of the Planning Report**

Development Application No. 7921-0350-00 was on the agenda and considered by Council at the September 11, 2023, Regular Council – Land Use Meeting under Item B.16. This project will be considered at the September 25, 2023, Regular Council – Public Hearing Meeting under Items B.6 and H.6.

After the consideration of Planning Report No. 7921-0350-00 at September 11, 2023, Regular Council – Land Use Agenda, it came to the attention of staff that the report omitted a recommendation to authorize staff to draft Development Permit No. 7921-0350-00 generally in accordance with the drawings appended to the report as Appendix I.

Staff are requesting that Council consider and include a recommendation authorizing staff to draft Development Permit No. 7921-0350-00 in accordance with the drawings appended to the planning report. Pages 3 & 4 of the Planning Report, which contain the recommendations, have been updated to reflect the inclusion of this additional recommendation.

The replacement page for the Planning Report detailing is attached to this memorandum.



Ron Gill
Director
Area Planning - North Division

Attachment - 7921-0350-00- Page 3 & 4 Replacement Pages

c.c. - City Manager

RECOMMENDATION

The Planning & Development Department recommends that:

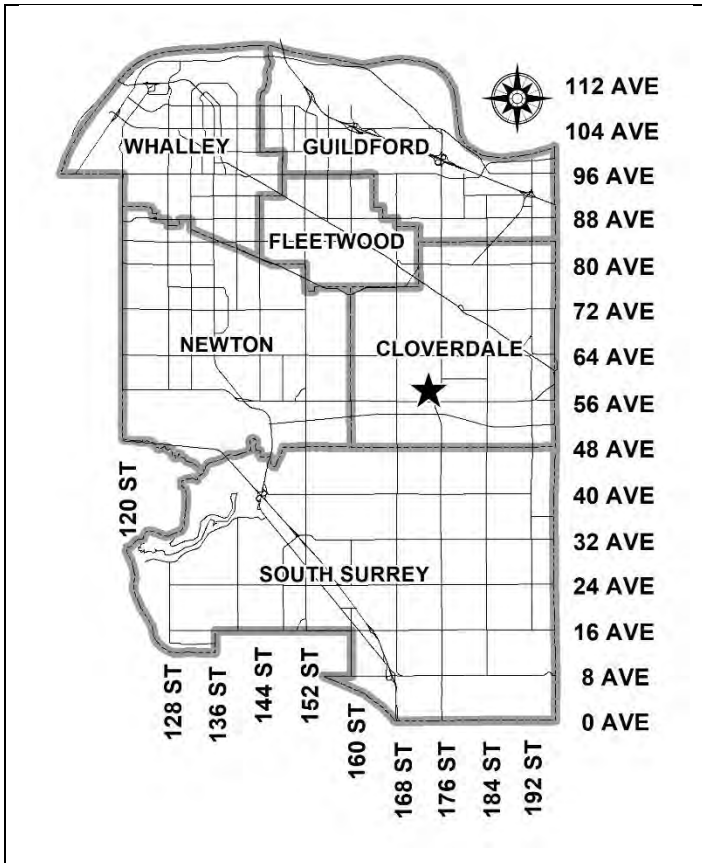
1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. **Council authorize staff to draft Development Permit No. 7921-0350-00 generally in accordance with the attached drawings (Appendix I).**
- 2-3. Council approve Development Variance Permit No. 7921-0350-00 (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 Buildings 2 and 3 from 4.5 metres to:
 - 4.1 metres for 2nd and 3rd floor principal building overhangs; and
 - 2.3 metres to the porch column and porch overhang.
 - (b) to reduce the minimum (west) street side yard on flanking lane setback of the "Multiple Residential 30 Zone (RM-30)" for Buildings 3, 4, 5, 6, and 7 (west buildings) from 4.5 metres to 2.0 metres to principal building face.
 - (c) to reduce the minimum (east) street side yard setback of the "Multiple Residential 30 Zone (RM-30)" for Buildings 1, 2, and 8 from 4.5 metres to:
 - 4.0 metres to the principal building face of Building 8;
 - 3.7 metres for the 2nd and 3rd floor principal building overhangs; and
 - 2.8 metres to the porch column and porch overhang.
 - (d) to reduce the minimum (south) rear yard setback of the "Multiple Residential 30 Zone (RM-30)" for Buildings 7 and 8 (south buildings) from 6.0 metres to:
 - 4.5 metres to the principal building face;
 - 3.8 metres for the 2nd and 3rd floor principal building overhangs; and
 - 2.9 metres to the porch column and porch overhang.
 - (e) to vary Section E of the "Multiple Residential 30 Zone" to increase the maximum lot coverage for all buildings and structures from 45% to 46.3%;
 - (f) to vary Section H.4(a) of the "Multiple Residential 30 Zone (RM-30)" to allow one (1) visitor parking space within the required west side yard setback; and
 - (g) to vary Section B.26(b) in "General Provisions" of the Zoning By-law No. 12000 to permit stairs with more than three (3) risers to encroach into setbacks for Units 6-10, and 35.
- 3-4. 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) Input from the Ministry of Transportation & Infrastructure;
- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (i) 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;
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) 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;
- (l) 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; and
- (m) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0350-00

Planning Report Date: September 11, 2023



PROPOSAL:

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

to permit the development of thirty-five townhouse units.

LOCATION:

- 5773 - 174 Street
- 5761 - 174 Street
- 5751 - 174 Street
- 17358 - 58 Avenue
- 17368 - 58 Avenue

ZONING:

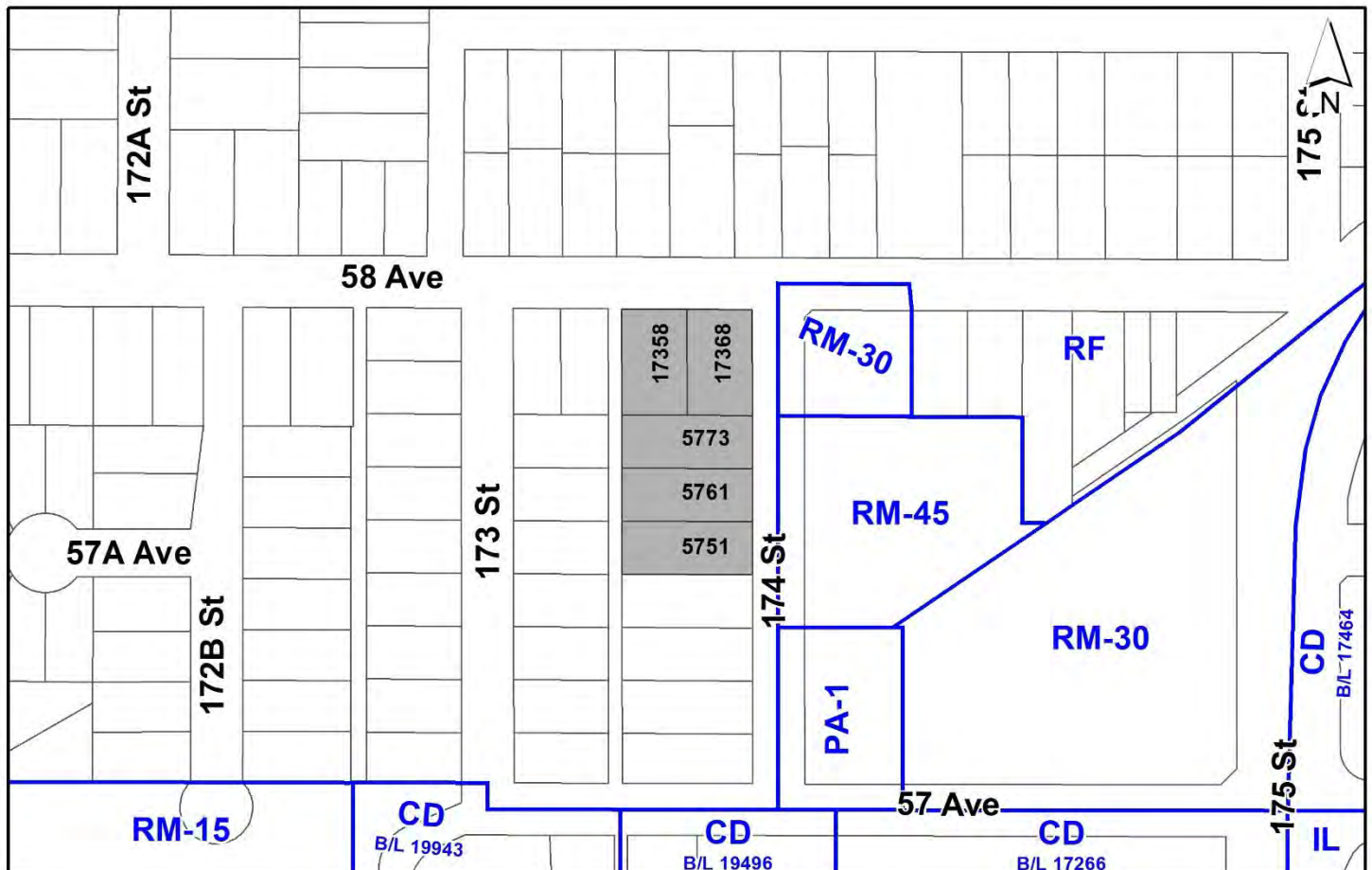
RM-30

OCF DESIGNATION:

Urban

TCP DESIGNATION:

Townhouses



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to draft Development Permit for Form and Character, and Hazard Lands.
- 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 setbacks requirements of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Townhouse 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 generally appropriate for this part of Cloverdale Town Centre.
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Flood Prone).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The applicant has proposed townhouse units that front directly onto 58 Avenue and 174 Street. The townhouse units are well articulated, with high quality materials chosen, and each unit provides legible front entrances facing the street.
- The reduced setbacks along the north and east property lines will create appropriate urban, pedestrian-friendly streetscapes along both 58 Avenue and 174 Street

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 approve Development Variance Permit No. 7921-0350-00 (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 Buildings 2 and 3 from 4.5 metres to:
 - 4.1 metres for 2nd and 3rd floor principal building overhangs; and
 - 2.3 metres to the porch column and porch overhang.
 - (b) to reduce the minimum (west) street side yard on flanking lane setback of the "Multiple Residential 30 Zone (RM-30)" for Buildings 3, 4, 5, 6, and 7 (west buildings) from 4.5 metres to 2.0 metres to principal building face.
 - (c) to reduce the minimum (east) street side yard setback of the "Multiple Residential 30 Zone (RM-30)" for Buildings 1, 2, and 8 from 4.5 metres to:
 - 4.0 metres to the principal building face of Building 8;
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 - 4.5 metres to the principal building face;
 - 3.8 metres for the 2nd and 3rd floor principal building overhangs; and
 - 2.9 metres to the porch column and porch overhang.
 - (e) to vary Section E of the "Multiple Residential 30 Zone" to increase the maximum lot coverage for all buildings and structures from 45% to 46.3%;
 - (f) to vary Section H.4(a) of the "Multiple Residential 30 Zone (RM-30)" to allow one (1) visitor parking space within the required west side yard setback; and
 - (g) to vary Section B.26(b) in "General Provisions" of the Zoning By-law No. 12000 to permit stairs with more than three (3) risers to encroach into setbacks for Units 6-10, and 35.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) Input from the Ministry of Transportation & Infrastructure;
- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (i) 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;
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) 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;
- (l) 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; and
- (m) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Five existing single family dwellings.	<u>OCP</u> : Urban <u>TCP</u> : Townhouse	RF
North (across 58 Avenue):	Single family dwellings.	<u>OCP</u> : Urban <u>TCP</u> : Townhouse, and Parks and Natural Areas	RF
East (across 174 Street):	Established townhouse developments.	<u>OCP</u> : Urban <u>TCP</u> : Townhouse	RM-30, RM-45
South:	Vacant single family lot.	<u>OCP</u> : Urban <u>TCP</u> : Parks and Natural Areas	RF
West:	Single family dwellings.	<u>OCP</u> : Urban <u>TCP</u> : Semi-Detached Residential	RF

Context & Background

- The subject site is comprised of five single family lots, approximately 0.51 hectares in combined size, and located at the corner of 58 Avenue and 174 Street.
- The site is designated 'Urban' in the Official Community Plan (OCP), 'Townhouse' in the Cloverdale Town Centre Plan, and is zoned 'Single Family Residential (RF)' Zone .
- The site is currently utilized for single family residential dwellings with associated accessory buildings, each on lots that are approximately 1,000 sq. m. in area.
- A Class C ditch has been confirmed along the eastern property line. This ditch is proposed to be infilled as part of the subject development application.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to accommodate the proposed townhouse development consisting of a total of 35 residential dwelling units, the applicant proposes the following:
 - Rezoning from RF to RM-30;
 - Consolidation/subdivision from five lots into one;
 - Development Variance Permit to reduce setbacks; and

- Development Permits (Form and Character and Hazard Lands) to permit 35 townhouse units.
- Specific details on the development proposal are provided in the table below:

Proposed	
Lot Area	
Gross Site Area:	5,134 sq m
Road Dedication:	104 sq m
Undevelopable Area:	n/a
Net Site Area:	5,030 sq m
Number of Lots:	1
Building Height:	10.5 m
Unit Density:	70 uph / 28 upa
Floor Area Ratio (FAR):	0.98
Floor Area	
Residential:	4,351.7 sq. m.
Total:	4,351.7 sq. m.
Residential Units:	
3-Bedroom:	35
Total:	35

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 twenty-nine school-age children generated by this development, of which the School District has provided the following expected student enrollment.

16 elementary students at George Greenaway Elementary School
 8 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 Autumn 2024.

Parks, Recreation & Culture:

The arborist report recommends the retention of two city trees [C1 and C2] which conflict with frontage works in the servicing concept. Parks Staff request the retention of C2 by meandering the sidewalk and adjusting on-site landscaping. Further coordination between the civil plans and arborist report will be required prior to final adoption.

No trees or vegetation are to be removed from the neighbouring City lot without pre-approval by Parks staff.

The closest active park is proposed immediately adjacent to the development as part of the Cloverdale Town Centre Plan (TCP). The 76F – Greenbelt is the closest park with natural area and is 100-metres walking distance from the subject development.

Ministry of Transportation & Infrastructure (MOTI): No concerns.

Surrey Fire Department: No concerns.

Transportation Considerations

- The site is approximately 270-metre walk from bus stop 59879 which serves east bound passenger traffic on the Cloverdale Bypass. This stop services bus route 342 (Langley Centre).
- The site is approximately 440-metre walk from bus stop 59794 which serves west bound traffic on the Cloverdale Bypass. This stop services bus route 320 (Surrey Central Station).

Road Network & Infrastructure

- In order to open the lane which abuts the western property line, the applicant will be required to dedicate 1.0-metre for a 6.0-metre ultimate residential lane width.

Access and Parking

- The townhouse development will gain access to the road network via a driveway and curb let-down on to 174 Street; the configuration of which has been found to be acceptable by staff.
- The townhouse development will provide a total of 77 parking spaces. Seven (7) of the proposed parking spaces are for the purposes of visitor parking and are situated in various locations across the common areas of the development. Seventy (70) of the proposed parking spaces are for residential purposes and are located in each of the unit's garages or driveways at a rate of two parking spaces per residential unit. Thirty (30) of these residential parking spaces will be provided in tandem configuration.
- The applicant has provided six visitor bicycle parking spaces on bike racks located immediately adjacent to the indoor amenity building.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

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 a range of forms including detached and semi-detached houses, as well as ground-oriented attached housing including townhouses and row houses.

Themes/Policies

- 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.
- A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

(The surrounding neighbourhood consists of a mixture of small-lot single family subdivisions and townhouse developments. The applicant has assembled a sizeable site which will facilitate the development of 35 townhouse units which matches the general pattern of development in the neighbourhood. The subject site is near downtown Cloverdale which will offer good access to amenity to future residents. Overall, staff support this infill and note that its scale and density is appropriate to the neighbourhood context as anticipated by the Cloverdale Town Centre plan).

- 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 has proposed housing units that front directly onto 58 Avenue and 174 Street. The townhouse units are well articulated, with high quality materials chosen, and each unit provides legible front entrances facing the street. Staff also note that each unit provides ground floor habitable space and ample glazing facing the public street which will facilitate good CPTED outcomes. Overall, staff are of the view that the development facilitates a safe, welcoming public streetscape).

Secondary Plans

Land Use Designation

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

Themes/Objectives

- The Cloverdale Town Centre Plan identifies this site as having 'Attract Residents' as its Growth Objective. The key objective is to offer a range of housing types and enhanced parks and amenities to improve the balance of housing types and affordability and focus new housing within walking distance of downtown.

(The applicant has assembled a sizeable site which will facilitate the development of 35 townhouse units. This development will contribute to the delivery of a more affordable housing typology matching the general pattern of development in the immediate vicinity. The subject site is near downtown Cloverdale which will offer good access to amenity to future residents. This outcome is consistent with the TCP and the 'Attract Residents' Growth Objective).

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
Unit Density:	75 uph	70 uph
Floor Area Ratio:	1.00	0.98
Lot Coverage:	45%	46.3%*
Yards and Setbacks		
Front (North):	4.5 m	2.3 m*
Street Side (East):	4.5 m	2.8 m*
Rear (South):	6.0 m	2.9 m*
Side Yard Flanking Lane (West):	4.5 m	2.0 m*
Height of Buildings		
Principal buildings:	13 m	10.5 m
Indoor Amenity Space buildings:	11 m	6.8 m
Amenity Space		
Indoor Amenity:	105 m ²	The proposed 90 m ² plus CIL of \$15,000 meets the Zoning By-law requirement.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Outdoor Amenity:	105 m ²	The proposed 61 m ² plus CIL of \$21,000 meets the Zoning By-law requirement.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	70	70
Residential Visitor:	7	7
Total:	77	77
Tandem (%):	35	30
Bicycle Spaces		
Residential Visitor:	6	6

*Variance Requested.

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 Buildings 2 and 3 from 4.5 metres to:
 - 4.1 metres for 2nd and 3rd floor principal building overhangs; and
 - 2.3 metres to the porch column and porch overhang.
 - (b) to reduce the minimum (west) street side yard on flanking lane setback of the “Multiple Residential 30 Zone (RM-30)” for Buildings 3, 4, 5, 6, and 7 from 4.5 metres to 2.0 metres to principal building face.
 - (c) to reduce the minimum (east) street side yard setback of the “Multiple Residential 30 Zone (RM-30)” for Buildings 1, 2, and 8 from 4.5 metres to:
 - 4.0 metres to the principal building face of building 8;
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 - 4.5 metres to the principal building face;
 - 3.8 metres for the 2nd and 3rd floor principal building overhangs; and
 - 2.9 metres to the porch column and porch overhang.

Staff Comments:

- The reduced setbacks along the north and east property lines will create appropriate urban, pedestrian-friendly streetscapes along both 58 Avenue and 174 Street. Despite the reduced setbacks, front yards of the proposed townhouse units fronting 58 Avenue and 174 Street as well as a corner plaza, landscaping, and screened visitor parking spaces will be accommodated.
- The reduced setback along the south property line will accommodate private patios and balconies for each proposed townhouse unit, a walkway, and some landscaping.
- Staff are of the view that the proposed 2.0-metre west side yard setback is acceptable given that the condition fronts a future lane and is a side of unit condition. Landscaping has been proposed in this space for screening and to soften the interface.
- Staff support the requested variances to proceed for consideration.

Other Variances

- The applicant is requesting the following variances:
 - (a) to vary Section E of the “Multiple Residential 30 Zone” to increase the maximum lot coverage for all buildings and structures from 45% to 46.3%;
 - (b) to vary Section H.4(a) of the “Multiple Residential 30 Zone (RM-30)” to allow one (1) visitor parking space within the required west side yard setback; and
 - (c) to vary Section B.26(b) of the “General Provisions” to permit stairs with more than three (3) risers to encroach into setbacks for Units 6-10, and 35.

Staff Comments:

- The Zoning Bylaw No. 12000 definition of *lot coverage* considers the horizontal area produced by a vertical projection of the outside of the outermost walls or the area within the supporting elements of all buildings, outdoor covered areas, and structures on the lot. The additional 1.3% lot coverage produced by this development is approximately related to the upper floor balconies and a portion of the outdoor covered areas shown on site plans. The proposed development maintains adequate setbacks on all frontages and therefore, the additional coverage is likely to be imperceptible when viewed from the public realm.
- Staff are of the view that the proposed location of visitor parking space no. 4 is acceptable given that this condition is adjacent a future lane. Landscaping has been proposed between the parking space and the property line for screening and to soften the interface.
- The use of stairs with more than three (3) risers is limited to buildings 2 and 8 and is the result of the grading required in these areas of the site. The worst-case scenario relates to six (6) risers at the front of unit eight (8). The worst-case scenario is limited to just this location, and the others are lesser in scale and magnitude. Given the limited nature of this variance, staff find this to be supportable.
- 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 issuance. 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 be required to contribute \$1,068 per new lot to support the development of new affordable housing.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 5, 2023, and the Development Proposal Signs were installed on 31 May 2023. Staff received no responses from neighbours or the area's community association.

DEVELOPMENT PERMITS

Hazard Lands (Flood Prone) Development Permit Requirement

- The subject property falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of the Nikomekl River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- The site is flat with grades that vary from 5.2 metres geodetic in the northwest corner to about 2.0 metres geodetic at the southeast corner, where the potential for flooding is projected.
- A feasibility study, prepared by Thanh V. Le, *P. Eng.*, of Terran Geotechnical Consultants Ltd. and dated June 21, 2023, was peer reviewed by Patrick Chiu, *P. Eng.*, of Valley Geotechnical Engineering Services Ltd. and found to be generally acceptable by the peer reviewer. The report and the peer review were reviewed by staff and found to meet the submission requirements for a Hazard Lands Development Permit as outlined in the OCP, with some modifications to content of the report still required. The finalized study will be incorporated into the Development Permit.
- The study investigated issues related to flooding to determine the feasibility of developing the site and proposes recommendations to mitigate potential hazards.
- A minimum flood plain elevation of approximately 2.4 metres geodetic is required. The applicant is proposing a main floor elevation of 2.8 metres geodetic elevation, which is approximately 0.4 metres above the minimum flood plain level.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site.
- Registration of a Section 219 Restrictive Covenant to prohibit habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion is required as a condition of final adoption.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Cloverdale Town Centre Plan (TCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Cloverdale Town Centre Plan (TCP).
- The proposed development consists of 35 townhouse units in 8 buildings. Fifteen (15) townhouse units are tandem units, and the remaining 20 units are side-by-side double car garage configured townhouse units. All proposed units contain 3 bedrooms.

- Access to the site will be provided by a driveway and curb-let-down from 174 Street. The driveway will be used exclusively for the future owners and visitors of the subject development.
- The applicant has worked with staff to ensure the provision of an adequate public realm interface where units are oriented to face the street, with habitable rooms associated with the front entrance for each unit.
- The buildings present as a three-storey form, which are emphasized vertically to facilitate the identification of individual units. Sufficient glazing is proposed on the facades of each unit which will facilitate acceptable Crime Prevention Through Environmental Design (CPTED) outcomes.
- The primary cladding materials include brick, hardie plank siding, hardie board siding, vertical batten board, concrete finish, and window trim. The colour scheme consists primarily of blue and grey, and other neutral tones to blend in with the surrounding residential context.
- Each unit will have a small private balcony and ground-floor patio.

Site Landscaping

- The proposal provides for tree and shrub planting along the public realm frontages of 174 Street (east) and 58 Avenue (north). Trees, such as Columnar Bowhall Maple, European Beech, and Chanticleer Pear, are generally paired with individual unit entrances. Shrub plantings include, but are not limited to, Hicks Yew, Big Leaf Hydrangea, Dwarf Mountain Laurel, and Kelsey Dwarf Dogwood.
- Internal landscaping is comprised of species like Pink Kousa Dogwood, Rhododendron, and Fragrant Sarcococca.
- A future park is planned for the sites south of the subject townhouse proposal. The interface of the proposed townhouses facing the park is comprised of a 4.5-metre setback containing a 1.8-metre private walkway.
- Prior to final adoption, staff will continue to work with the applicant to try and explore ways of incorporating more trees and landscaping into the final site design, internal to the site along drive aisles and along the common frontage with the future park.

Indoor Amenity

- The proposed townhouse development (based on the RM-30) Zone requires 105 sq. m. of indoor amenity (3.0 sq. m. per dwelling unit). The amount of indoor amenity space proposed is 90 sq. m. with a cash-in-lieu contribution for the remaining shortfall, based on 5 units, which meets the Zoning By-law requirement. The character of the amenity building is consistent with that of the overall development and is directly adjacent to and accessible from the outdoor amenity space.
- The indoor amenity space is located on the second level and is proposed to consist of an elevator, a fully accessible washroom, and an event room.

Outdoor Amenity

- The proposed townhouse development (based on the RM-30 Zone) requires 105 sq. m. of outdoor amenity (3.0 sq. m. per dwelling unit). The amount of outdoor amenity space proposed is 131 sq. m.
- The character of the outdoor amenity is consistent with the overall development and contains a play area, seating, and landscape treatments. A portion of the outdoor amenity space is weather protected, allowing for all-season use for residents.
- Staff will continue to work with the landscape architect to expand the programmed outdoor amenity space prior to Final Adoption.

Parking

- A total of seventy residential parking spaces are proposed. Forty parking spaces are contained within double, side-by-side garages. Thirty parking spaces are contained within a tandem configuration with one spot contained inside a garage, and the other is contained on a parking pad underneath a building overhang. In addition, a total of seven visitor parking spaces are proposed throughout the site. The proposed parking satisfies the minimum parking requirements in Zoning By-law No. 12000.
- Outdoor visitor parking has been reasonably well-screened from the public realm through the provision of landscaping, although staff will continue to work with the applicant to provide additional screening.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include confirming whether any signage is proposed, and to work with the landscape architect to explore opportunities to supplement the proposed tree planting. Additional coordination between landscaping, architectural, and civil plans will be required.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to rezoning Final Adoption, should the application be supported by Council.

TREES

- Mitch Davis, ISA Certified Arborist of Diamond Head Consulting 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Honey Locust	2	2	0
Cherry	1	1	0
Crabapple	2	2	0
Birch	1	1	0
Norway Maple	2	1	1
Coniferous Trees			
Hinoki Cypress	2	2	0
Dawn Redwood	1	1	0
Douglas Fir	3	3	0
Western Red Cedar	22	22	0
Austrian Pine	4	4	0
Norway Spruce	3	3	0
Blue Spruce	2	2	0
Pinus Contorta	1	0	1
Total (excluding Alder and Cottonwood Trees)	46	44	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		37	
Total Retained and Replacement Trees Proposed		39	
Estimated Contribution to the Green City Program		\$28,050	

- The Arborist Assessment states that there are a total of 46 mature trees on the site. There are no Alder or Cottonwood trees. The applicant proposes to retain 2 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 88 replacement trees on the site. The landscaping plan identifies that 37 replacement trees can be accommodated on the site, so the proposed deficit of 51 replacement trees will require an estimated cash-in-lieu payment of \$28,050, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.

- In summary, a total of 39 trees are proposed to be retained or replaced on the site with an estimated contribution of \$28,050 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

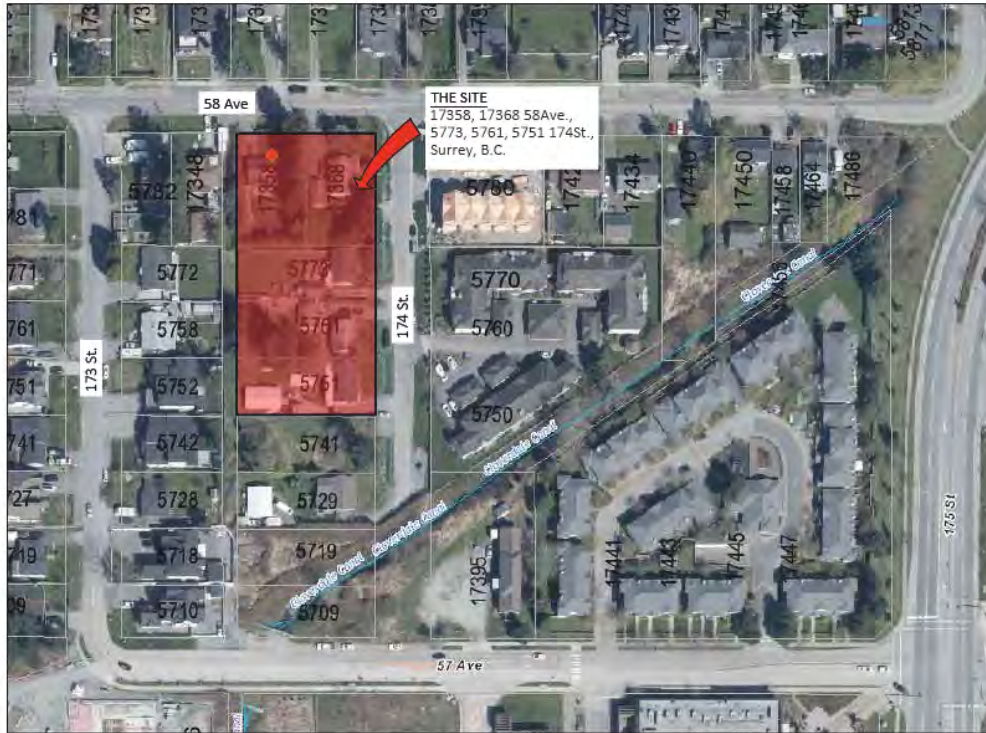
The following information is attached to this Report:

Appendix I.	Proposed Site Plan, Building Elevations, and Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7921-0350-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

35 Unit Townhouse Development at, 17358, 17368 58Ave., 5773, 5761, 5751 174St. Surrey, BC



DRAWING LIST:

GROSS LOT AREA : 55268 ft² = 5134 m² = 1.26 Acre
NET LOT AREA : 54142.50 ft² = 5030 m² = 1.24 Acre

DENSITY :

RM30 = 30 X 1.26 = 37.8 = 39 UNITS
PROVIDED : 35 UNITS = 28.2 UPA (NET)

VISITOR PARKING :

REQUIRED : 0.2 X 35 UNITS = 7 STALLS
PROVIDED : 7 STALLS

OUTDOOR AMENITY :

REQUIRED : 105 m²
PROVIDED : 130.93 m²

INDOOR AMENITY :

REQUIRED : 105 m²
PROVIDED : 131.82 m²

BUILDING HEIGHT (PERMITTED) : 13m
BUILDING HEIGHT (PROPOSED) : 10.5m

FAR(gross): 0.85
FAR(net):0.98

LOT COVERAGE:
PERMITTED:45%
PROPOSED: 46.28%

A 0.0 COVER PAGE
A 0.1 SITE CONTEXT

SITE PLAN

A 1.1A SITE PLAN
A 1.1B SITE CONTEXT
A 1.1C SITE SECTION PLAN
A 1.1F FIRE ACCESS PLAN

FLOOR PLANS

A 2.1A BUILDING 1 - FLOOR PLANS
A 2.1B BUILDING 1 - FLOOR PLANS
A 2.2A BUILDING 2 - FLOOR PLANS
A 2.2B BUILDING 2 - FLOOR PLANS
A 2.3A BUILDING 3 - FLOOR PLANS
A 2.3B BUILDING 3 - FLOOR PLANS
A 2.4A BUILDING 4 - FLOOR PLANS
A 2.4B BUILDING 4 - FLOOR PLANS
A 2.5A BUILDING 5 - FLOOR PLANS
A 2.5B BUILDING 5 - FLOOR PLANS
A 2.6A BUILDING 6 - FLOOR PLANS
A 2.6B BUILDING 6 - FLOOR PLANS
A 2.7A BUILDING 7 - FLOOR PLANS
A 2.7B BUILDING 7 - FLOOR PLANS

ELEVATIONS

A 3.1A BUILDING 1 - ELEVATIONS
A 3.1B BUILDING 1 - ELEVATIONS
A 3.2A BUILDING 2 - ELEVATIONS
A 3.2B BUILDING 2 - ELEVATIONS
A 3.3 BUILDING 3 - ELEVATIONS
A 3.4 BUILDING 4 - ELEVATIONS
A 3.5A BUILDING 5 - ELEVATIONS
A 3.5B BUILDING 5 - ELEVATIONS
A 3.6 BUILDING 6 - ELEVATIONS
A 3.7A BUILDING 7 - ELEVATIONS
A 3.7B BUILDING 7 - ELEVATIONS

SECTIONS

A 4.1 SECTION

UNIT	UNIT AREA (in sq. ft.) (Garage not included)	NO. OF UNITS	TOTAL AREA (in sq. ft.)	GARAGE AREA (in sq. ft.)	TOTAL GARAGE AREA (in sq. ft.)	TOTAL AREA (with garage)
TYPE A	1,473.48	5	7,367.40	409.20	2,046.00	9,413.40
TYPE A1	1,520.50	3	4,561.50	412.69	1,238.07	5,799.57
TYPE A2	1,483.27	2	2,966.54	411.84	823.68	3,790.22
TYPE B	1,466.59	6	8,799.54	430.09	2,580.54	11,380.08
TYPE B1	1,507.32	4	6,029.28	433.62	1,734.48	7,763.76
TYPE C1	1,437.44	4	5,749.76	290.49	1,161.96	6,911.72
TYPE C2	1,424.46	5	7,122.30	290.49	1,452.45	8,574.75
TYPE C3	1,442.58	3	4,327.74	293.93	881.79	5,209.53
TYPE C4	1,441.82	2	2,883.64	293.93	587.86	3,471.50
TYPE C5	1,841.73	1	1,841.73	398.09	398.09	2,239.82
TOTAL	11,714.19	35	46,841.16	2,854.44	11,683.15	58,524.31





2 View A



3 View B
NTS



4 View C
NTS



5 Site Location
NTS



5 View D
NTS

SITE CONTEXT:

The proposed development is on the intersection of 58Ave and 174St. The proposed development is consolidated with 5 existing lots. The overall site dimensions are approx. about 50.4m on 58Ave side and 102.1m on 174St. The topography is sloping to the north-west corner, highest point on site towards south-east corner.

THE PROJECT:

The proposed project consists of 3-storey 7 buildings (36 units in total). 5 Buildings have double car garage and the rest 2 have tandem car parking.



Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4464

PROJECT INFO:
36 Unit Townhouse Development
at 17358, 17368 58 Ave, 5773, 5761
5751 174 St Surrey BC
CLIENT:

DATE:
10-Aug-23
PROJECT NO.:

SCALE: 3/32"=1'
DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

SITE CONTEXT



SITE PLAN
 1/32"=1'-0"
 LINE OF FLOOR ABOVE TYP.
 LINE OF DECK TYP.

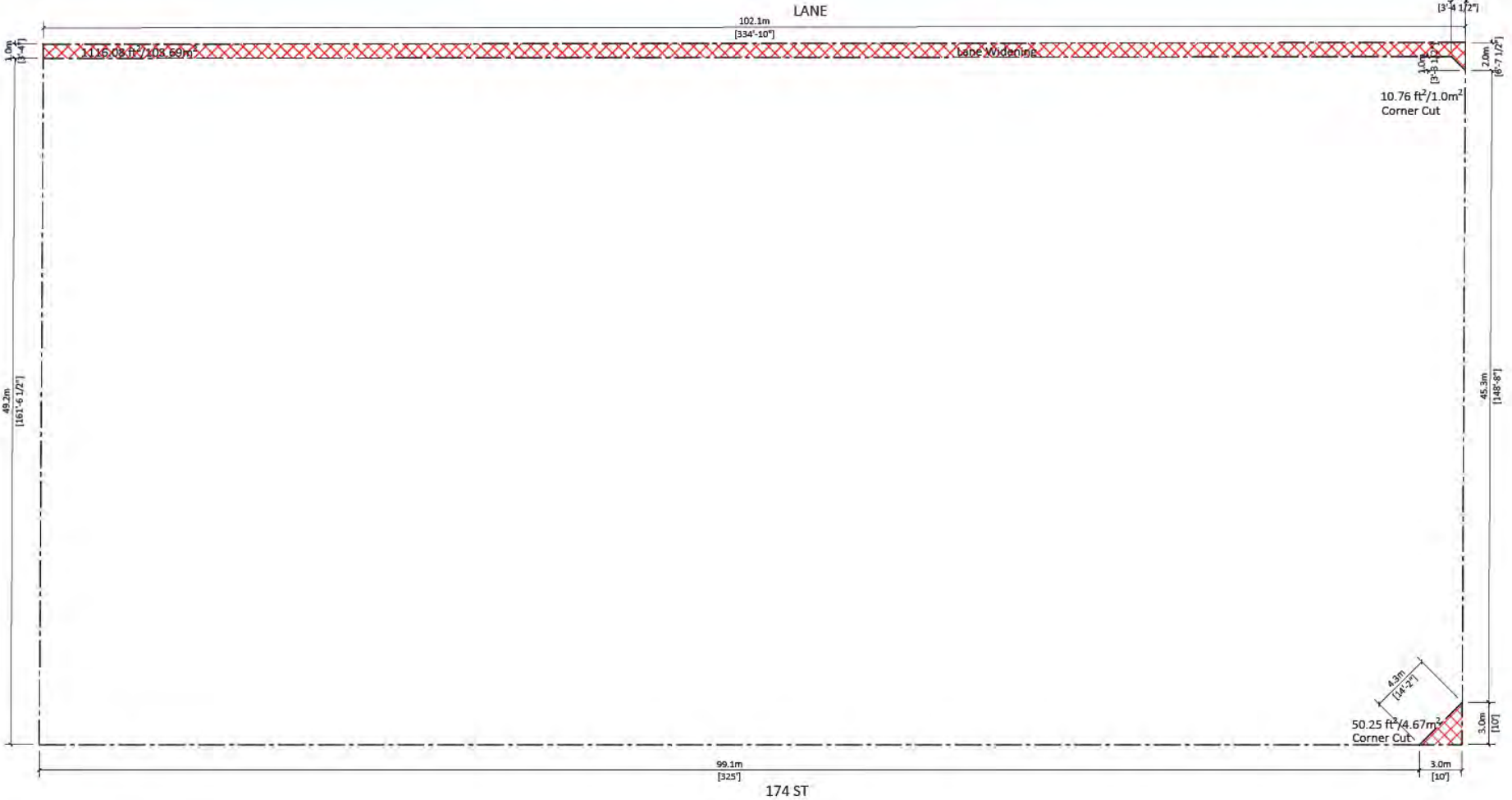
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 35 Unit Townhouse Development
 at 17358, 17368 58 Ave, 5773, 5761
 5751 174 St Surrey BC
 CLIENT:

DATE:
 10-Aug-23
PROJECT NO.:

SCALE: 3/32"=1'
DRAWN BY: R.W

REV	DESCRIPTION	DATE	BY

SITE PLAN



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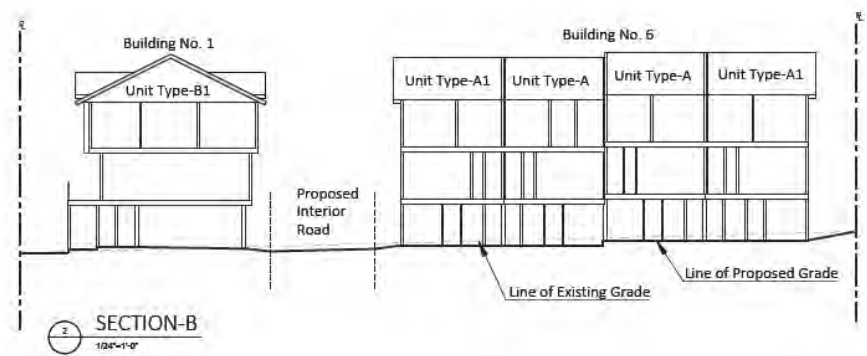
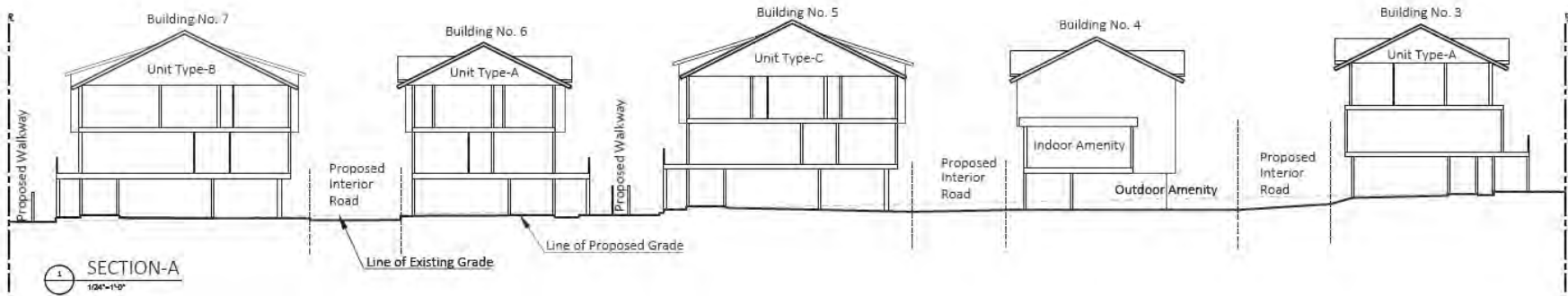
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DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

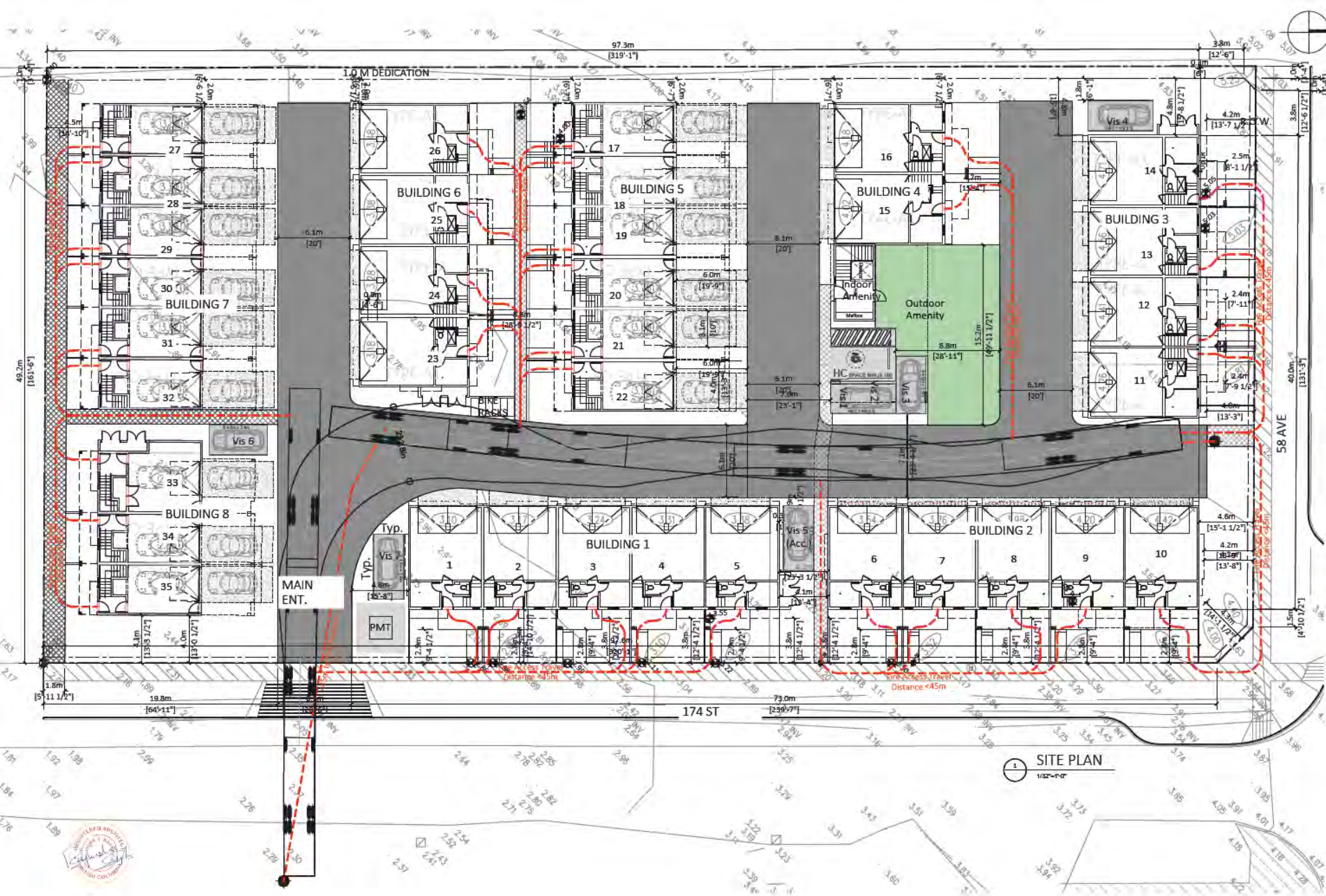
1 SITE CONTEXT
 1/32"=1'-0"

SITE CONTEXT

A 1.1B



REV	DATE	BY	CHKD



1 SITE PLAN
1/24"=1"

REV	DESCRIPTION	DATE	BY



1 West/Front Elevation
3/32"=1'-0"

FINISH SCHEDULE

- 1) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Blue
- 2) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Charcoal Grey
- 3) Vertical Batten Board
Color : Gray
- 4) Concrete Finish
- 5) Shingles
Color : Ash Grey or Similar
- 6) Paint Finish
Colour : Gray Paint
- 7) Brick Cladding (Mora bricks)
Colour : Red clinkers c/w mortar



2 North/Left Elevation
3/32"=1'-0"

DATE	BY





1 East/Rear Elevation (174 Street)
3/32"=1'-0"

FINISH SCHEDULE

- 1) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Blue
- 2) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Charcoal Grey
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Colour : Red clinkers c/w mortar



2 South/Right Elevation
3/32"=1'-0"

REV	DATE	BY





FINISH SCHEDULE

- 1) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Blue
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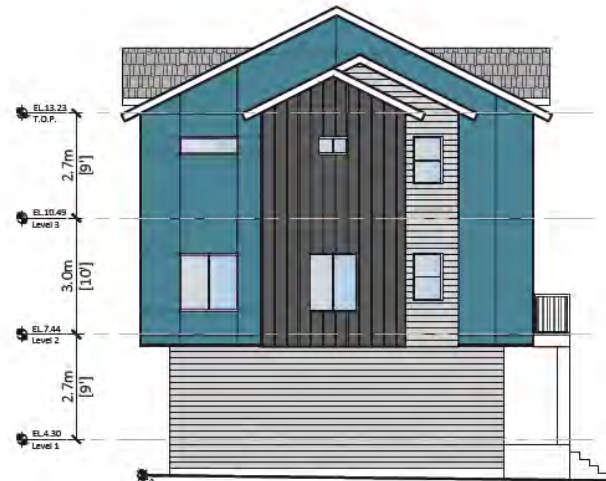
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East/Rear Elevation (174 Street)

FINISH SCHEDULE

- 1) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Blue
- 2) Cement Fibre Board Plank Siding (Hardie or similar)
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- 6) Paint Finish
Colour : Gray Paint
- 7) Brick Cladding (Mora Bricks)
Colour : Red dinkers c/w mortar



South/Right Elevation

DATE	BY	REVISION





1 South/Front Elevation
3/32"=1'-0"

FINISH SCHEDULE

- 1) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Blue
- 2) Cement Fibre Board Plank Siding (Hardie or similar)
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Colour : Red clinkers c/w mortar



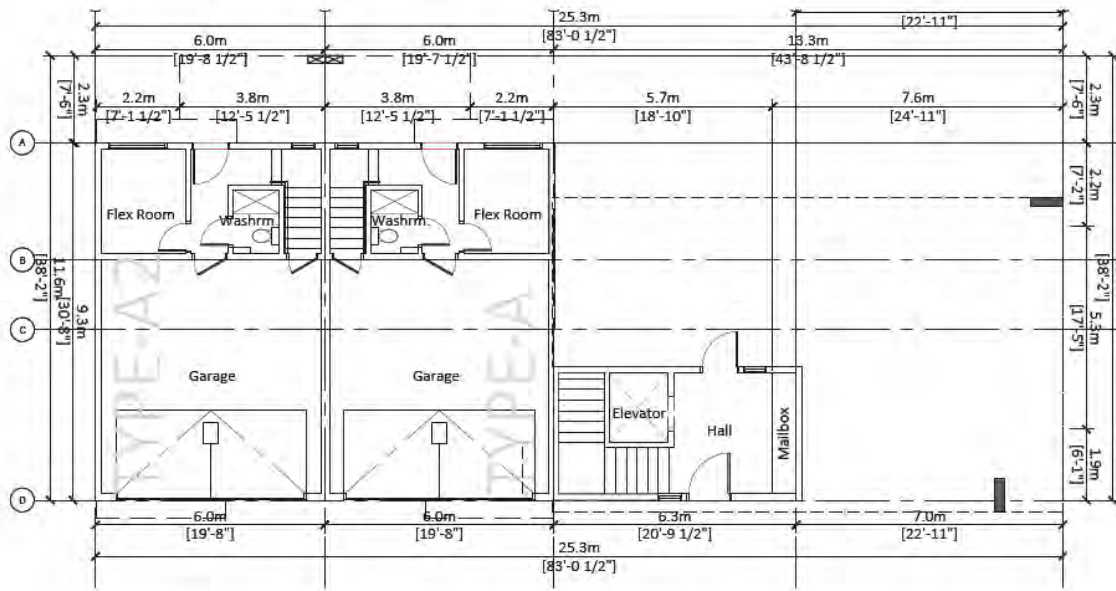
2 West/Left Elevation (Lane)
3/32"=1'-0"



3 North/Rear Elevation (58 Avenue)
3/32"=1'-0"

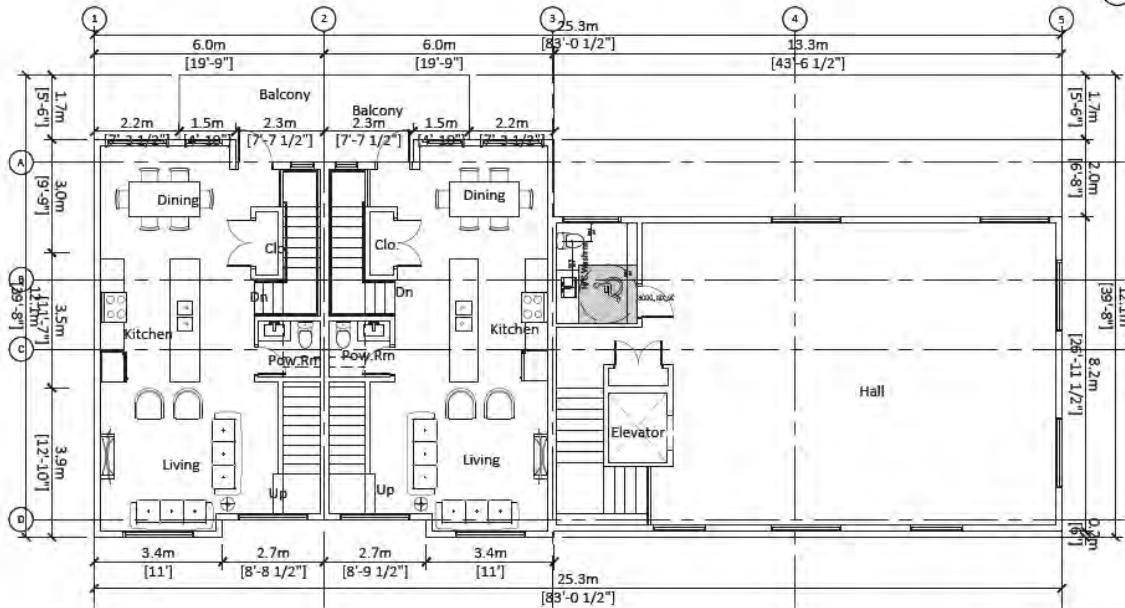


4 East/Right Elevation
3/32"=1'-0"



1 Level 1
3/32"=1'-0"

Floor Area : 385.48ft² / 35.81m²
 Garage Area : 822.69ft² / 76.43m²
 Total Area : 1208.17ft² / 112.24m²



2 Level 2
3/32"=1'-0"

Floor Area : 1306.22ft² / 121.35m²



REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

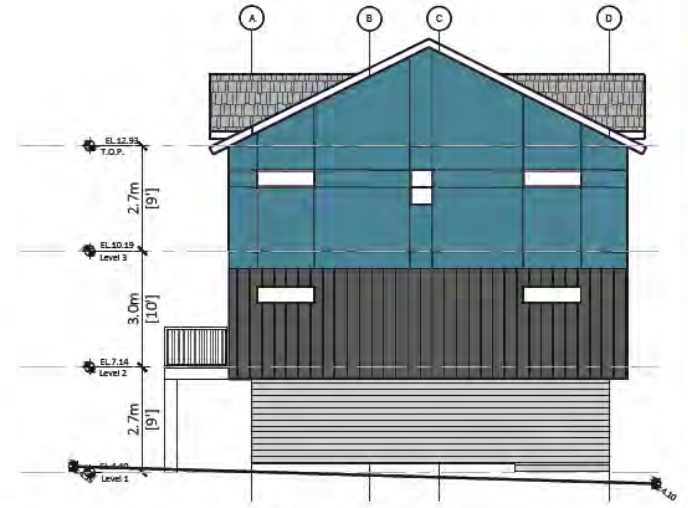


1 South/Front Elevation
3/32"=1'-0"

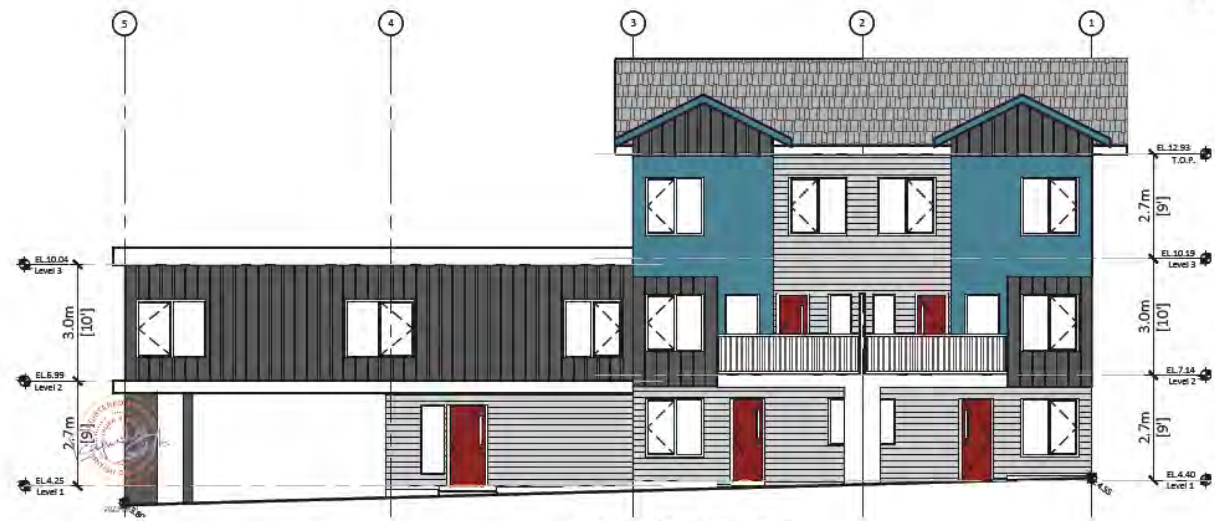
FINISH SCHEDULE

- 1) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Blue
- 2) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Charcoal Grey

- 3) Vertical Batten Board
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- 4) Concrete Finish
- 5) Shingles
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Colour : Gray Paint
- 7) Brick Cladding (Mora Bricks)
Colour : Red clinkers c/w mortar



2 West/Left Elevation (Lane)
3/32"=1'-0"



3 North/Rear Elevation
3/32"=1'-0"



4 East/Right Elevation
3/32"=1'-0"

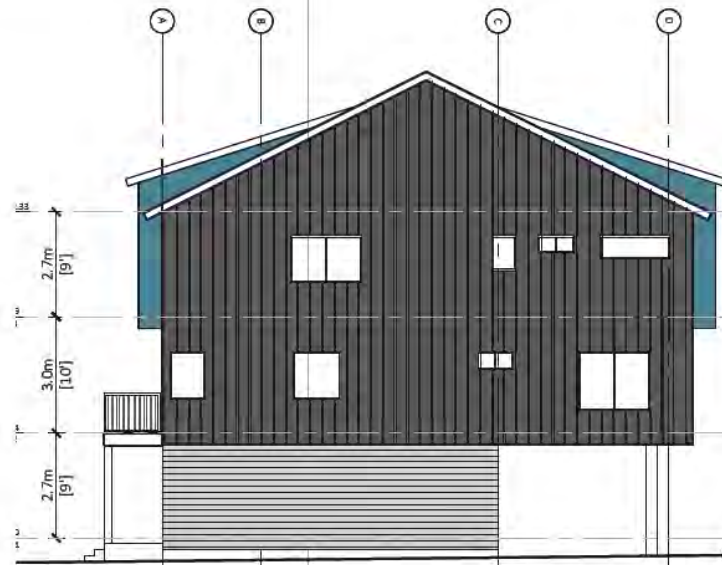
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1 North/Front Elevation
3/32"=1'-0"

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Colour : Red clinkers c/w mortar



2 East/Left Elevation
3/32"=1'-0"



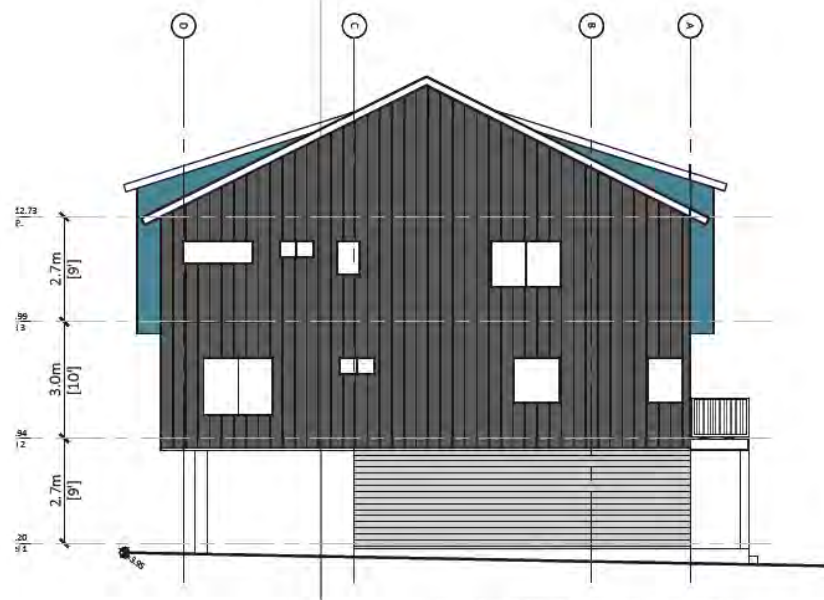
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REV	DATE	BY	CHKD



FINISH SCHEDULE

- 1) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Blue
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- 3) 'Vertical Batten Board'
Color : Gray
- 4) Concrete Finish
- 5) Shingles
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- 6) Paint Finish
Colour : Gray Paint
- 7) Brick Cladding (Mora Bricks)
Colour : Red clinkers c/w mortar



2 West/Right Elevation (Lane)
3/32"=1"

REV	DATE	BY	APP

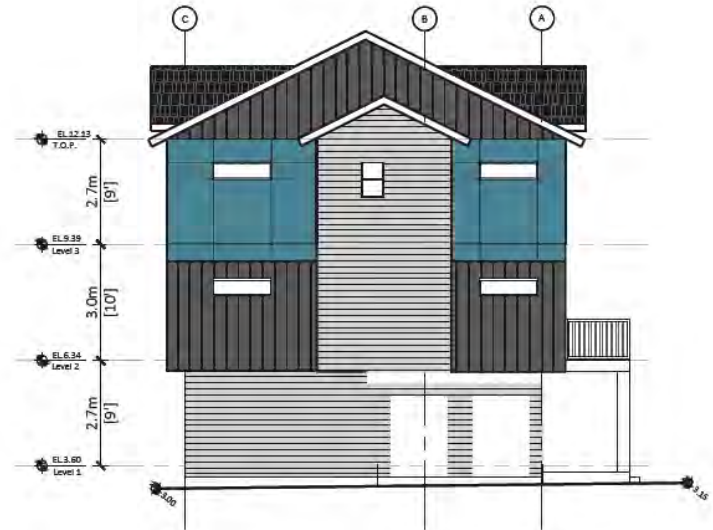




1 South/Front Elevation
3/32"=1'-0"

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2 West/Left Elevation
3/32"=1'-0"

REV	DESCRIPTION	BY	DATE

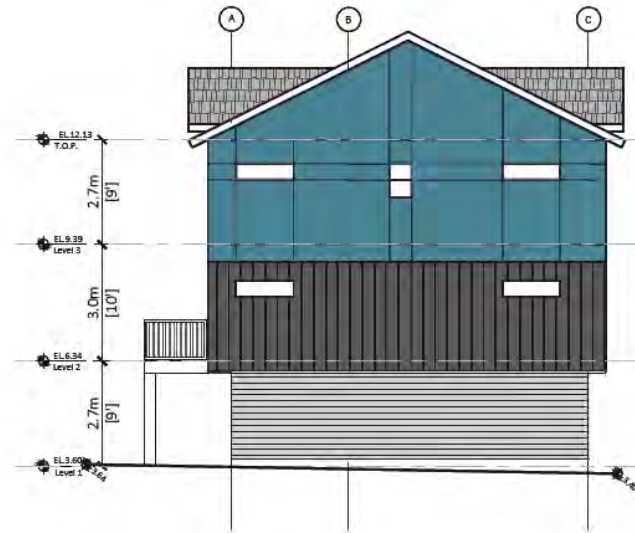




1 South/Rear Elevation
3/32"=1'-0"

FINISH SCHEDULE

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Colour : Red clinkers c/w mortar



2 East/Left Elevation (Lane)
3/32"=1'-0"

REV	DESCRIPTION	DATE





1 North/Front Elevation
3/32"=1'-0"

FINISH SCHEDULE

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2 East/Left Elevation
3/32"=1'-0"



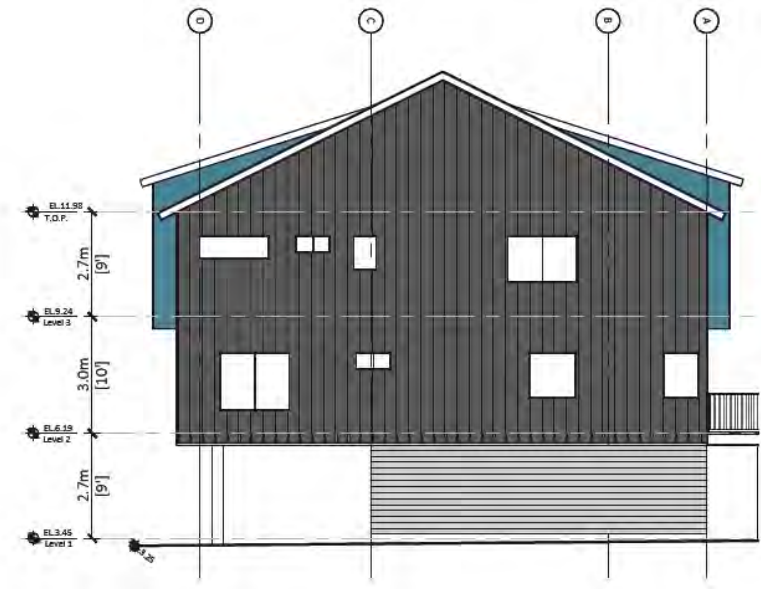
REV	DATE	BY	REASON



South/Rear Elevation
3/32"=1'-0"

FINISH SCHEDULE

- 1) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
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Colour : Red clinkers c/w mortar



West/Right Elevation
3/32"=1'-0"



DATE	BY	DESCRIPTION

NO	DATE	BY	REVISION



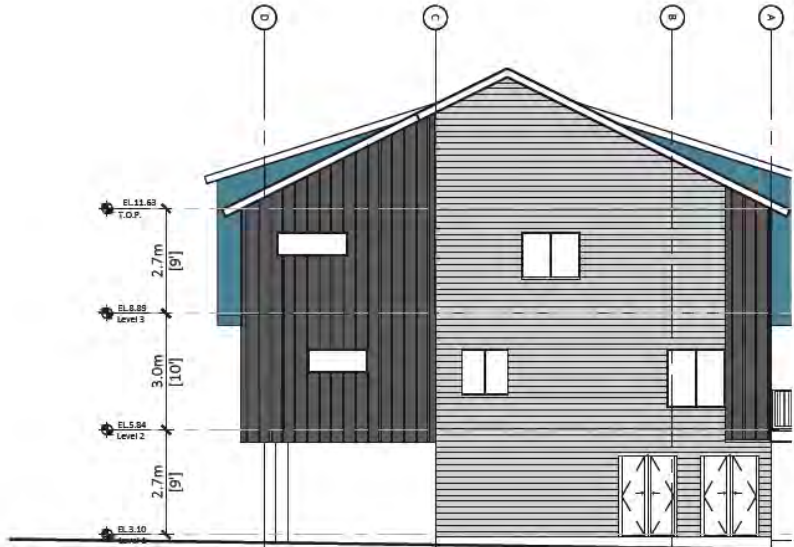
1 North/Front Elevation
 3/32"=1"



2 East/Left Elevation
 3/32"=1"



3 South/Rear Elevation
 3/32"=1"

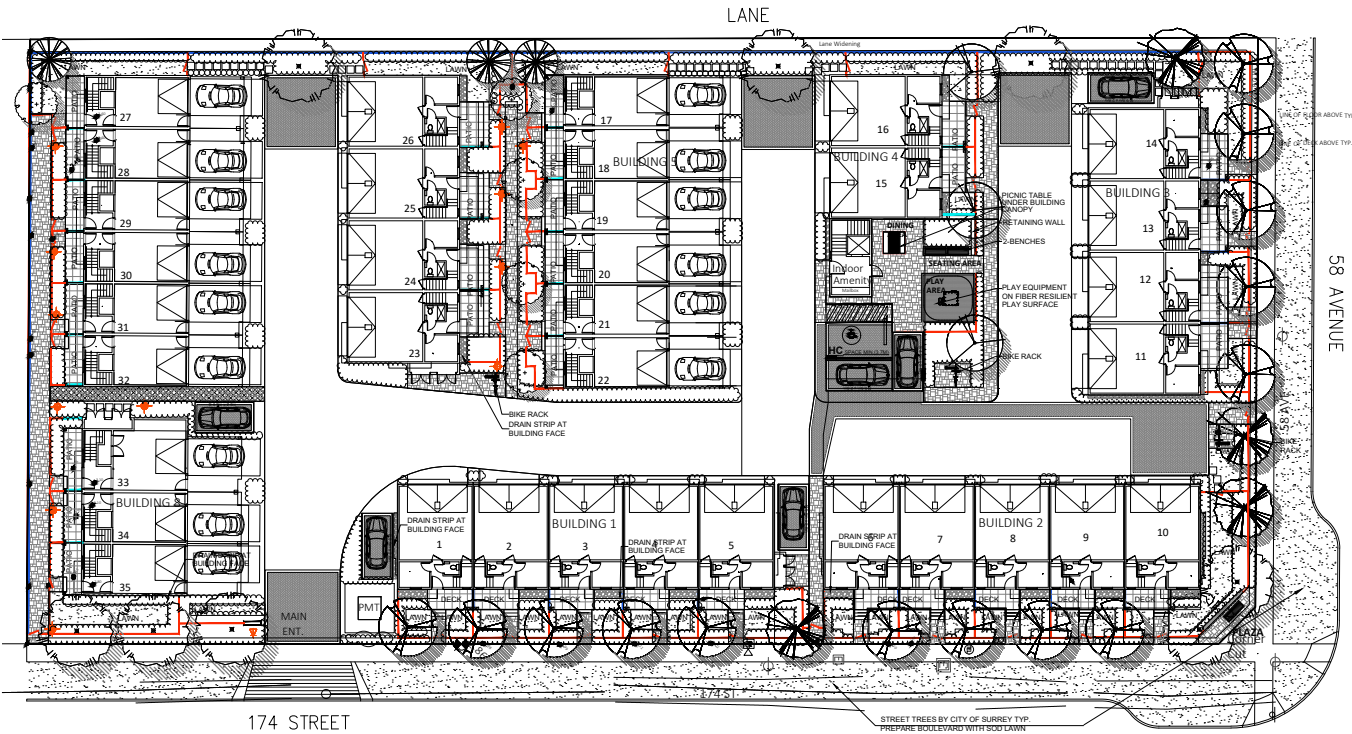
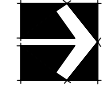
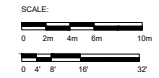


4 West/Right Elevation (174 Street)
 3/32"=1"

FINISH SCHEDULE

- 1) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
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 Colour : Red clinkers c/w mortar

SCALE:



MATERIALS PLAN

HARDSCAPE LEGEND

- HOLLAND PAVERS;**
 BY MUTUAL MATERIALS
 HOLLAND COMBINATION2 PATTERN
 CASCADE BLEND.
- ECO-PRIORA PERMEABLE PAVERS BY MUTUAL MATERIALS**
 HERRINGBONE PATTERN;
 HARVEST BLEND
 INSTALLED PER MANUFACTURER SPECIFICATIONS
- 2X2' CONCRETE SLAB,**
 INSTALL PER MANUFACTURER'S SPECIFICATIONS
- 18"X18" STEPPING STONE**

FENCE LEGEND

- 42"HT WOOD FENCE
- 4' HT. WOOD FENCE
- 6' HT. WOOD FENCE

LIGHTING LEGEND

SYMBOL	STYLE
	BOLLARD 36" HT
	UPLIGHT

FURNITURE



PLANT SCHEDULE PMG PROJECT NUMBER: 21-183

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	8	ACER RUBRUM 'BOWHALL'	COLLIMNAR BOWHALL MARPLE	6CM CAL: 2M STD; B&B
	5	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	2.5M HT; B&B
	14	FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK PURPLE BEECH	6CM CAL: 1.8M STD; B&B
	3	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	6CM CAL; B&B
	3	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B
	4	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL: 1.5M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
- PROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I.I.A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS.
SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

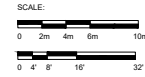
PROJECT:
37 UNIT TOWNHOUSE DEVELOPMENT
1735B, 1736B 58 AVENUE
AND 5773, 5761, 5751
174 STREET
SURREY
City File No: 7921-0350-00

DRAWING TITLE:
LANDSCAPE PLAN

DATE: October 18, 2021 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM

L1

OF 4



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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G8
p. 604 294-0011 • f. 604 294-0022

SCALE:

1	23.MAY.20	NEW SITE PLAN	CD
2	23.MAY.20	NEW SITE PLAN	CD
3	22.OCT.15	NEW SITE PLAN ADD PLANTING	REV
4	22.NOV.20	CITY COMMENTS/REVISED PLAN	CD
5	22.AUG.20	NEW SITE PLAN	CD

NO. DATE REVISION DESCRIPTION DR.

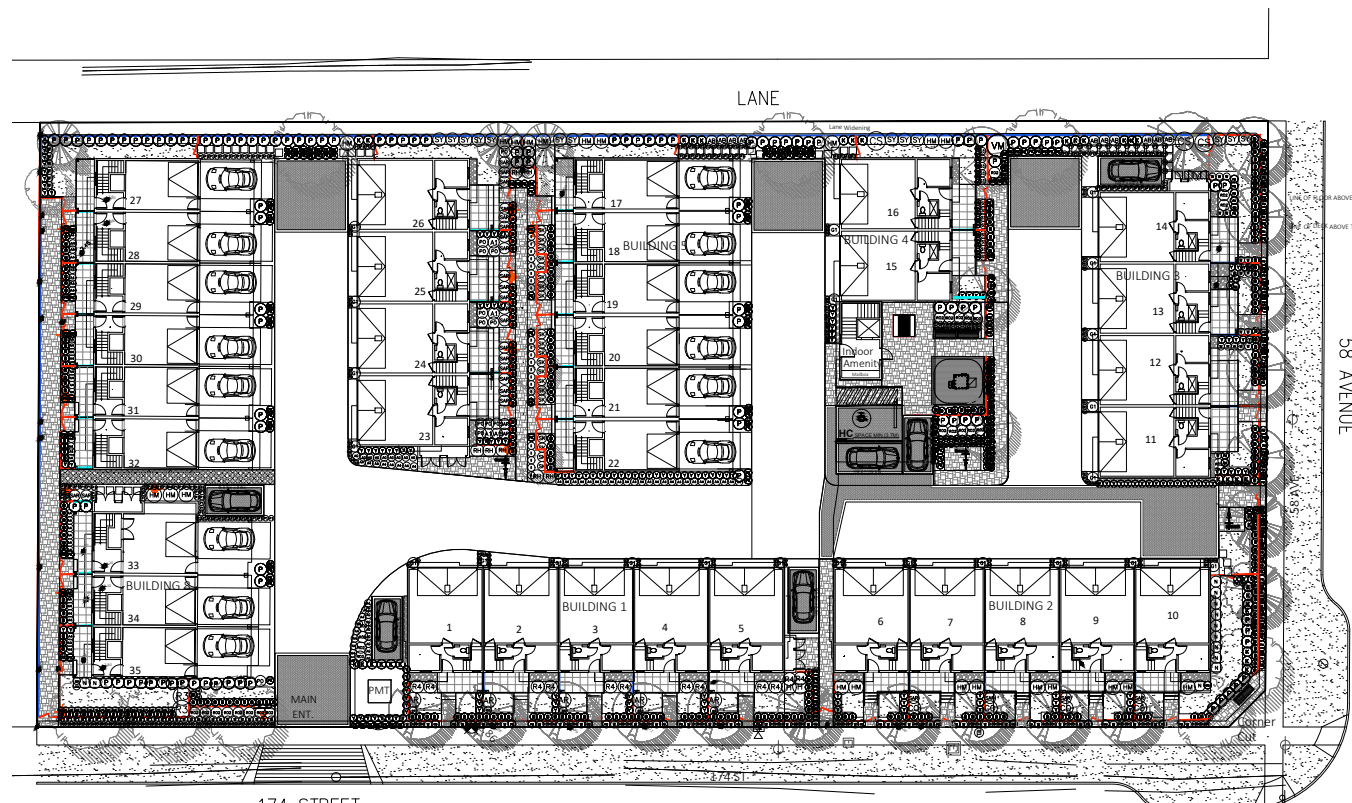
CLIENT: 1301648 BC LTD.
WITH: FLAT ARCHITECTURE INC.

PROJECT:
37 UNIT TOWNHOUSE DEVELOPMENT
1738, 17368 58 AVENUE
AND 5773, 5761, 5751
174 STREET
SURREY
City File No: 7921-0350-00

DRAWING TITLE:
SHRUB PLAN

DATE: October 18, 2021 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM OF 4

21183-6-2P PMG PROJECT NUMBER: 21-183



174 STREET

PLANT SCHEDULE				PMG PROJECT NUMBER: 21-183
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
10		ABELIA EDWARD GOUCHER	PINK ABELIA	#2 POT; 30CM
5		ARBUTUS UNEDO 'COMPACT'	COMPACT STRAWBERRY BUSH	#3 POT; 80CM
17		ALCUBIA JAPONICA 'GOLDSTROKE'	MALE JAPANESE ALCUBIA	#3 POT; 500CM
4		AZALEA JAPONICA 'GIRARD'S CRIMSON'	AZALEA PURPLISH RED	#3 POT; 40CM
75		AZALEA JAPONICA 'WARDEN'S BEAUTY'	AZALEA LIGHT PINK	#2 POT; 25CM
291		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 400CM
4		CORNUS ALBA 'KELSEY'	KELSEY DWARF DOGWOOD	#2 POT
3		CORNUS SERICEA	RED OBER DOGWOOD	#3 POT; 50CM
22		HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIG-LEAF HYDRANGEA (BLUE)	#3 POT; 80CM
33		KALMA L'ATFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
12		'NANDINA DOMESTICA 'MOON BAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
105		PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 500CM
7		RHOODOENDRON 'MRS. FURUNVAL'	RHOODOENDRON, ROSE PINK, MAY	#3 POT; 50CM
2		RHOODOENDRON 'WAGON'	WAGON RHOODOENDRON	#3 POT; 500CM
26		ROSA 'SCARLET MEIDLAND'	SCARLET MEIDLAND ROSE	#2 POT; 40CM
12		ROSA GYMNOCARPA	BALDHP ROSE	#3 POT; 60CM
27		SARCOCOCOA 'HOCKERMANA 'RUSCIFOLIA'	FRAGRANT SARCOCOCOA	#2 POT
20		SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT
13		SPRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPRAEA; PINK	#2 POT; 40CM
13		SYMPHORICARPOS 'MAGIC BERRY'	SNOWBERRY; PINK BERRIES	#2 POT; 30CM
151		TAXUS X MEDIA 'HICKS'	HICKS' YEW	0.9M HT, BAB
1		VIBURNUM P. T. 'MARIESI'	MARIE'S DOUBLE FILE VIBURNUM	1.0M HT, BAB
GRASS				
56		CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
6		FESTUCA OVINA 'GLAUCIA'	BLUE FESCUE	#1 POT
23		MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP SILVER GRASS	#2 POT
164		PENNISETUM ALOPECUROIDES 'HAMELEN'	DWARF FOUNTAIN GRASS	#1 POT
87		STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
23		HEMEROCALLIS 'WHITE TEMPTATION'	DAYLILY, WHITE	#1 POT; 20CM
2		HOSTA 'PATRIOT'	HOSTA, GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
22		LIRIODIE MISCARI	BLUE LILY TURF	11" CM POT
230		NEPETA X FAASSENII 'DROPMORE'	BLUE CATMINT	15CM POT
65		RUDEBECKIA FULGIDA VAR SULLIVANTII	GOLDBLOCK/RUDEBECKIA; YELLOW-ORANGE	15CM POT
GC				
7		ARCTOSTAPHYLOS UVA-URSI	KINKINNICK	10CM POT
143		PACHYSTANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM
12		POLYSTICHUM FUNTUM	WESTERN SWARD FERN	#1 POT; 25CM

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

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

DATE: **September 05, 2023**

PROJECT FILE: **7821-0350-00**

RE: **Engineering Requirements
Location: 17358 58 Ave**

REZONE/SUBDIVISION (CONSOLIDATION)

Property and Right-of-Way Requirements

- Dedicate 0.818m at west property line.
- Dedicate 3.0m x 3.0m corner cut at the intersection of 58 Avenue and 174 Street.
- Dedicate 1.0m x 1.0m corner cut at the intersection of the Lane and 58 Avenue.
- Register 0.5m SRW along 58 Avenue and 174 Street frontages.

Works and Services

- Construct south half of 58 Avenue.
- Construct west half of 174 Street.
- Construct lane.
- Construct sanitary main along 58 Avenue and 174 Street.
- Provide storm, sanitary, and water service connections.
- Register applicable 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.



Jeff Pang, P.Eng.
Development Services Manager

SY

Department: **Planning and Demographics**
Date: **June 2, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **21 0350 00**

The proposed development of **35** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	29
---------------------------------------------------	----

Projected Number of Students From This Development In:	
Elementary School =	16
Secondary School =	8
Total Students =	24

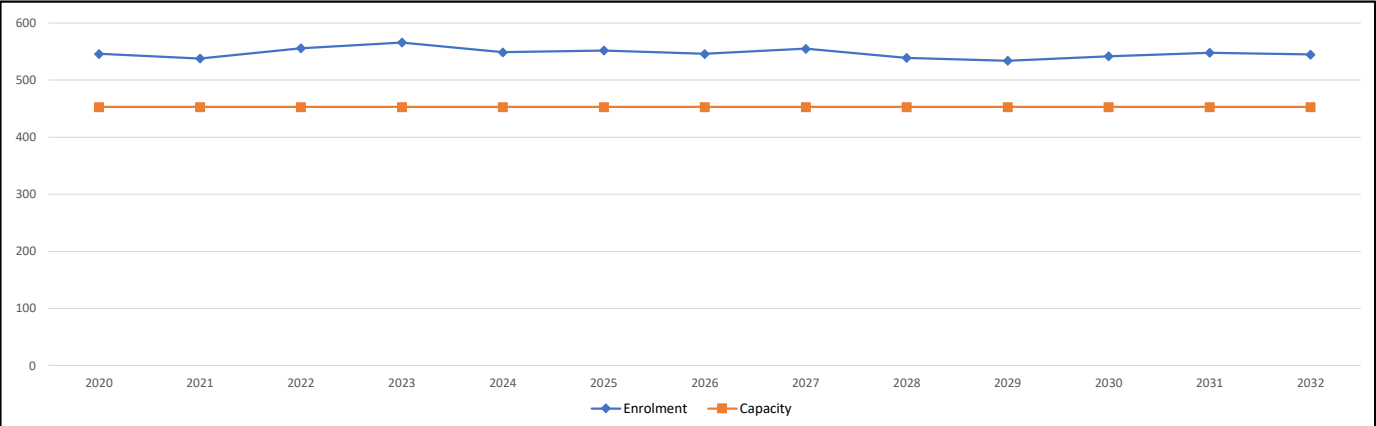
Current Enrolment and Capacities:	
George Greenaway Elementary	
Enrolment	556
Operating Capacity	453
# of Portables	5
Lord Tweedsmuir Secondary	
Enrolment	1757
Operating Capacity	1400
# of Portables	10

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.

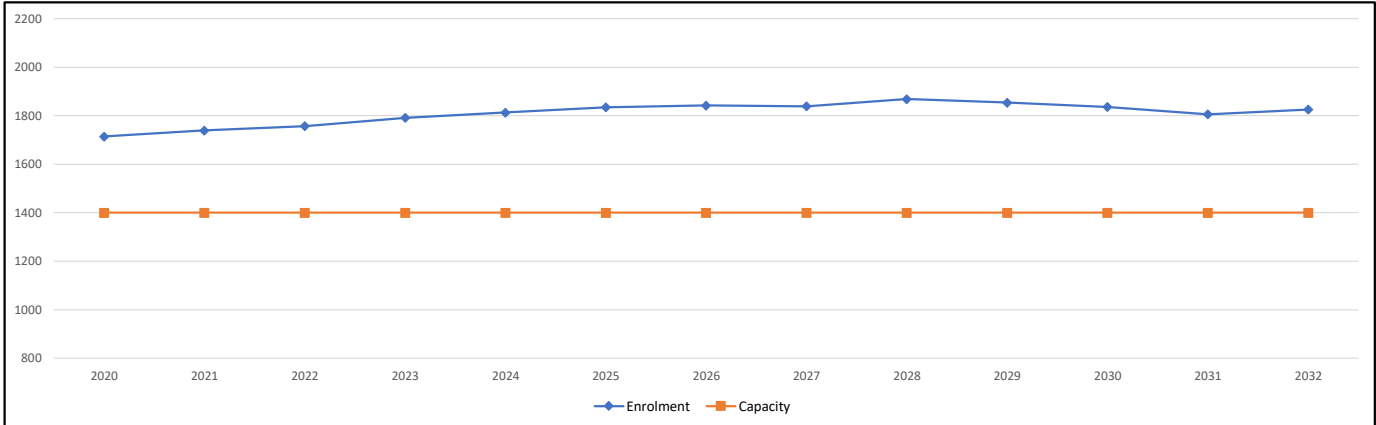
George Greenaway Elementary is in a maturing neighbourhood. What our data is suggesting is that there is strong in-migration growth factor, particularly of, new young families with children in the catchment. We don't anticipate high growth in this school region and enrollment growth will be managed by 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 2032. 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.

3.0 Findings: Tree Inventory and Risk Assessment

3.1 Tree Inventory

The tree complete tree inventory is given in Appendix 1.

Trees On-site

There were forty-four (44) protected trees on the site, of which fifteen (15) are bylaw sized trees within a hedge. All forty-four (44) protected trees are recommended for removal as part of this development proposal (see Appendix 1 for individual tree inventory information).

Table 1: Summary of the on-site and City tree inventory by species, the recommended number to be retained and removed.

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood)			
Malus spp.	2	2	0
Prunus serrulata	1	1	0
Gleditsia triacanthos	2	2	0
Betula spp.	1	1	0
Acer platanoides	2	1	1
Coniferous Trees			
Pseudotsuga menziesii	3	3	0
Chamaecyparis obtusa	2	2	0
Metasequoia glyptostroboides	1	1	0
Thuja plicata	22	22	0
Pinus nigra	4	4	0
Picea abies	3	3	0
Picea pungens	2	2	0
Pinus contorta	1	0	1
Total (excluding Alder and Cottonwood Trees)	46	44	2
Additional Trees in the proposed Open Space/ Riparian Area	0	0	0
Total Replacement Trees Proposed (excluding Boulevard/Riparian Area)		0	
Total Retained and Replacement Trees		2	

Trees on Adjacent Properties

There were two (2) City trees within 4 m of the property line, or with a tree protection zone that extends into the subject site. All two (2) City owned trees are recommended for retention.

3.2 Tree Risk Assessment

There were no trees on this site that posed a *high* or *extreme* risk at the time of assessment.

4.0 Tree Preservation Summary

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

Surrey Project Number

Site Address: 5751, 5761, 5773 174 Street; 17358 and 17368 58 Avenue, Surrey

Registered Arborist: Mitch Davis

On-Site Trees	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	46
Protected Trees to be Removed	44
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 44 X two (2) = 88	88
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	88
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	0

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

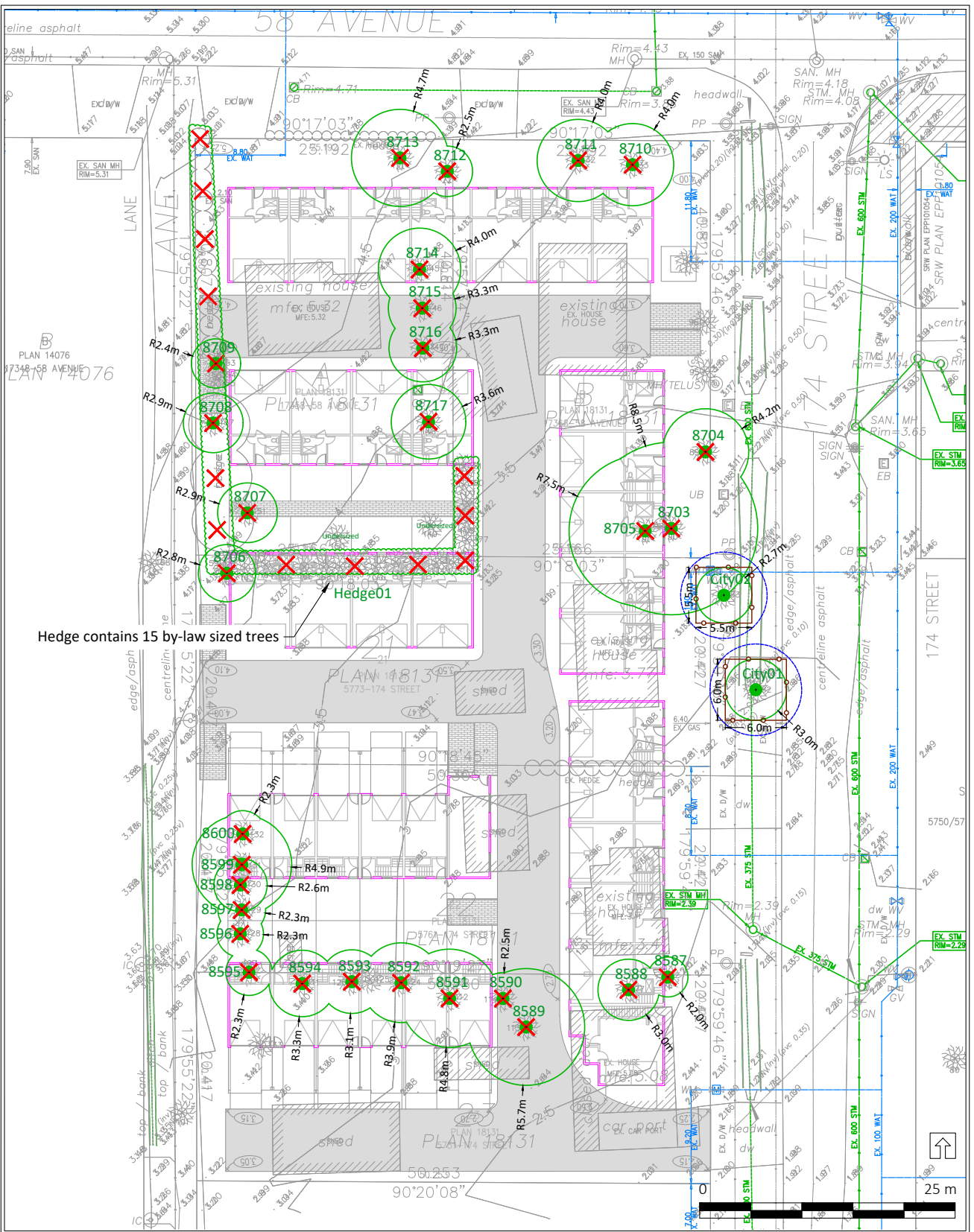
Summary, report and plan prepared and submitted by



Signature of Arborist

July 19, 2022

Date



Hedge contains 15 by-law sized trees

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

REFERENCE DRAWINGS	1. Base Survey by Dhalwal and Associates Land Surveying Inc. dated August 2, 2021
--------------------	-----------------------------------------------------------------------------------

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



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Management Plan
Project address: 5751, 5761, 5773 174; 17358 and 17368 58 Avenue, Surrey
Client: Bahadar Sandhu

Drawing No: 001
Date: 2022/07/19
Drawn by: MD
Page Size: TABLOID 11"x17"

Page #
1 of 1

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0350-00

Issued To:

("the Owner")

Address of Owner:

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

Parcel Identifier: 004-709-713

Lot 21 Section 7 Township 8 New Westminster District Plan 8972

5773 - 174 Street

Parcel Identifier: 011-372-940

Lot 22 Section 7 Township 8 New Westminster District Plan 8972

5761 - 174 Street

Parcel Identifier: 011-372-958

Lot 23 Section 7 Township 8 New Westminster District Plan 8972

5751 - 174 Street

Parcel Identifier: 003-160-866

Lot "A" Section 7 Township 8 New Westminster District Plan 18131

17358 - 58 Avenue

Parcel Identifier: 010-338-349

Lot B Section 7 Township 8 New Westminster District Plan 18131

17368 - 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 changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:
-

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

- (a) In Section F, Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum north front yard setback for Buildings 2 and 3 (north buildings) is varied from 4.5 metres to:

- i. 4.1 metres for 2nd and 3rd floor principal building overhangs; and
- ii. 2.3 metres to the porch column and porch overhang.

- (b) In Section F, Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum west side yard on flanking lane setback for Buildings 3, 4, 5, 6, and 7 (west buildings) is varied from 4.5 metres to 2.0 metres to the principal building face.

- (c) In Section F, Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum east street side yard setback for Buildings 1, 2, and 8 (east buildings) is varied from 4.5 metres to:

- i. 4.0 metres to the principal building face of building 8;
- ii. 3.7 metres for the 2nd and 3rd floor principal building overhangs; and
- iii. 2.8 metres to the porch column and porch overhang.

- (d) In Section F, Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum rear yard setback for Buildings 7 and 8 (south buildings) is varied from 6.0 metres to:

- i. 4.5 metres to the principal building face;
- ii. 3.8 metres for the 2nd and 3rd floor principal building overhangs; and
- iii. 2.9 metres to the porch column and porch overhang.

- (e) To vary Section E of the "Multiple Residential 30 Zone" to increase the maximum lot coverage for all buildings and structures from 45% to 46.3%;

- (f) To vary Section H.4(a) of the "Multiple Residential 30 Zone (RM-30)" to allow one (1) visitor parking space within the required west side yard setback; and

- (g) to vary Section B.26(b) in “General Provisions” to permit stairs with more than three (3) risers to encroach into setbacks for Units 6-10, and 35.

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

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

In Section F of Part 22 Multiple Residential Zone (RM-30), the minimum north front yard setback for Buildings 2 and 3 (north buildings is varied from 4.5 metres to:

- i. 4.1 metres for the 2nd and 3rd floor principal building overhangs, and
- ii. 2.3 metres to the port column and porch overhang.

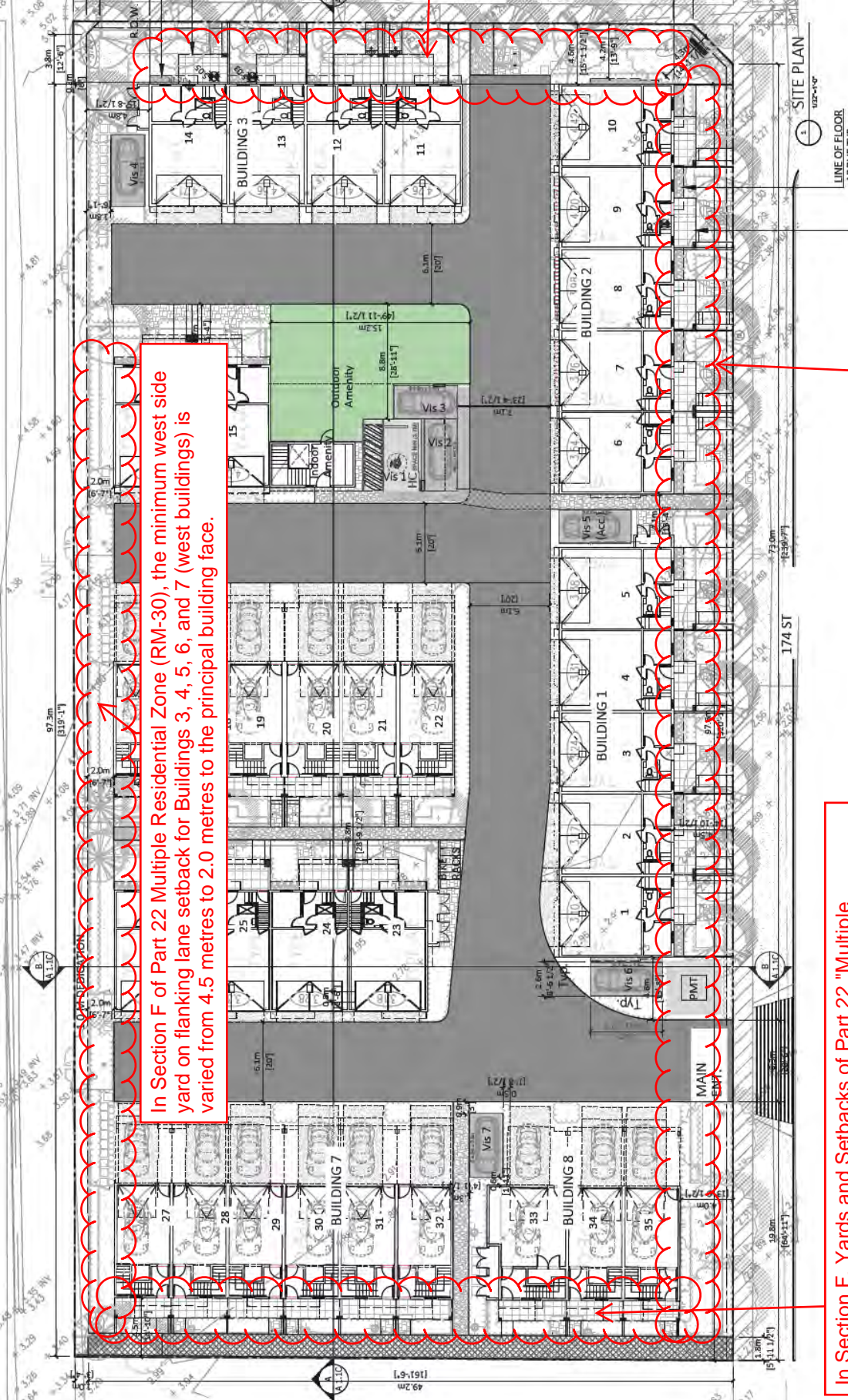
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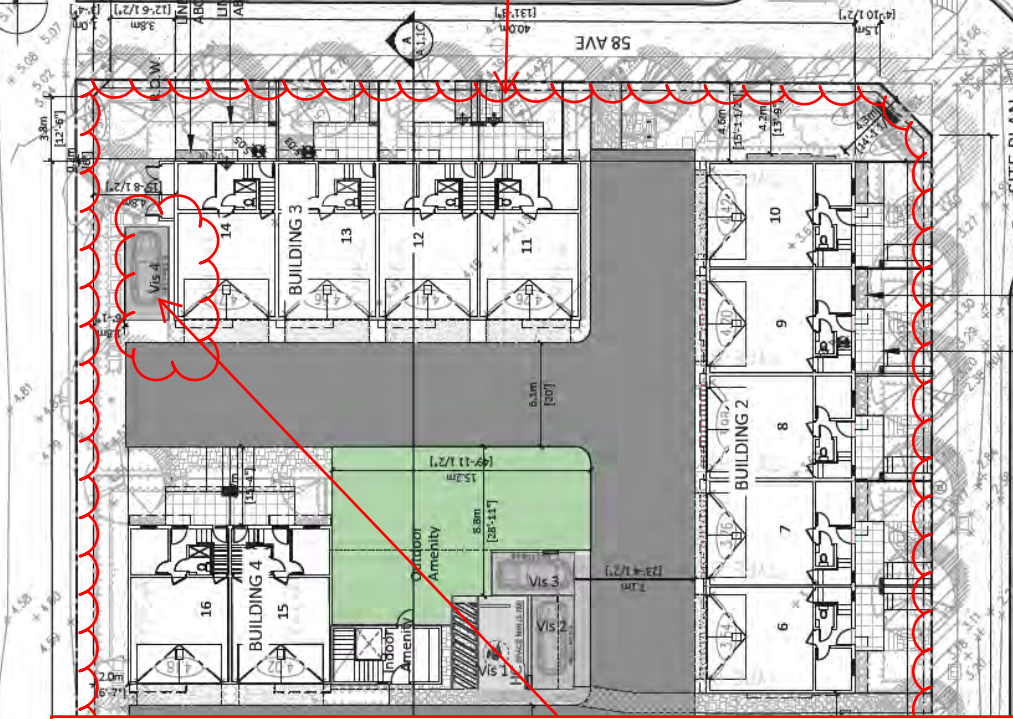
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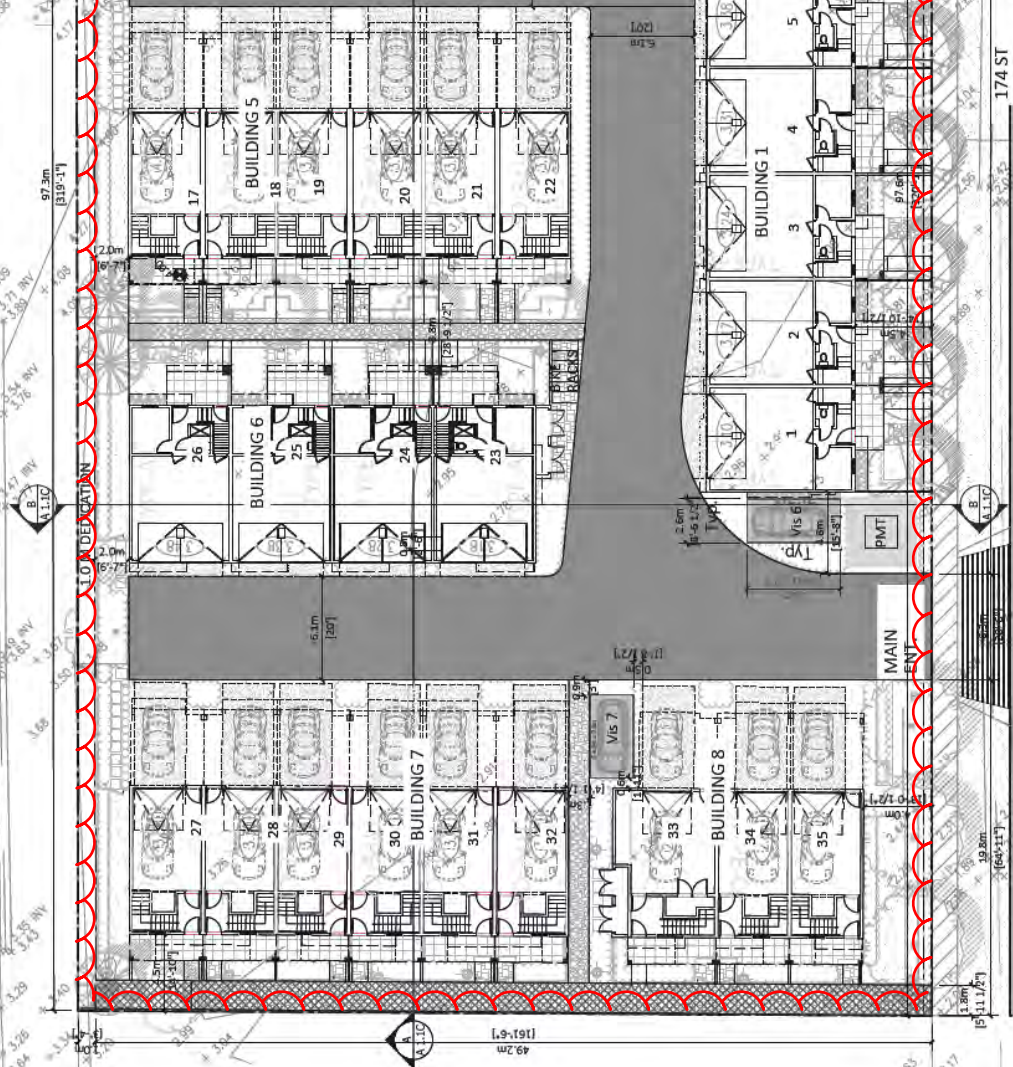


DATE	10-Aug-23
PROJECT NO.	3/32"-1"
SCALE	R.W.
DRAWN BY	
CHECKED BY	
DATE	
PROJECT NO.	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	
PROJECT NO.	
SCALE	
DRAWN BY	
CHECKED BY	

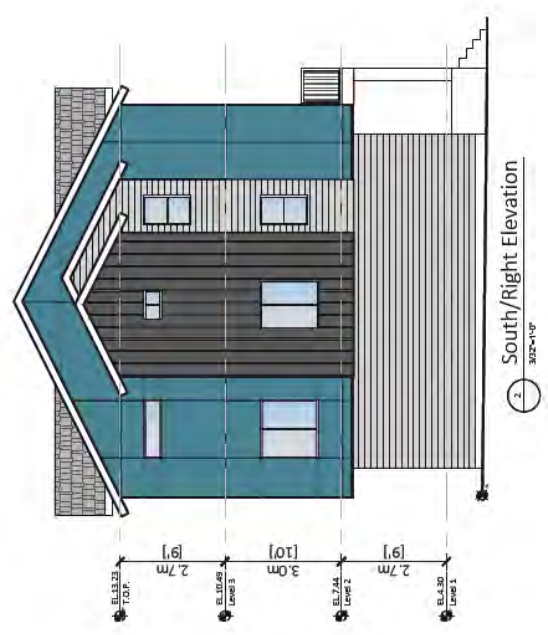
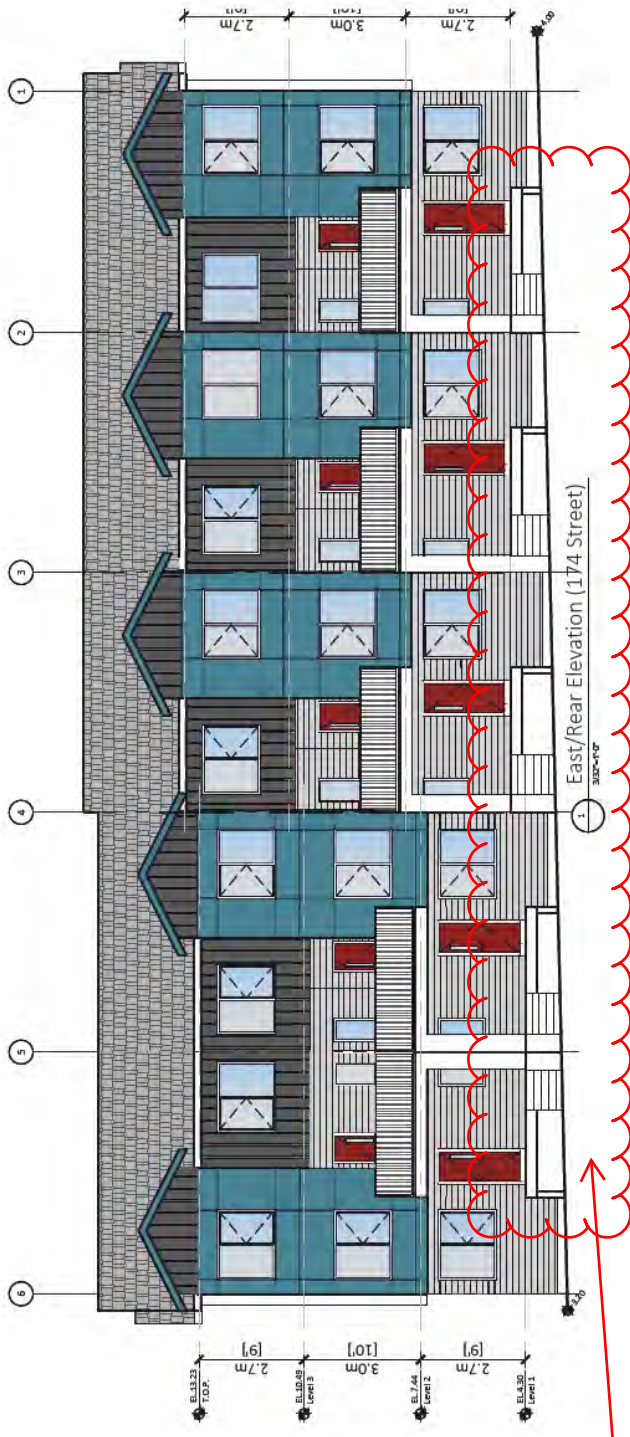
To vary Section E of the "Multiple Residential 30 Zone" to increase the maximum lot coverage for all buildings and structures from 45% to 46.3%.



To vary Section H.4(a) of the "Multiple Residential 30 Zone (RM-30)" to allow one (1) visitor parking space within the required west side yard setback.



NO	REV	DATE	DESCRIPTION



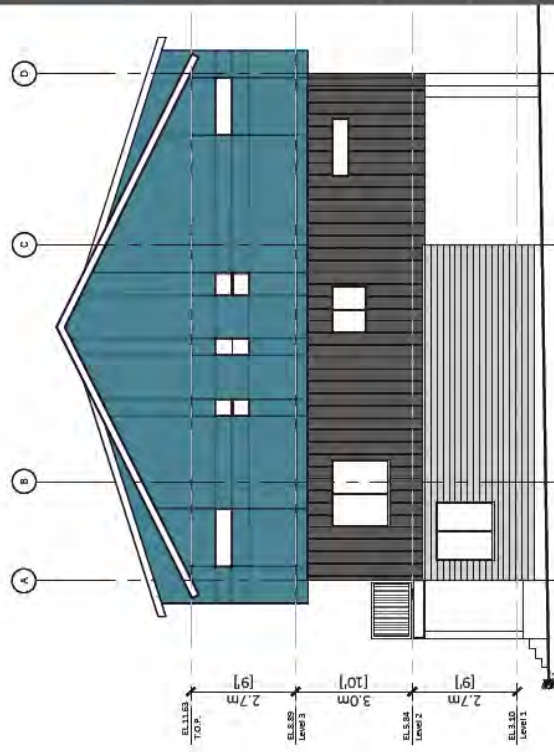
FINISH SCHEDULE

- 1) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
 Color : Blue
- 2) Cement Fibre Board Plank Siding (Hardie or similar)
 Color : Charcoal Grey
- 3) Vertical Barren Board
 Color : Grey
- 4) Concrete Finish
- 5) Shingles
 Color : Ash Grey or Similar
- 6) Paint Finish
 Colour : Gray/Paint
- 7) Brick Cladding (Mora Bricks)
 Colour : Red clinkers c/w mortar

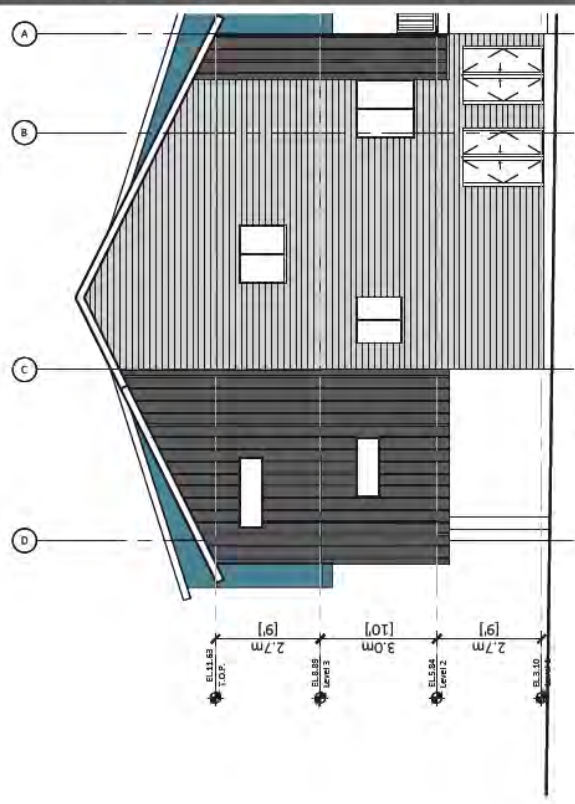
To vary Section B.26(b) in "General Provisions" to permit stairs with more than three (3) risers to encroach into setbacks for Units 6-10, and 35.



NO.	REV.	DESCRIPTION	DATE



East/Left Elevation
 3/32"=1'0"

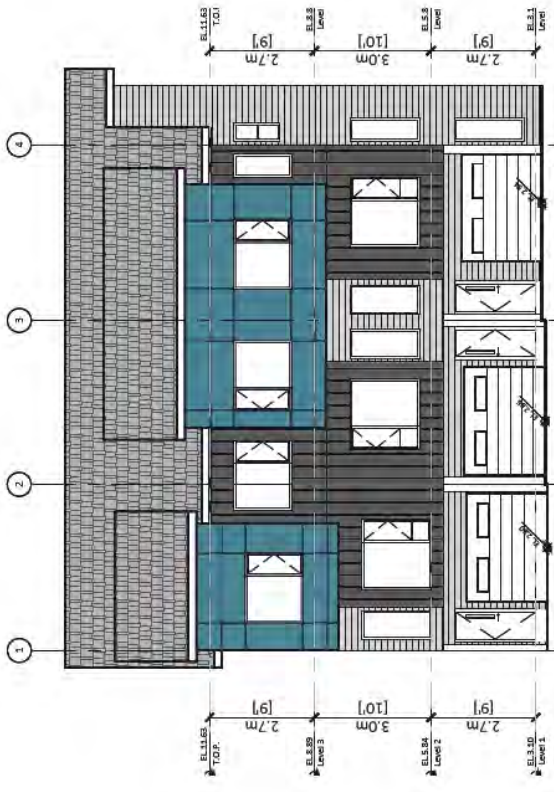


West/Right Elevation (174 Street)
 3/32"=1'0"

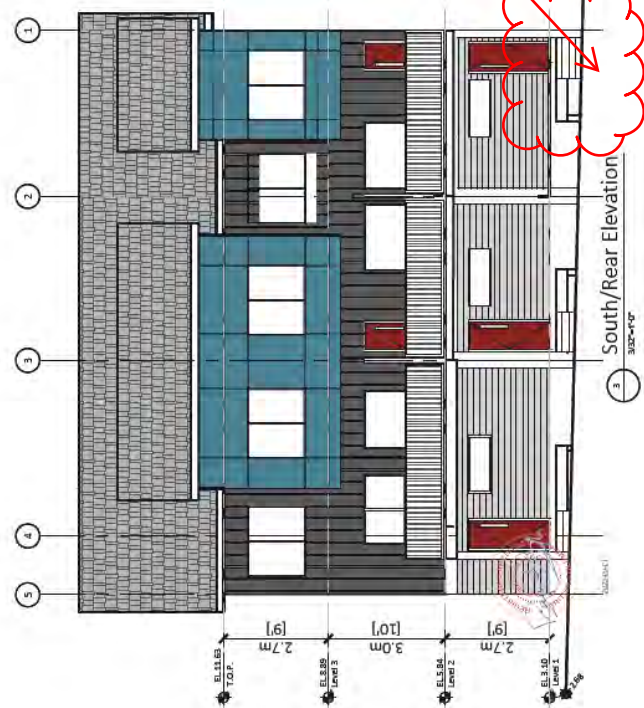
SCHEDULE

- 1 High Density Fibre Cement Board (W easy match (Hardie or similar) Blue
- 2 Fibre Board Plank Siding (Hardie or similar) Charcoal Grey
- 3 Batten Board Gray
- 4 Stone Finish
- 5 Ash Grey or Similar
- 6 Finish : Gray Paint
- 7 Siding (More Bricks)
- 8 Red clinkers (w mortar)

To vary Section B.26(b) in "General Provisions" to permit stairs with more than three (3) risers to encroach into setbacks for Units 6-10, and 35.



North/Front Elevation
 3/32"=1'0"



South/Rear Elevation
 3/32"=1'0"

