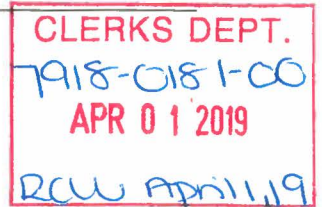

TO: Mayor and Council

FROM: General Manager
Planning and Development Department

DATE: April 1, 2019

FILE: 7918-0181-00



RE: Item B.14 of April 1, 2019 Regular Council – Land Use Meeting
Development Application No. 7918-0181-00

ADDRESS: 17394 and 17414 – 58 Avenue

OWNER: 1019940 BC Ltd.

AGENT: Gerry Blonski, Gerry Blonski Architect
12468 – 82 Avenue, Unit #1A
Surrey, BC V3V 3E9

PROPOSAL: To permit the development of 10 townhouse units.

Due to an oversight, Planning & Development Report No. 7918-0210-00 indicates that the applicant is required to pay the NCP amenity contributions on a per unit basis, in keeping with the Cloverdale Town Centre Plan (TCP) adopted by Council.

There is currently no per unit NCP amenity contribution established for development projects within the Cloverdale TCP Area. The applicant has agreed to a financial contribution of \$15,000, which represents a payment of \$1,500 per proposed dwelling unit, to address the pressure the proposed development will place on park amenities in the area, and Parks, Recreation and Culture has accepted this proposed contribution to address this issue.

Parks, Recreation and Culture have no objections to the proposed development.

On this basis, it is recommended that Council to instruct staff to resolve the following additional issue prior to final adoption of the subject Rezoning By-law (to be added to Section 5, Recommendations, of Planning & Development Report No. 7918-0181-00):

- (1) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation & Culture.

This would ensure that the proposed financial contribution is collected by staff prior to Council consideration of Final Adoption of the proposed Rezoning By-law, should Council support the proposed rezoning.

It is now in order for Council to consider the staff recommendations of Planning and Development Report No. 7918-0181-00.



Jean Lamontagne
General Manager
Planning and Development Department

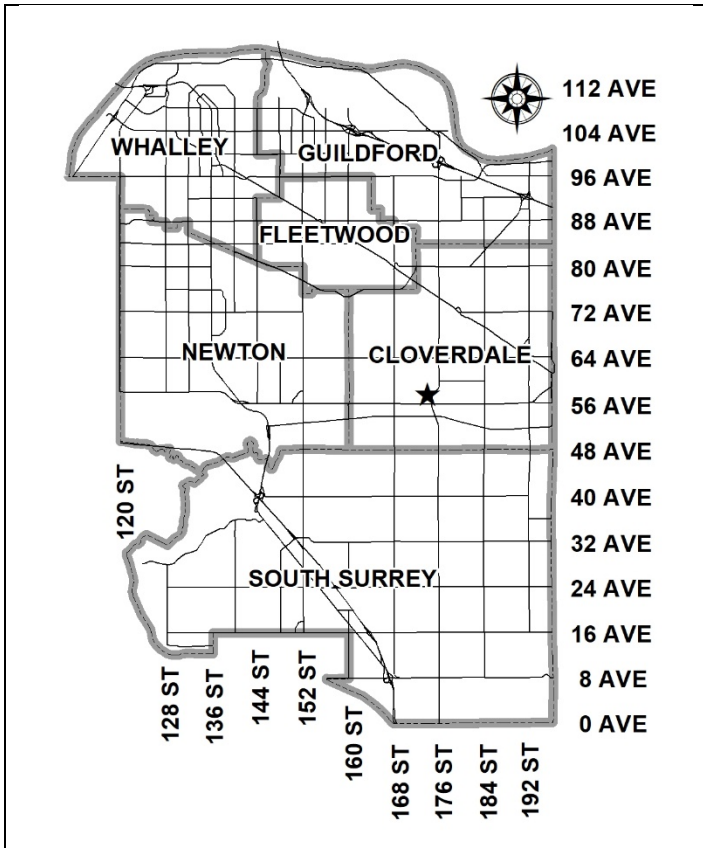
CRL

c.c. - City Clerk
- City Manager

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0181-00

Planning Report Date: April 1, 2019



PROPOSAL:

- **TCP Amendment** from Medium Density Residential to Townhouses
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

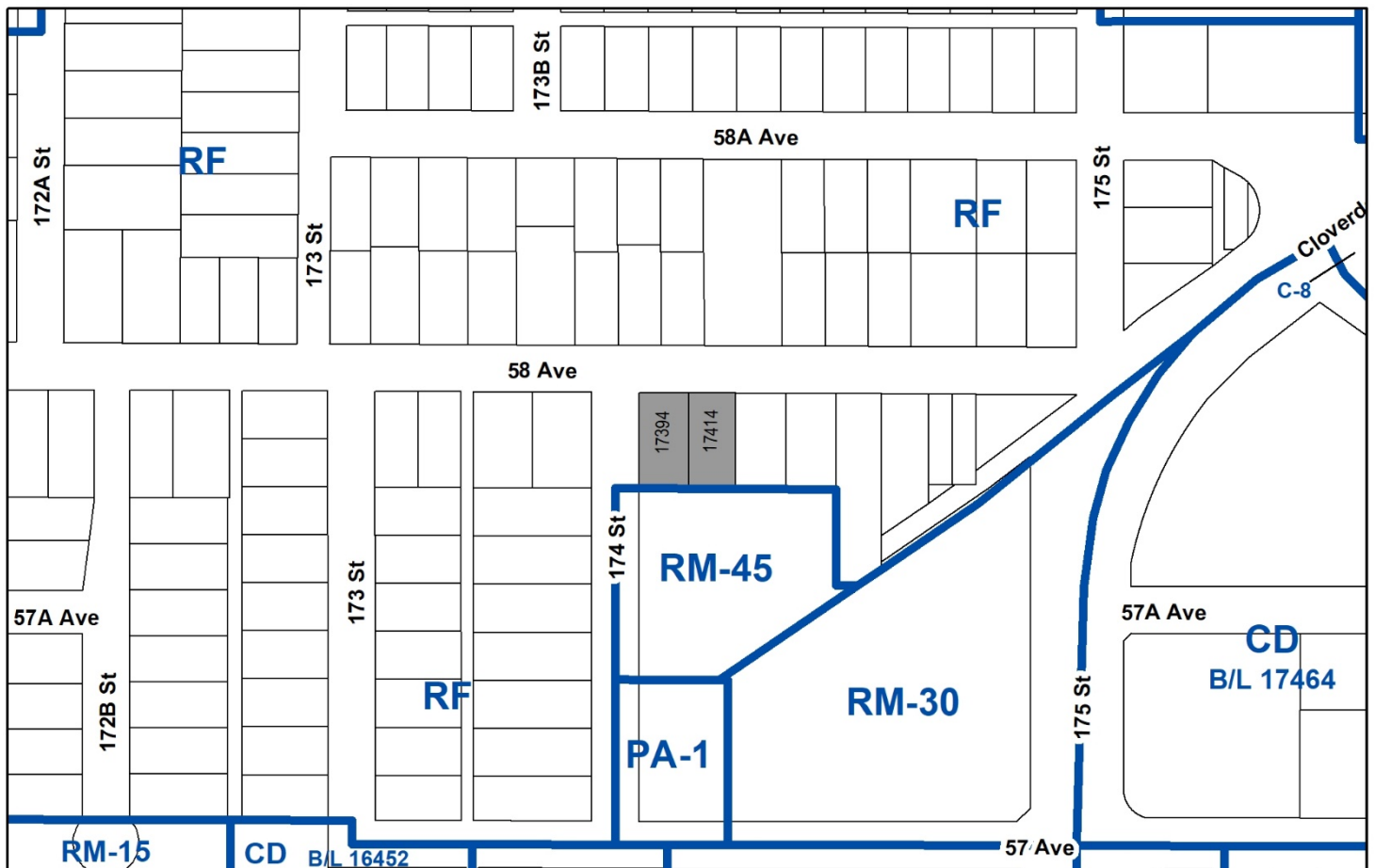
in order to permit the development of 10 townhouse units.

LOCATION: 17394 - 58 Avenue
 17414 - 58 Avenue

ZONING: RF

OCP DESIGNATION: Multiple Residential

TCP DESIGNATION: Medium Density Residential
(Cloverdale Town Centre Plan)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Cloverdale Town Centre Plan (TCP) to amend the land use designation of the subject site from "Medium Density Residential" to "Townhouses".
- Setback requirements of the RM-30 Zone are proposed to be reduced along all four lot lines.
- Seeking to vary the parking requirements of the RM-30 Zone to allow one (1) visitor parking space to be within the west front yard setback (Building A) and one (1) visitor parking space to be within the east rear yard setback (Building B).
- Seeking to vary the RM-30 Zone to allow the proposed outdoor amenity space within the required east rear yard building setback (Building B).

RATIONALE OF RECOMMENDATION

- Complies with the "Multiple Residential" designation in the Official Community Plan (OCP).
- The existing TCP designation allows for a higher density, non-ground oriented residential development (i.e., 4-storey apartments up to 112 units per hectare (45 units per acre) with on-site parking provided either within the building envelope or below grade. However, given the size and context of the subject site, the applicant's strategy is to provide more affordable, ground-oriented homes, which would not be achievable with the costs associated with constructing an underground parking structure.
- The proposed land use, density and building form is appropriate for this part of Cloverdale Town Centre.
- The proposal fulfills the City's objective of increasing density and housing choices within approved secondary plan areas.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Cloverdale Town Centre Plan.

- The proposed townhouse project features double side-by-side garage units and no reductions on the outdoor amenity space. However, due to site constraints and the scale of the project indoor amenity space is not proposed. The applicant has agreed to provide a monetary contribution of \$12,000 (based on \$1,200 per unit) in accordance with City policy, to address the shortfall in the required indoor amenity space.

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 the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7918-0181-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7918-0181-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard on a flanking street setback of the "Multiple Residential 30 Zone (RM-30)" for Building A (north building) from 7.5 metres (25 ft.) to:
 - 4.0 metres (13 ft.) to the principal building face;
 - 2.3 metres (6.5 ft.) to the porch column and 2.0 metres (6.5 ft.) to the porch overhang;
 - 3.3 metres (10.8 ft.) to the 3rd floor bay window; and
 - 2.7 metres (8.8 ft.) to the 3rd floor bay window and principal building roof overhang.
 - (b) to reduce the minimum east rear yard setback of the "Multiple Residential 30 Zone (RM-30)" for Building A (north building) from 7.5 metres (25 ft.) to:
 - 3.0 metres (9.8 ft.) to the principal building face;
 - 2.4 metres (8 ft.) to the 2nd floor bay window;
 - 1.9 metres (6.2 ft.) to the 2nd floor bay window overhang; and
 - 2.0 metres (6.5 ft.) to the principal building roof overhang.
 - (c) to reduce the minimum west front yard setback of the "Multiple Residential 30 Zone (RM-30)" for Building A (north building) from 7.5 metres (25 ft.) to:
 - 6.9 metres (22.6 ft.) to the 2nd floor bay window;
 - 6.3 metres (20.6 ft.) to the 2nd floor bay window overhang; and
 - 6.6 metres (21.6 ft.) to the principal building roof overhang.
 - (d) to reduce the minimum south side yard setback of the "Multiple Residential 30 Zone (RM-30)" for Building B (south building) from 7.5 metres (25 ft.) to:
 - 6.0 metres (20 ft.) to the principal building face;
 - 4.3 metres (14.0 ft.) to the porch column and 4.0 metres (13 ft.) to the porch overhang;
 - 5.3 metres (17.4 ft.) to the 3rd floor bay window; and
 - 4.8 metres (15.8 ft.) to the 3rd floor bay window and principal building roof overhang.

-
- (e) to reduce the minimum east rear yard setback of the "Multiple Residential 30 Zone (RM-30)" for Building B (south building) from 7.5 metres (25 ft.) to:
- 6.5 metres (21.3 ft.) to the principal building face;
 - 5.9 metres (18.4 ft.) to the 2nd floor bay window;
 - 5.3 metres (17.3 ft.) to 2nd floor bay window roof overhang; and
 - 5.5 metres (18.0 ft.) to the principal building roof overhang.
- (f) to reduce the minimum west front yard setback of the "Multiple Residential 30 Zone (RM-30)" for Building B (south building) from 7.5 metres (25 ft.) to:
- 4.0 metres (13 ft.) to the principal building face;
 - 3.4 metres (11.1 ft.) to the 2nd floor bay window;
 - 2.8 metres (9.2 ft.) to the 2nd floor bay window roof overhang; and
 - 3.3 metres (10.8 ft.) to the principal building roof overhang.
- (g) To vary Section H.3 of the "Multiple Residential 30 Zone (RM-30)" to allow one (1) visitor parking space within the required east rear yard setback and one (1) visitor parking space within the required west front yard setback; and
- (h) To vary Section J.1(a) of the "Multiple Residential 30 Zone (RM-30)" to allow the entirety of the outdoor amenity space to be located within the required east rear yard setback.
5. 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) final approval from the Ministry of Transportation & Infrastructure;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) the applicant adequately address the impact of no indoor amenity space;
- (h) 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;

- (i) registration of a statutory right-of-way for public rights-of-passage for the proposed corner plaza located on the northwest corner of the site;
 - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
6. Council pass a resolution to amend the Cloverdale Town Centre Plan (TCP) to redesignate the land from "Medium Density Residential" to "Townhouses" when the project is considered for final adoption.

REFERRALS

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

School District: **Projected number of students from this development:**

3 Elementary students at George Greenway Elementary School
1 Secondary student at Lord Tweedsmuir Secondary School

(Appendix IV.)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2021.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval for rezoning has been granted for 1 year.

Parks, Recreation & Culture: Parks recommends that the outdoor amenity space be programmatic and useable. The applicant is required to pay the NCP amenity contributions on a per unit basis in keeping with the Cloverdale Town Centre Plan (TCP) adopted by Council.

Surrey Fire Department: The Fire Department has no concerns with the proposed development, provided a Construction Fire Safety Plan is received and approved by staff prior to issuance of Building Permits for the proposed development. Buildings are to be addressed off of 174 Street to reflect the primary entrance.

SITE CHARACTERISTICS

Existing Land Use: Vacant residential lots.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North (Across 58 Avenue):	Single family dwellings.	Urban Single Family Residential	RF
East:	Single family dwelling	Medium Density Residential	RF
South:	2-storey townhouse development 'Stetson Village' with shared covered surface parking.	Medium Density Residential	RM-45
West (Across 174 Street):	Single family dwelling.	Urban Single Family Residential	RF

DEVELOPMENT CONSIDERATIONSBackground

- The 0.1685-hectare (0.42-acre) subject site is comprised of two vacant residential lots at 17394 and 17414 – 58 Avenue in the Cloverdale Town Centre.
- The site is designated "Multiple Residential" in the Official Community Plan (OCP), "Medium Density Residential" in the Cloverdale Town Centre Plan (TCP) and is currently zoned "Single Family Residential Zone (RF)".

Current Proposal

- The applicant is proposing to redesignate the site from "Medium Density Residential" to "Townhouses" in the Cloverdale TCP, to rezone the site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)", and a Form and Character Development Permit in order to allow the development of ten (10) three-storey townhouse units in two (2) buildings.
- A Development Variance Permit is requested to reduce the 7.5-metre (25-ft.) building setback requirements of the RM-30 Zone along all property lines as well as allow two (2) visitor parking spaces and the proposed outdoor amenity space within the required building setbacks (see By-law Variances section).
- The proposed density of 24 units per acre (upa)/ 59 units per hectare (uph) and floor area ratio (FAR) of 0.83 conform to the maximum 30 upa (74 uph) and 1.00 FAR of the RM-30 Zone and is consistent with the Townhouse designation in the Cloverdale Town Centre Plan (TCP).

JUSTIFICATION FOR PLAN AMENDMENT

- The 0.1685-hectare (0.42-acre) site is designated "Medium Density Residential" in the Cloverdale Town Centre Land Use Plan (TCP). The applicant is seeking a TCP amendment to redesignate the subject site from "Medium Density Residential" to "Townhouses".
- The existing TCP designation allows for a higher density, non-ground oriented residential development (i.e., 4-storey apartments up to 112 units per hectare (45 units per acre) with on-site parking provided either within the building envelope or below grade. However, given the size and context of the subject site, the applicant's strategy is to provide more affordable, ground-oriented homes, which would not be achievable with the costs associated with constructing an underground parking structure.
- Although higher density (apartment) residential development is typically recommended for lands within the Cloverdale Town Centre, based on the context of the subject site, the proposed townhouse form has merit given the interface with single family lots to the north, east and west and ground-oriented townhomes to the south.
- The proposed TCP amendment will accommodate the proposed townhouse form of development and is consistent with the City's objective of achieving an urban, pedestrian-oriented form of development within the Cloverdale Town Centre.
- Staff support the proposed amendment to the Cloverdale Town Centre Land Use Plan.

PRE-NOTIFICATION

Pre-notification letters were sent out to the surrounding neighbourhood on August 30, 2018 and a development proposal sign was installed on the subject site on September 17, 2018. To date, staff have received one (1) telephone call and one (1) email from neighbouring residents with the following comments and/or concerns (*staff comments in italics*):

- One area resident requested more information on the proposed height, tree retention and parking requirements associated with the development proposal.

(Staff provided additional information to the area resident who indicated that they were generally supportive of the proposal).

- One area resident expressed concerns relating to additional traffic and parking associated with the proposed multi-residential use.

(The proposed development includes a total of 22 parking spaces for the 10 units, consisting of 20 residential parking spaces (100% double, side-by-side garages) and 2 spaces for visitors, which complies with the Surrey Zoning By-law.

In addition, the applicant has demonstrated that proposed improvements to the 58 Avenue and 174 Street frontages would yield approximately six (6) on-street parking spaces.

Staff have reviewed the revised site plan and deemed it generally acceptable. While the number of on-street parking spaces required is not regulated by the Surrey Zoning By-law should Council grant Third Reading to the subject application, all efforts will be made to maximize on-street parking opportunities during the Engineering scoping and detailing stages.

Final confirmation on the number of on-street parking spaces provided will be determined once final engineering drawings have been submitted and accepted by the City's Engineering Department.)

- The Cloverdale Business Improvement Association and Cloverdale Community Association have reviewed the proposed development and noted no concerns with the proposal (see Appendix VII and VIII).

DESIGN PROPOSAL AND REVIEW

Building Design, Access and Circulation

- The applicant proposes to construct a 10-unit, 3-storey townhouse development consisting of two (2) buildings containing five (5) units each.
- The townhouse units' range in size from 138 to 140 square metres (1,485 to 1,506 sq.ft.) and are comprised entirely of three-bedroom units.
- All of the townhouse units will contain an attached, side-by-side double garage as well as a flex-room and powder room at grade. The kitchen, dining and family/living rooms of each of these units are located on the second floor, with bedrooms on the third floor.
- The townhouses incorporate peaked roofs and oversized windows into the design. The proposed building materials include roof laminate shingles, hardie board horizontal siding and shingle panels, wood trim and vinyl windows. The colour palette is a combination of khaki and dark brown as well as white.
- Each unit will have a small private balcony off the second floor and a small outdoor yard space.
- Building A fronts 58 Avenue and consists of five (5) street-oriented units with direct access from the front yard. Access to Building B is provided via a 1.5-metre (5-ft.) wide sidewalk which runs along the south property line and connects to 174 Street.
- Vehicular access is proposed from a driveway connection to 174 Street at the mid-point of the site. Pedestrian connections between the internal walkways, 58 Avenue and 174 Street are provided along the east and south property line respectively.

Hook Greenway

- The Hook Greenway is located along the northern property line of the subject site. The City's Transportation Engineering Division have confirmed no additional dedication is required from the subject site as this portion of the Hook Greenway will be entirely contained within the 58 Avenue pavement width and delineated by "sharrows" pavement markers.

Parking

- The proposed development includes a total of 22 parking spaces for the 10 units, consisting of 20 residential garage parking spaces and 2 parking spaces for visitors, which complies with the Surrey Zoning By-law. The applicant is requesting a Development Variance Permit to allow the 2 visitor parking spaces to be located within the front (east) and rear (west) yard building setbacks (see By-law Variances section).
- Resident parking will be provided in a fully enclosed side-by-side double car garage for 100% of the units. No tandem parking spaces are proposed.

Indoor and Outdoor Amenity Space

- The Zoning By-law requires that 30 square metres (323 sq.ft.) of both indoor and outdoor amenity space be provided, based on a requirement of 3 square metres (32 sq.ft.) for each dwelling unit.
- The applicant is proposing to provide no indoor amenity space, given both the scale of the proposed residential development and the location of the site within the Cloverdale Town Centre. The applicant is proposing to address the shortfall in indoor amenity space (10 units or 30 square metres/323 sq.ft.) with a cash-in-lieu contribution of \$12,000 (based on \$1,200 per unit shortfall) in accordance with City policy.
- The applicant is proposing approximately 49 square metres (527 sq.ft.) of outdoor amenity space on the subject site, which exceeds the Zoning By-law requirements.
- The outdoor amenity space is located at the southeast corner of the subject site and contains a children's play space with play structures on a fiber safety surface, a small seating area and landscaping.
- The applicant is requesting a variance to permit the entirety of the outdoor amenity space (49 square metres / 527 sq.ft.) to be located within the rear (east) yard building setback of Building B (see By-law Variances section).

Landscaping

- Each townhouse unit includes a private patio space and a private yard framed by a 1.0-metre (3-ft.) high wood rail fence and layered planting consisting of a variety of shrubs. Each private yard also includes either an Amanagawa Cherry or Skyrocket Oak tree planted on the grassed space.

- The landscaping plans shows a total of 22 replacement trees, to be planted throughout the subject site, including Amanagawa Cherry, Skyrocket Oak, Red Sine Maple and Pacific Dogwood. In addition, the landscaping includes a mix of shrubs, ground cover and open lawn space.
- Eight (8) planter beds are proposed along the internal drive aisle, between the garage entrances for each unit. Each planter bed will include layered, low-lying shrubs and a Red Sine Maple tree in order to provide additional on-site tree canopy.
- A corner plaza is proposed on the northwest corner of the site at 58 Avenue and 174 Street. The plaza includes decorative pavers, layered planting as well as a Red Sine Maple and two benches for sitting.

ADVISORY DESIGN PANEL

The application was not referred to the ADP for review. The design and landscaping plans were reviewed by staff and found to be generally acceptable.

TREES

- Corey Plaster, ISA Certified Arborist of Mike Fadum and Associates Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Deciduous Trees (excluding Alder Trees)			
Cherry	1	1	0
Weeping Willow	1	1	0
Coniferous Trees			
Grand Fir	5	5	0
Scots Pine	1	1	0
Spruce	2	2	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	11	11	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		22	
Total Retained and Replacement Trees		22	
Contribution to the Green City Fund		\$400.00	

- The Arborist Assessment states that there is a total of eleven (11) mature trees on the site, excluding Alder and Cottonwood trees. In addition, there is one (1) existing Alder tree, representing 8% of the total trees on the site. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The Tree Protection Zone (TPZ) of a Norway Maple and Ash, located on the property to the south (5760/5770 – 174 Street), extend into the subject site at the southwest corner. The applicant has demonstrated that construction of the southern fire access sidewalk will occur entirely outside of the TPZs of the two off-site trees. Installation of the proposed sidewalk, as well as landscaping and privacy fencing within the TPZ will occur under Arborist supervision.
- 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 total of 23 replacement trees on the site. Since only 22 replacement trees are proposed, the deficit of 1 replacement tree will require a cash-in-lieu payment of \$400 to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees to be planted on the site will consist of a variety of trees including Amanagawa Cherry, Skyrocket Oak, Red Sine Maple and Pacific Dogwood.
- In addition to the replacement trees, boulevard street trees will be planted on 58 Avenue and 174 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 22 trees are proposed to be retained or replaced on the site with a contribution of \$400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 2, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located within the Cloverdale Town Centre Plan (TCP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is 0.83 FAR and 24 upa, consisting of three-bedroom townhouses with both individual and shared outdoor amenity space.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development includes a variety of new landscaping and approximately 22 replacement trees integrated throughout the townhouse site.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The subject site is within walking distance of several transit stops and adjacent to the Hook Greenway (located within 58 Avenue right-of-way).
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Crime Prevention Through Environmental Design (CPTED) will be applied to govern site lighting and keeping open sight lines in pedestrian areas.
6. Green Certification (F1)	<ul style="list-style-type: none"> No green certification is proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> A Development Proposal Sign was installed on the subject site and Pre-notification Letters were mailed to adjacent property owners within 100 metres (330 ft.).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

Building A (North Building)

- To reduce the minimum north side yard on a flanking street setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
 - 4.0 metres (13 ft.) to the principal building face;
 - 2.3 metres (6.5 ft.) to the porch column and 2.0 metres (6.5 ft.) to the porch overhang;
 - 3.3 metres (10.8 ft.) to the 3rd floor bay window; and
 - 2.7 metres (8.8 ft.) to the 3rd floor bay window and principal building roof overhang.
- To reduce the minimum east rear yard setback of the RM-40 Zone from 7.5 metres (25 ft.) to:
 - 3.0 metres (9.8 ft.) to the principal building face;
 - 2.4 metres (8 ft.) to the 2nd floor bay window;
 - 1.9 metres (6.2 ft.) to the 2nd floor bay window overhang; and
 - 2.0 metres (6.5 ft.) to the principal building roof overhang.
- To reduce the minimum west front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
 - 6.9 metres (22.6 ft.) to the 2nd floor bay window;
 - 6.3 metres (20.6 ft.) to the 2nd floor bay window overhang; and
 - 6.6 metres (21.6 ft.) to the principal building roof overhang.

Building B (South Building)

- To reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
 - 6.0 metres (20 ft.) to the principal building face;
 - 4.3 metres (14.0 ft.) to the porch column and 4.0 metres (13 ft.) to the porch overhang;
 - 5.3 metres (17.4 ft.) to the 3rd floor bay window; and
 - 4.8 metres (15.8 ft.) to the 3rd floor bay window and principal building roof overhang.

- To reduce the minimum east rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
 - 6.5 metres (21.3 ft.) to the principal building face;
 - 5.9 metres (18.4 ft.) to the 2nd floor bay window;
 - 5.3 metres (17.3 ft.) to 2nd floor bay window roof overhang; and
 - 5.5 metres (18.0 ft.) to the principal building roof overhang.

- To reduce the minimum west front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
 - 4.0 metres (13 ft.) to the principal building face;
 - 3.4 metres (11.1 ft.) to the 2nd floor bay window;
 - 2.8 metres (9.2 ft.) to the 2nd floor bay window roof overhang; and
 - 3.3 metres (10.8 ft.) to the principal building roof overhang.

Applicant's Reasons:

- The proposed building setback reductions improve the proposed townhouse development layout, provide more interaction between the public and private realm, and enhance the livability of the units and the street.

- The proposed setback relaxations along the streets will also provide more "eyes and ears on the street", which is good urban form from a Crime Prevention Through Environmental Design (CPTED) perspective.

- The proposed reduced setbacks along the rear (east) and side (south) lot lines are still buffered by landscape planting and solid cedar fencing.

Staff Comments:

- The RM-30 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. The applicant is proposing reduced setbacks along all lot lines.

- The reduced setbacks along the north and west property lines will create appropriate urban, pedestrian-friendly streetscapes along both 58 Avenue and 174 Street. The reduced setbacks will accommodate the front yards of the proposed townhouse units fronting 58 Avenue as well as a corner plaza, landscaping and a screened visitor parking space along 174 Street.

- The reduced setbacks along the south property line still accommodate private, functional yard space for the proposed townhouse units, a walkway, landscape screening and tree retention on the adjacent property to the south (5760/5770 - 174 Street).
- The proposed 3.0-metre (9.8 ft.) east rear yard setback for proposed Building A still provides sufficient room to accommodate a walkway and landscaping along the property line for screening and to soften the interface.
- Staff support the requested variances to proceed to Public Notification.

(b) Requested Variance:

- To vary Section H.3 of the RM-30 Zone to allow one (1) visitor parking space to be within the west front yard setback (Building A) and one (1) visitor parking space to be within the east rear yard setback (Building B).
- To vary Section J.1(a) of the RM-30 Zone to allow the entirety of the outdoor amenity space (49 square metres / 527 sq.ft.) to be located within the required east rear yard setback (Building B).

Applicant's Reasons:

- The proposed visitor parking spaces and outdoor amenity space will not negatively impact adjacent properties and will be well screened through a combination of landscaping and fencing. The entirety of the outdoor amenity space and one (1) visitor parking space will be located at the southeast corner of the proposed site and will not be visible from either 58 Avenue or 174 Street.

Staff Comments:

- The subject site is approximately 1,685 square metres (18,137 sq.ft.) and 40 metres (131 ft.) in both width and depth, which presents some challenges to the programmatic arrangement. The visitor parking spaces and outdoor amenity space are located in a functional location in relation to the siting of the buildings and drive aisle.
- A minimum of 4.5 metres (14.8 ft.) of queuing distance will be provided along the internal drive aisle, between the west front lot line and the visitor parking space located in the required building setback of proposed Building A, which meets on-site queuing requirements as specified by the City's Transportation Engineering Division.
- As part of the landscape plan for the subject site, a combination of trees, shrubs and grasses are proposed along the perimeter of the subject site to provide additional buffering and separation. In addition, a 1.8-metre (6-ft.) high solid cedar fence is proposed along the south and east property lines.

- The applicant is proposing approximately 49 square metres (527 sq.ft.) of outdoor amenity space, which exceeds the minimum requirement of 30 square metres (320 sq.ft.) of the RM-30 Zone. Staff reviewed a revised layout which met the minimum required outdoor amenity space and visitor parking stall requirements of the RM-30 Zone outside of the required building setback. However, this layout was deemed by staff to be inferior to the proposed layout from an interface, on-site accessibility and livability perspective.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary (Confidential) and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plan and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed Town Centre Plan Amendment Plan
Appendix VII.	Letter from Cloverdale Business Improvement Association (CBIA)
Appendix VIII.	Letter from Cloverdale Community Association (CCA)
Appendix IX.	Development Variance Permit No. 7918-0181-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Gerry Blonski Architect and C. Kavolinas & Associates, dated March 12, 2019 and March 21, 2019, respectively.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CRL/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: **RM-30**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,685 sq.m.
Road Widening area		4.6 sq.m.
Net Total		1,680 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	38%
Paved & Hard Surfaced Areas		24%
Total Site Coverage		62%
SETBACKS (in metres)		
Front	7.5 m.	4.0 m.*
Rear	7.5 m.	3.0 m.*
Side #1 (N)	7.5 m.	4.0 m.*
Side #2 (S)	7.5 m.	6.0 m.*
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 m.	11.42 m.
Accessory		N/A
NUMBER OF RESIDENTIAL UNITS		
Three Bedroom +		10
Total		10
FLOOR AREA: Residential (Excluding Garage)	1,680 sq.m.	1,392 sq.m.
TOTAL BUILDING FLOOR AREA		1,392 sq.m.

*variance requested

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 UPH (30 UPA)	59 UPH (24 UPA)
FAR (gross)		
FAR (net)	1.00	0.83
AMENITY SPACE (area in square metres)		
Indoor	30 sq.m.	0 sq.m.
Outdoor	30 sq.m.	49 sq.m.
PARKING (number of stalls)		
Residential Bachelor + 1 Bedroom 3-Bed	2 x 10 = 20	20
Residential Visitors	0.2 x 10 = 2	2
Total Number of Parking Spaces		22
Number of accessible stalls	-	1
Number of small cars	-	N/A
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	0%
Size of Tandem Parking Spaces width/length	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning RM-30

Required Development Data	Building A	Building B
SETBACK (in metres)		
Front (W)	7.5 m. (principal); 6.3 to 6.9 m. (2 nd floor bay window and overhang); and 6.6 m. (principal roof overhang)	4.0 m. (principal); 2.8 to 3.4 m. (2 nd floor bay window and overhang); and 3.3 m. (principal roof overhang)
Rear (E)	3.0 m. (principal); 1.9 to 2.4 m. (2 nd floor bay window and overhang); and 2.1 m. (principal roof overhang)	6.5 m. (principal); 5.3 to 5.9 m. (2 nd floor bay window and overhang); and 5.5 m. (principal roof overhang)
Side #1 (N)	4.0 m. (principal); 2.0 m. to 2.3 m. (porch column and overhang); 2.7 to 3.3 m. (3 rd floor bay window and overhang); and 2.7 m. (principal roof overhang)	N/A
Side #2 (S)	N/A	6.0 m. (principal); 4.0 m. to 4.3 m. (porch column and overhang); 4.8 to 5.3 m. (3 rd floor bay window and overhang); and 4.8 m. (principal roof overhang)
BUILDING HEIGHT (in metres)	11.42 m.	11.14 m.
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE		
Bachelor	N/A	N/A
One Bedroom	N/A	N/A
Two Bedroom	N/A	N/A
Three Bedroom +	5/(138 -140 sq.m.)	5/(138 -140 sq.m.)
TOTAL FLOOR AREA	696 sq.m.	696 sq.m.

Drawing List

DWG. NO.	DRAWING TITLE
Architectural	

DWG. NO.	DRAWING TITLE
Structural	

DWG. NO.	DRAWING TITLE
Mechanical	

DWG. NO.	DRAWING TITLE
Electrical	

Sheet List	
Sheet Number	Sheet Name
A0.1	CONTEXT
A0.2	SHADOW DIAGRAMS
A0.3	STREETSCAPE
A0.4	FUTURE DEVELOPMENT
A1	SITE PLAN, LOCATION & SYNOPSIS
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	THIRD FLOOR PLAN
A5	ROOF PLAN
A6	TYPICAL UNIT PLANS
A7	TYPICAL UNIT PLANS
A8	BLDG A ELEVATIONS
A9	BLDG B ELEVATIONS
A10	ELEVATIONS
A11	SECTIONS
A13	TREE PROTECTION
A14	SITE SECTIONS



10-UNIT TOWNHOUSE DEVELOPMENT

17394 / 17414 - 58 AVE., SURREY, BC

Project Status
REVISED FOR DP ON 09 NOV 2018

<p>Owner: Owner</p>	<p>Architectural: GERRY BLONSKI ARCHITECT SUITE 1A - 12468 - 82 AVE., SURREY, B.C. V3W 3E9 TEL: (604) 572 3608 FAX: (604) 572 3760 EMAIL: gerry@gerryblonskiarchitect.com WEB: www.gerryblonskiarchitect.com CONTACT: Gerry Blonski, m.a.i.b.c.</p>	<p>Structural:</p>	<p>Mechanical:</p>	<p>Electrical:</p>	<p>Civil: CITWEST CONSULTING LTD 9030 King George Blvd. Surrey, BC V3V 7Y3 Citwest@citwest.com</p>	<p>Geotechnical:</p>	<p>Building Envelope:</p>	<p>Landscaping: C. KAVOLINAS & ASSOCIATES INC. 3462 Janspil Court Abbotsford, BC V3G 3E8 Phone: 604-850-2368 Fax: 604-850-2369 E: kacolina@shaw.ca</p>	<p>Arborist: Mike Fadum and Associates Ltd Ph: 778-593-0200 Fax: 778-593-0302 Mobile: 604-940-0389 #105, 8277-125 St Surrey, BC, V3W 0A6</p>	<p>Surveyor: Cameron Land Surveying Ltd. Units 325 - 16055 Fraser Highway Surrey, B.C. V4N 0S2 Phone: 604-597-3777</p>
-------------------------	---	--------------------	--------------------	--------------------	---	----------------------	---------------------------	--	---	---

Ph: 678-9888
Fax: 572-3760
Suite 1A - 12468 - 82nd Ave., Surrey, B.C. V3W 3E9

PROPOSED TOWNHOUSE DEVELOPMENT

17394 / 17414 - 58 AVE., SURREY, BC



LOCATION PLAN

1:48

ZONING SYNOPSIS

17394 / 17414 - 58 AVE., SURREY, BC

SITE:
1.680 S.M. (415 AC.)

ZONE:
EXISTING RM-30
PROPOSED RF

DENSITY:
ALLOWED 30 UPA
PROPOSED 10 / .415 = 24 UPA

FLOOR AREA:
BLDG A = 696.1 SM
BLDG B = 696.1 SM
TOTAL 1 392.2 SM

F.A.R.
1 392.2 / 1 680 = .83

SITE COVERAGE:
BLDG A = 317 SM
BLDG B = 317 SM
TOTAL 634 SM

634 / 1 680 = 37.7 %

SETBACK:

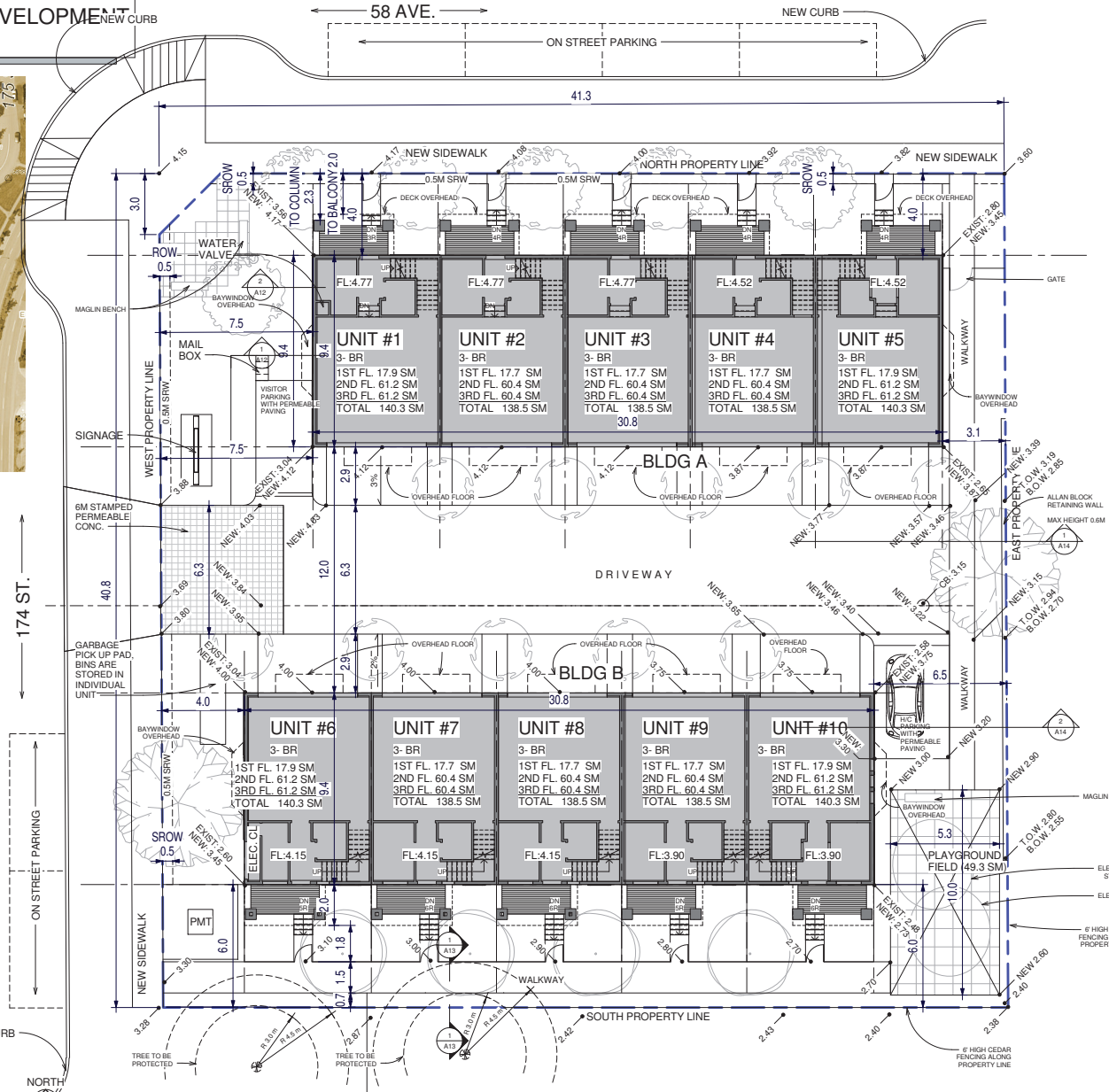
	REQUIRED	PROVIDED
FRONT (NORTH)	4.0 M	4.0 M
REAR (SOUTH)	6.0 M	6.0 M
EXTERIOR SIDE (WEST)	4.0 M	4.0 M
INTERIOR SIDE (EAST)	3.0 M	3.0 M

BUILDING HEIGHT:

BLDG A	AVERAGE EXISTING GRADE (3.56+2.80+2.65+3.04)/4	3.01
	MIDDLE ROOF POINT	14.43
	BLDG HEIGHT	11.42
BLDG B	AVERAGE EXISTING GRADE (3.04+2.56+2.48+2.48)/4	2.67
	MIDDLE ROOF POINT	13.91
	BLDG HEIGHT	11.14

PARKING:

RESIDENTS	10 UNITS X 2 =	20 CARS
VISITORS	10 UNITS X 0.2 =	2 CARS



1 SITE PLAN
1:100

Cherry Plonst
architect a.i.b.c.

10-UNIT TOWNHOUSE DEVELOPMENT

SITE PLAN, LOCATION &
SYNOPSIS

Ph: 522-9008

Suite 111, 12488 52nd Ave., Surrey, B.C. V3W 1B9

17394 / 17414 - 58 AVE., SURREY, BC

Checklist: GB

Drawn: S.P.

Job No. 17-24

Nov 2018

A1

SITE PLAN REVISION 11 FEB 2019
REVISED FOR DR FOR 09 NOV 2018



FINISH SCHEDULE

- | | | | |
|---|---|---|-------------------------------|
| 1 | HARDIE PANEL
KHAKI BROWN JH20-30 | 2 | CONCRETE |
| 3 | HARDIE SHINGLE PANEL
TIMBER BARK JH40-30 | 4 | METAL RAILING
MATT BLACK |
| 5 | DOOR PANEL
WALNUT | 6 | ASPHALT ROOF SHINGLE
BLACK |
| 7 | WHITE TRIM
COBBLE STONE JH40-10 | 8 | WHITE PAINT |

REVISED FOR DP ON 09 NOV 2018

A8

BLDG A ELEVATIONS

10-UNIT TOWNHOUSE DEVELOPMENT

Cherry Plonstki

architect a.i.b.c.

17384 / 17414 - 58 AVE, SURREY, BC

Drawn: RBM

Checked: GB

Ph: 522-8008

Suite 111, 12688 - 82nd Ave, Surrey, B.C. V3W 9J9



FINISH SCHEDULE

1	HARDIE PANEL KHAKI BROWN JH20-30	2	CONCRETE
3	HARDIE SHINGLE PANEL TIMBER BARK JH40-30	4	METAL RAILING MATT BLACK
5	DOOR PANEL WALNUT	6	ASPHALT ROOF SHINGLE BLACK
7	WHITE TRIM COBBLE STONE JH40-10	8	WHITE PAINT

REVISED FOR DFP ON 09 NOV 2018

A9

BLDG B ELEVATIONS

10-UNIT TOWNHOUSE DEVELOPMENT

Cherry Plonstki
architect a.i.b.c.

17384 / 17414 - 58 AVE, SURREY, BC

Ches@hcker

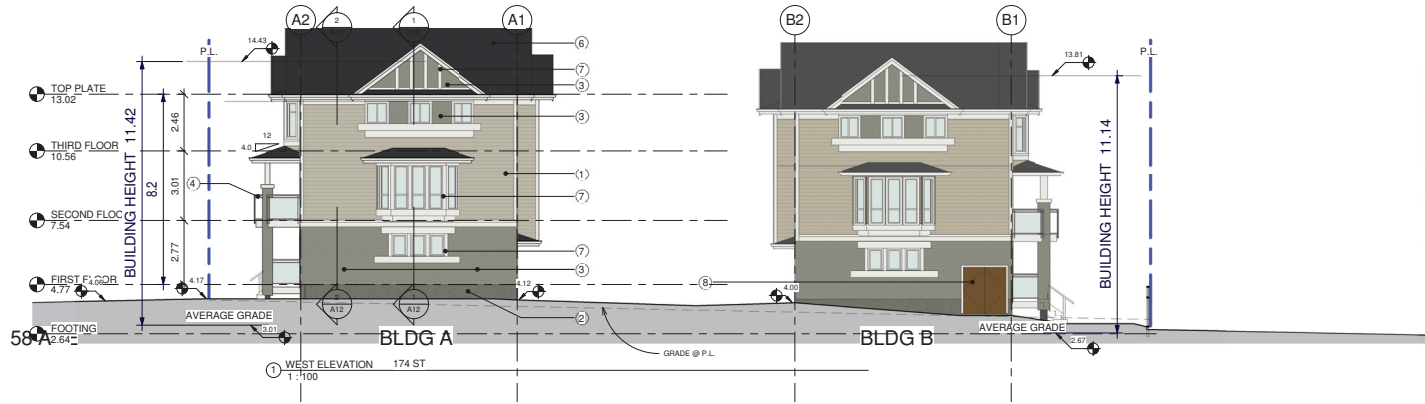
Drawn/Author

Job No. 17_34

Ph: 1-272-9008

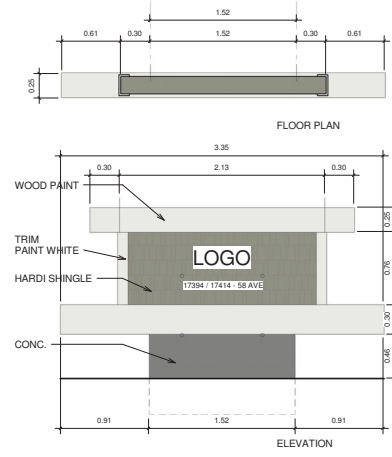
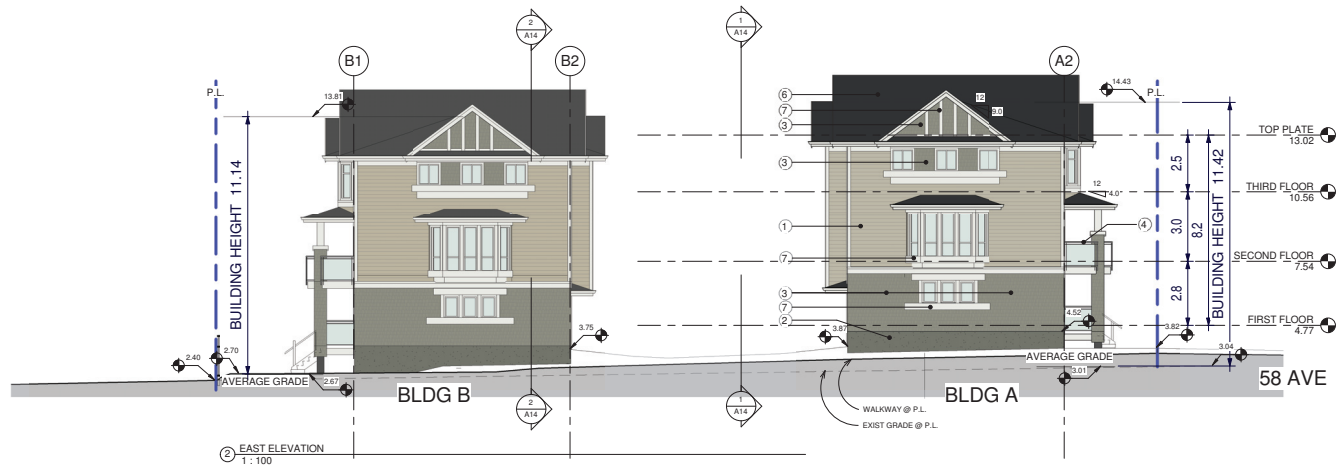
Suite 114, 15088 - 82nd Ave, Surrey, B.C. V3W 1S9





FINISH SCHEDULE

1	HARDIE PANEL KHAKI BROWN JH20-30	2	CONCRETE
3	HARDIE SHINGLE PANEL TIMBER BARK JH40-30	4	METAL RAILING MATT BLACK
5	DOOR PANEL WALNUT	6	ASPHALT ROOF SHINGLE BLACK
7	WHITE TRIM COBBLE STONE JH40-10	8	WHITE PAINT



REVISED FOR DP ON 09 NOV 2018

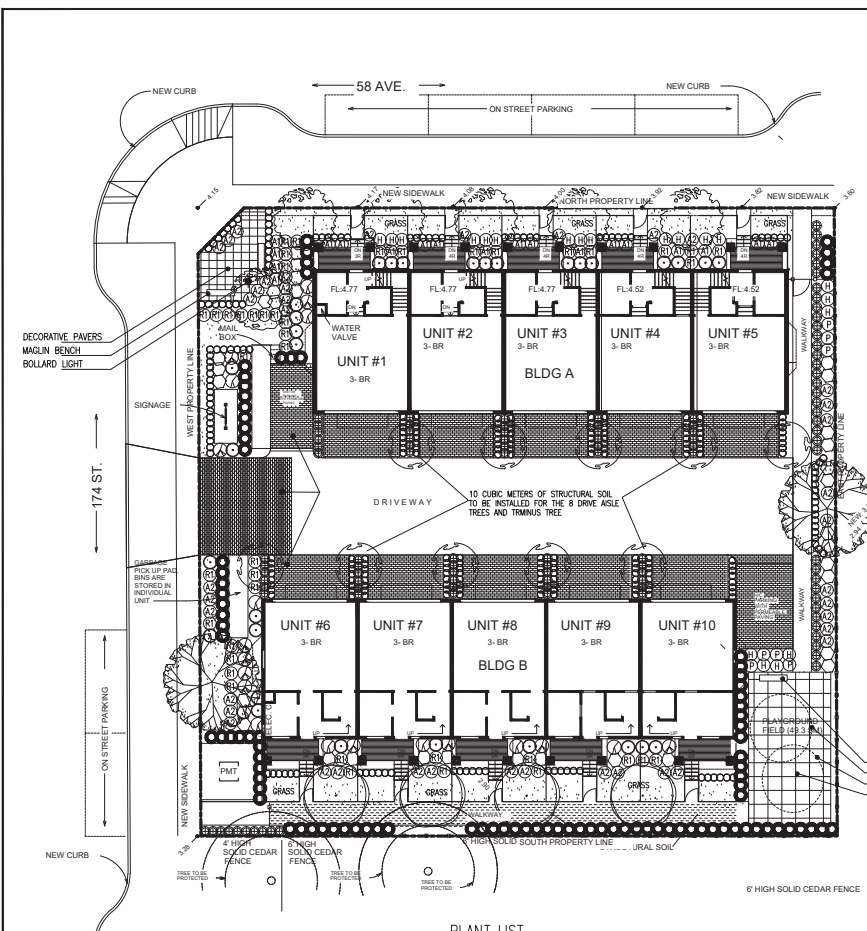
A10

ELEVATIONS
Job No. 17_34
Drawn: SP
Checked: GB

10-UNIT TOWNHOUSE DEVELOPMENT
17384 / 17414 - 58 AVE, SURREY BC

Cherry Plonst
architect a.i.b.c.

Ph: 522-8008
Suite 111, 12408 - 82nd Ave, Surrey, B.C. V3W 1B9



KOMPAN Product Info

Stinger - 65840000

MAGLIN

MLB45CW

playfall

Technical Data Sheet

Playfall Bollard Light

KOMPAN Product Info

Racer - 65840000

BOLLARD LIGHT

See following pages for details of inset drawings.

MAR/19	CITY OF SURREY COMMENTS	6
FEB/19	CITY OF SURREY COMMENTS	5
JAN/19	CITY OF SURREY COMMENTS	4
JAN/19	CITY OF SURREY COMMENTS	3
OCT/18	REVISED SITE PLAN	2
JUL/18	REVISED SITE PLAN	1
DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC.

BCSLA CSLA

2442 JONQUIL COURT
ABBOTSFORD, B.C.
V3C 3E8

PHONE (604) 857-2376

CLIENT

MANUEL HYER
c/o GERRY BLONSKI
GERRY BLONSKI ARCHITECT
SUITE #1A
12468 - 82 AVENUE
SURREY, B.C. V3W 3E9

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PRUNUS SERULLATA 'AMANAGAWA'	AMANAGAWA CHERRY	6	6 CM. CAL.	AS SHOWN	B. & B.
	QUERCUS ROBUR 'SKYROCKET'	SKYROCKET OAK	4	6 CM. CAL.	AS SHOWN	B. & B.
	ACER CAMPESTRE 'RED SHINE'	RED SINE MAPLE	10	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS NUTTALLII	PACIFIC DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	22	#3 POT	90 CM. O.C.	
	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	#4	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	19	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	316	#3 POT	45 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	31	#3 POT	90 CM. O.C.	
	SPIRAEA NIPPONICA SNOWMOUND	SNOWMOUND SPIRAEA	9	#2 POT	90 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	43	#3 POT	90 CM. O.C.	
	POLYSTICHUM MUNITUM	SWARD FERN	5	#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA	20	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	8	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	89	#3 POT	70 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	120	1.50 METERS	70 CM. O.C.	

REFER TO ARCHITECT'S DRAWINGS FOR SIGN DETAILS, GRADING AND CROSS-SECTIONS LIGHTING PLAN BY OTHERS

NOTES:

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE STANDARD "LATEST EDITION" UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL VERIFY THE PLANT SIZES AND SPECIES AT THE TIME OF ORDERING AND DELIVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES. THE CONTRACTOR SHALL MAINTAIN THE SITE AND BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES.
- ALL PLANTING SHALL BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES.
- ALL PLANTING SHALL BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES.
- ALL PLANTING SHALL BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES.
- ALL PLANTING SHALL BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES.
- ALL PLANTING SHALL BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES.
- ALL PLANTING SHALL BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES.
- ALL PLANTING SHALL BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES.
- ALL PLANTING SHALL BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES.
- ALL PLANTING SHALL BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES.

PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

TREE PLANTING DETAIL

0 5 10 20 Meters

KOMPAN Product Info

Racer • ELE400002



Best User Age: 2-5 years

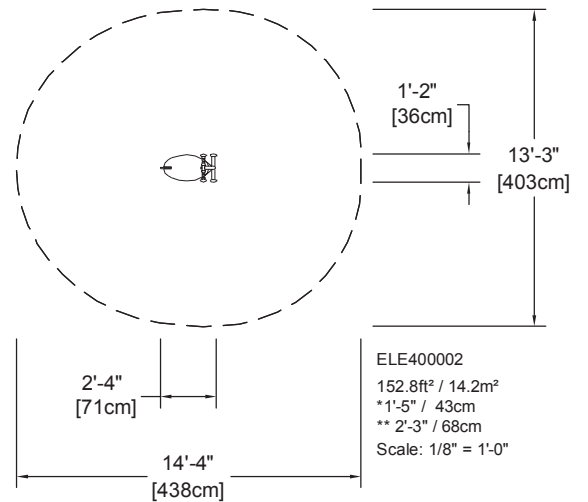
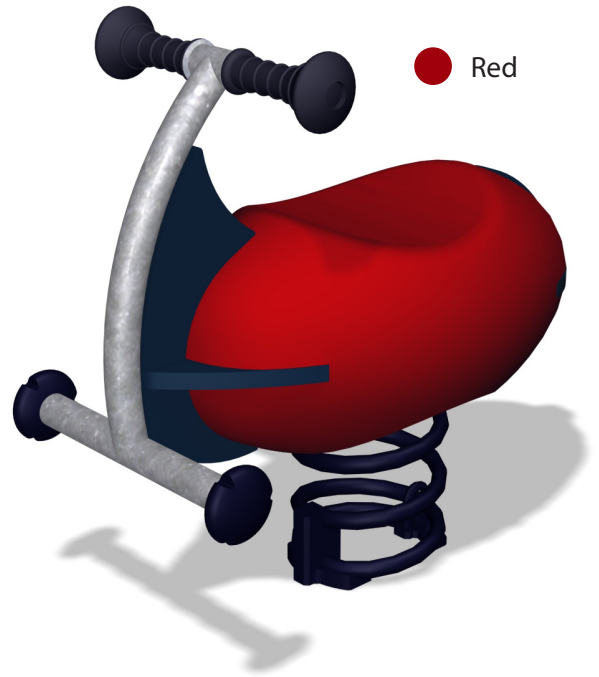
Footing Information: In-ground posts.
Surface installation also available.

Technical information available at komaninfo.com

ADA ANALYSIS

Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	0	1	1
Required	0	1	1

ELEMENTS



To verify product certification, visit ipema.org

* = Highest designated play surface.
** = Total height of product.

Highest designated play surface and space required are according to ASTM 1487.

Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.

Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

KOMPAN Product Info

Stinger • ELE400020



Best User Age: 2-5 years

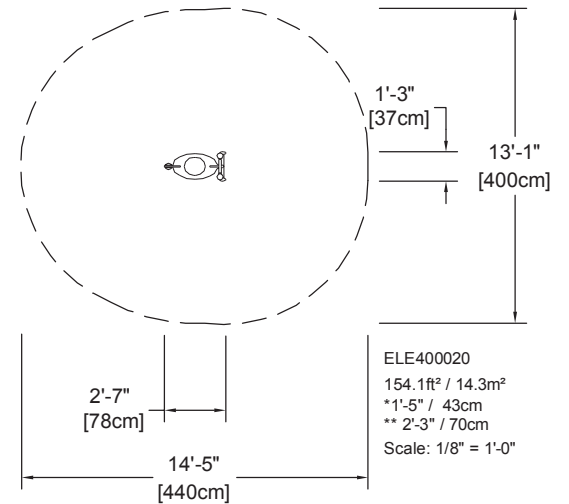
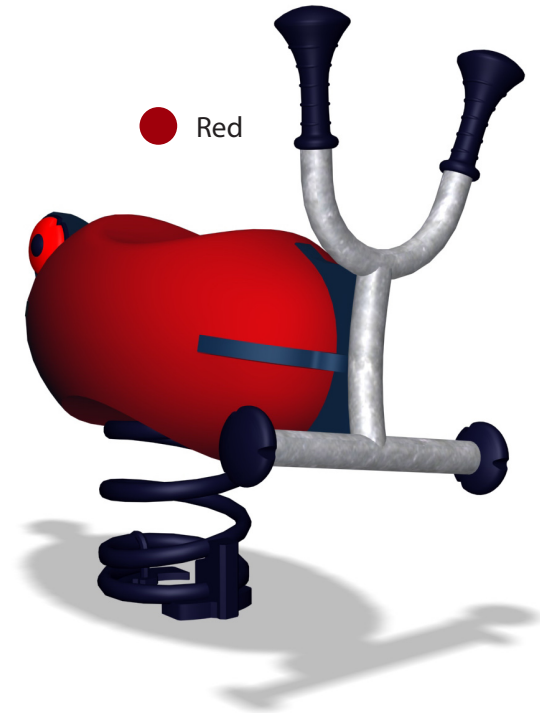
Footing Information: In-ground posts.
Surface installation also available.

Technical information available at komaninfo.com

ADA ANALYSIS

Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	0	1	1
Required	0	1	1

ELEMENTS



To verify product certification, visit ipema.org

* = Highest designated play surface.
** = Total height of product.

Highest designated play surface and space required are according to ASTM 1487.

Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.

Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.



MAGLIN™

T 800-716-5506
 F 877-260-9393
 WWW.MAGLIN.COM
 SALES@MAGLIN.COM

MLB450W

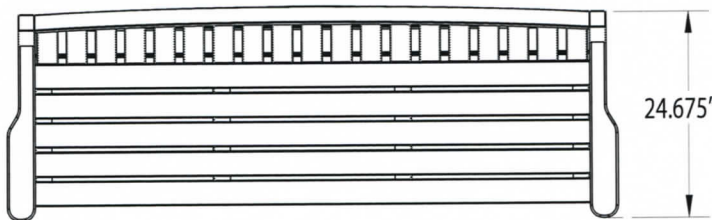
MATERIALS: Bench frame is made from H.S. steel tube and flat bar. The seat and back employ wood slats.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are finished with penetrating sealers.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

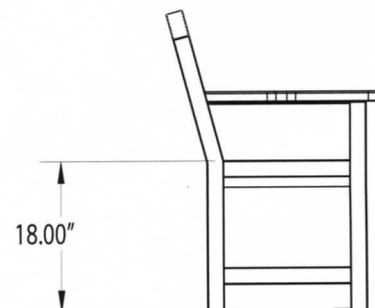
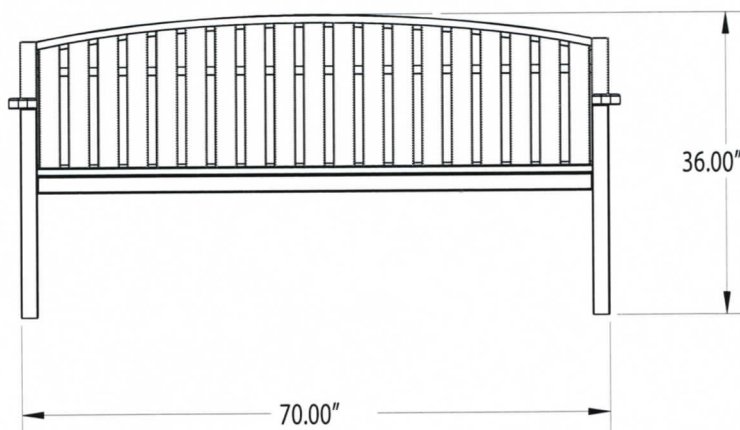
TO SPECIFY: Select MLB450
 Choose:
 - Ipe (MLB450W)
 - Recycled Plastic (MLB450R)
 - for Recycled Plastic select color
 - Powdercoat Color

COMPLEMENTARY PRODUCTS:
 - MLB400BW
 - MLWR400-20W
 - MLP400W



DIMENSIONS:

Height: 36.00" (91.44 cm)
 Length: 70.00" (177.8 cm)
 Depth: 24.675" (62.7 cm)
 Seat: 18.00" (45.7 cm)
 Weight: 131 lbs (59kg)



-All drawings, specifications, design and details on this page remain the property of Maglin Site Furniture Inc. and may not be used without Maglin authorization.
 -Details and specifications may vary due to continuing improvements of our products.

* MAGLIN is a registered trade mark of Maglin Site Furniture Inc.



When kids play, they also fall, and that's where PlayFall comes to the rescue. PlayFall is designed to meet stringent ASTM requirements for playground fall protection and is available in a variety of thicknesses to match the fall heights of most play equipment and events.

Don't play on anything less!

PlayFall Tile Details

- Tiles are 2' x 2' and feature a 1' x 1' cross-hatch surface pattern
- Available in 1.75" or 2.5" thickness
- Slip resistant
- Minimal maintenance
- Porous for effective drainage
- Quick interlocking installation with plastic pins & minimal adhesive
- Made from 100% recycled SBR truck tire rubber buffings & granules in a non-toxic polyurethane binder

Drop Height Configurations

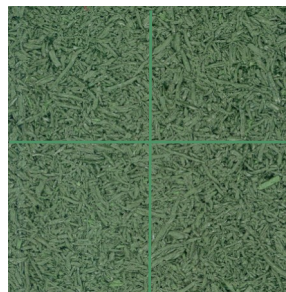
- Tested to **ASTM F1292-09** Impact Attenuation Requirements -

Fall Height	Configuration Required
4'	1.75" PlayFall Tile
6'	2.5" PlayFall Tile
8'	1.75" PlayFall Tile + 1.5" PlayPad
10'	2.5" PlayFall Tile + 1.5" PlayPad
12'	2.5" PlayFall Tile + 2 layers of 1.5" PlayPad
14'	2.5" PlayFall Tile + 3 layers of 1.5" PlayPad

Standard Colors



Black



Green



Terra Cotta





INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jan 15, 2019** PROJECT FILE: **7818-0181-00**

RE: **Engineering Requirements
Location: 17394 58 Avenue**

NCP AMENDMENT

- There are no engineering requirements relative to the NCP Amendment except for the items listed below.

REZONE AND SUBDIVISION (CONSOLIDATION)***Property and Right-of-Way Requirements***

- Dedicate 3.0m x 3.0m corner cut at the intersection of 58 Avenue and 174 Street;
- Register 0.5m statutory right-of-way along 58 Avenue frontage; and
- Register 0.5m statutory right-of-way along 174 Street frontage.

Works and Services

- Construct the south half of 58 Avenue to the Through Local Standard;
- Construct the east half of 174 Street to the Through Local Standard;
- Construct a 7.3m wide driveway letdown to 174 Street;
- Construct a sanitary main along the site frontage of 58 Avenue and 174 Street (Cash-in-lieu may be considered);
- Construct storm, sanitary and water services connection, to service the development;
- Assess and propose a solution to the existing outfall conditions at the Cloverdale Canal. The Water Act's approval/notification maybe required; and
- Register a Restrictive Covenant for the stormwater management features necessary to meet the Integrated Stormwater Management Plan and the Neighborhood Concept Plan requirements.

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

DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

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

Tommy Buchmann, P.Eng.
Acting Development Services Manager
SC

NOTE: Detailed Land Development Engineering Review available on file



Planning

March 22, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0181 00 (Updated March 22, 2019)

SUMMARY

The proposed 10 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2018 Enrolment/School Capacity

George Greenaway Elementary	
Enrolment (K/1-7):	69 K + 440
Operating Capacity (K/1-7)	57 K + 396
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1694
Capacity (8-12):	1400

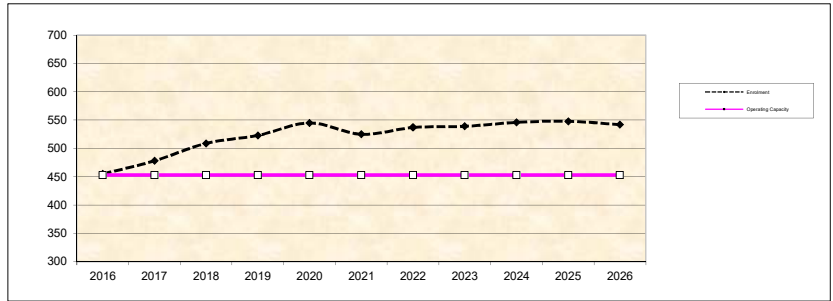
School Enrolment Projections and Planning Update:

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

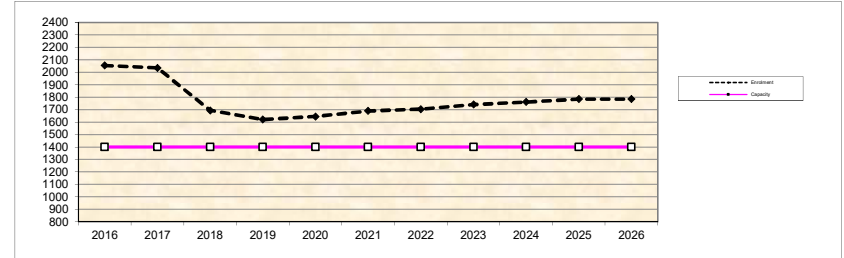
George Greenaway Elementary is in a maturing neighbourhood. What our data is suggesting is that there is strong number of families with young children moving into the catchment. The 10 year enrolment projections are showing that in 2020 enrolment will peak and then remain constant. By 2027 the school is anticipated to be operating at 121% capacity. There are no current plans to expand the school. Growth will be managed by using portables.

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. Extended day programming has been removed at Lord Tweedsmuir. However, even with the enrolment relief that Salish provided, Lord Tweedsmuir is projected to slowly start growing again in 2022.

George Greenaway Elementary



Lord Tweedsmuir Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 18-0181-00

Address: 17394 / 17414 58 Avenue, Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

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)	12
Protected Trees to be Removed	12
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = <u>1</u> - All other Trees Requiring 2 to 1 Replacement Ratio 11 X two (2) = <u>22</u> 	23
Replacement Trees Proposed	22
Replacement Trees in Deficit	1
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - 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	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

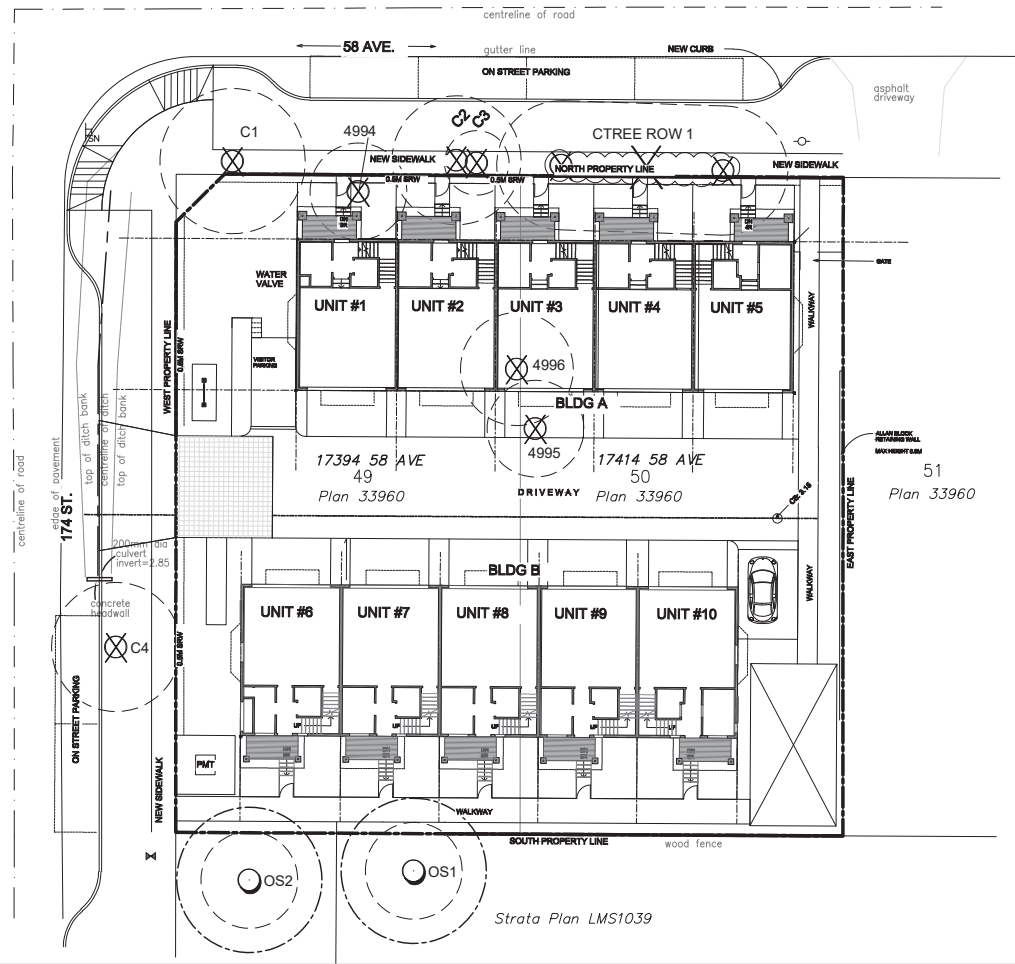
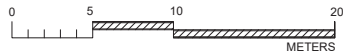
Signature of Arborist:

Date: March 26, 2019



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE



NO.	DATE	BY	REVISION
1	DEC13/18	MK	SITE PLAN
2	DEC17/18	MK	SITE PLAN
3	MAR25/19	SL	NEW SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

© Copyright Reserved.
 This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

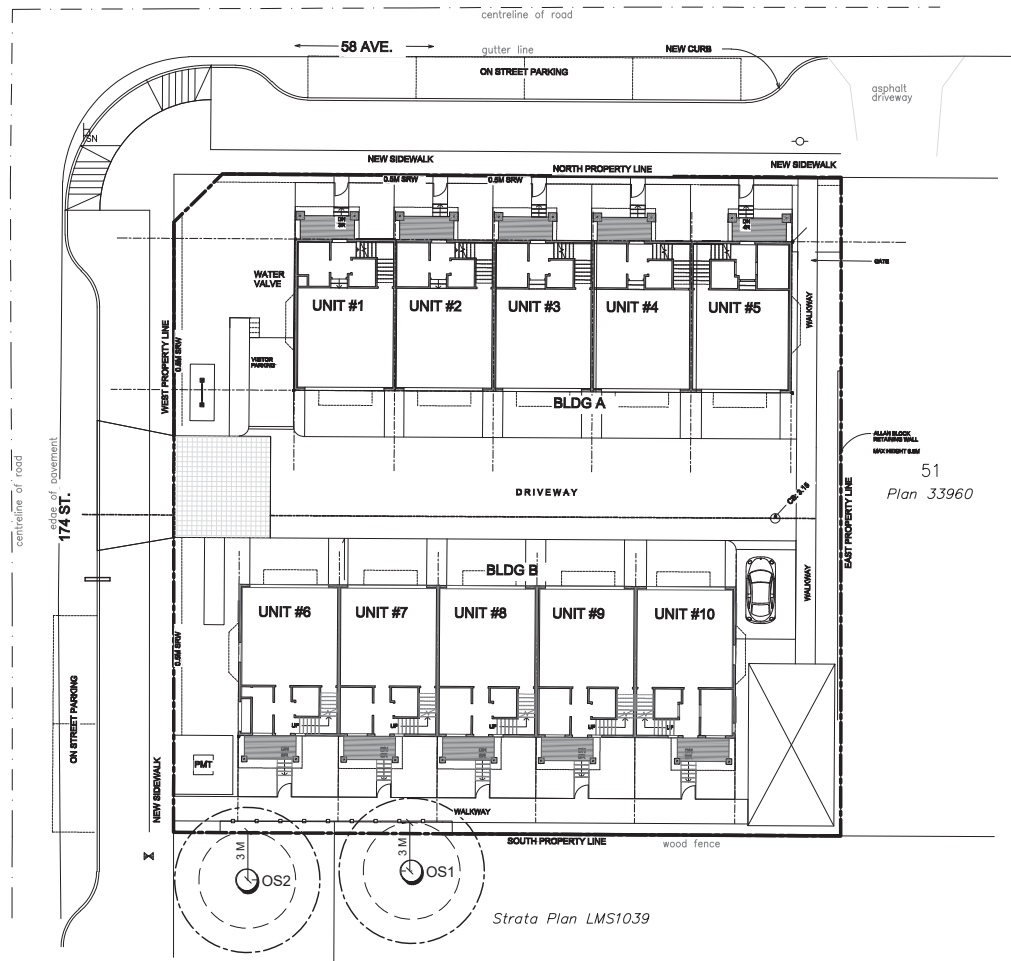
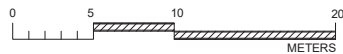
PROJECT TITLE
17394 & 17414
58 AVENUE
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN MK
 SCALE AS SHOWN
 DATE **MARCH 5, 2018**

T-1
 SHEET 1 OF 2



Strata Plan LMS1039

51
Plan 33960

LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- 1.5m NO-BUILD ZONE

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE. REPLACEMENT TREES TO BE MIN. 3m FROM FOUNDATIONS AND MIN. 1m FROM PROPERTY LINES.



STAMP	NO.	DATE	BY	REVISION
	1	DEC13/18	MK	SITE PLAN
	2	DEC17/18	MK	SITE PLAN
	3	MAR25/19	SL	NEW SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

© Copyright Reserved.
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE
**17394 & 17414
58 AVENUE
SURREY, B.C.**

SHEET TITLE
**T2 - TREE PROTECTION
PLAN**

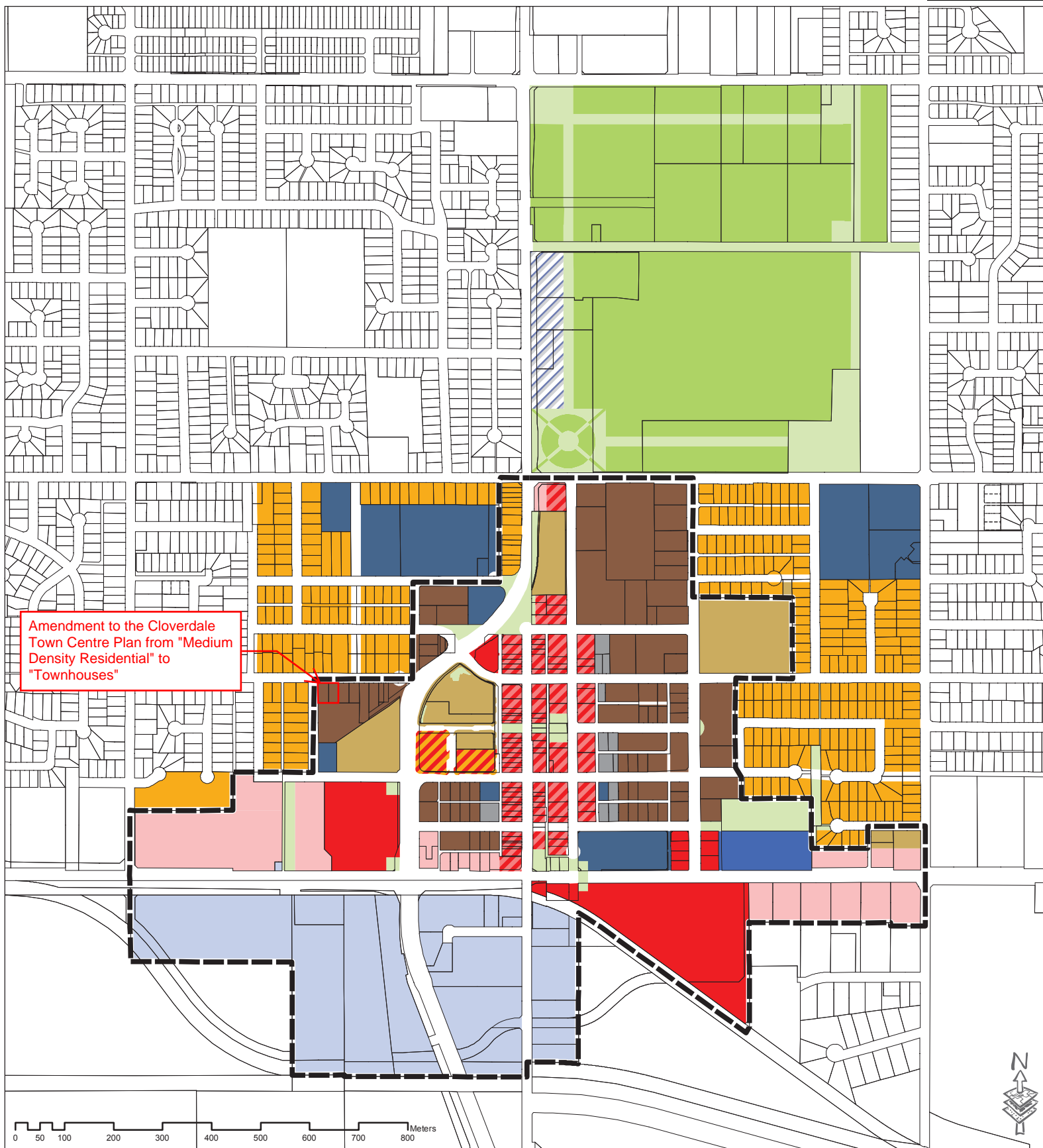
CLIENT

DRAWN
MK

SCALE
AS SHOWN

DATE
MARCH 5, 2018

T-2
SHEET 2 OF 2



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

CLOVERDALE TOWN CENTRE

City of Surrey Planning & Development Department

Approved By Council on October 26, 2000 Amended 8 January 2018

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



March 18, 2019

CITY OF SURREY

Attn: CHRISTOPHER LUMSDEN | PLANNER

Planning & Development Department

13450 104th Ave, Surrey, BC, Canada V3T 1V8

File No. 18-0181 (17394 and 17414 - 58 Avenue)

Dear Christopher:

The BIA board of directors has reviewed your most recent drawings for a 10-Unit Town House development and they support your design proposal. The proposed expansion of a town home development west of the Cloverdale Town Centre is very consistent with the new OCP for Cloverdale. We have been advised that there is sufficient parking for the tenants and that the development will also include sidewalk construction and curb/gutter. Various board members expressed their satisfaction with the design and felt that it is very attractive.

The BIA board recognizes that the area proposed for development is very valuable and strategically located near the Cloverdale Town Centre which is now experiencing much more densification than in the past.

Yours sincerely

A handwritten signature in black ink, appearing to read "Dean Moore", with a long horizontal line extending to the right.

Dean Moore

Cloverdale BIA President

cc Gerry Blonski Architect

A good place to grow, since 1870



Cloverdale Community Association

Website: www.cloverdalecommunity.org

March 28, 2019

Christopher Lumsden
City of Surrey
Planning and Development Department
13450-104 Avenue
Surrey BC V3T 1V8

Re: 7918-0181-00 / 17394 and 17414 - 58 Avenue

Dear Mr. Lumsden:

The Cloverdale Community Association (CCA) has received the preliminary notice for the proposed development noted above.

After having further dialogue with yourself and receiving the revised layout from the developer's consultant, our association has no further concerns.

This being said, we expect the following agreements and attached Appendix A layout to be adhered to, once all the approvals have been received:

1. Applicant would be required to complete frontage upgrades along 58 Avenue and 174 Street (construct ~5.25m of pavement from centerline for ultimate 10.5m pavement, 1.5m sidewalk along P/L, grassed boulevard with trees, curbs and gutters, etc.). Both frontages to accommodate on-street parking as per Appendix A attached.
2. As per the attached layout, all units will have side by side garages.

Please keep us updated with any changes which may occur after this letter has been received by you.

We trust the above information is satisfactory and as always, we expect our comments to be added in the planning report and project file for council to review.



Cloverdale Community Association

Website: www.cloverdalecommunity.org

Thank you.

Sincerely,

Mike Bola
President
Cloverdale Community Association
604-318-0381

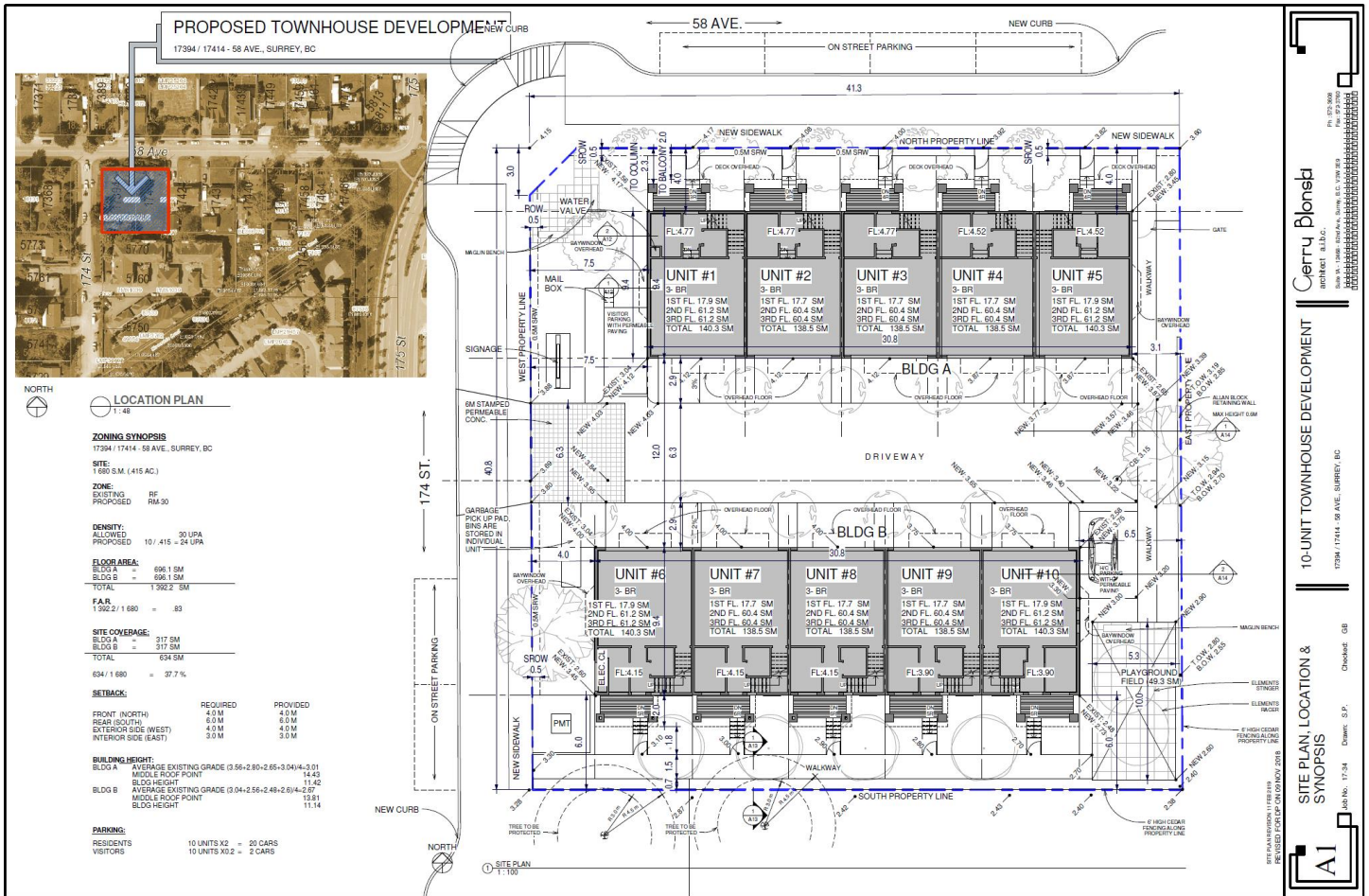
Cc: Board of Directors



Cloverdale Community Association

Website: www.cloverdalecommunity.org

Appendix A

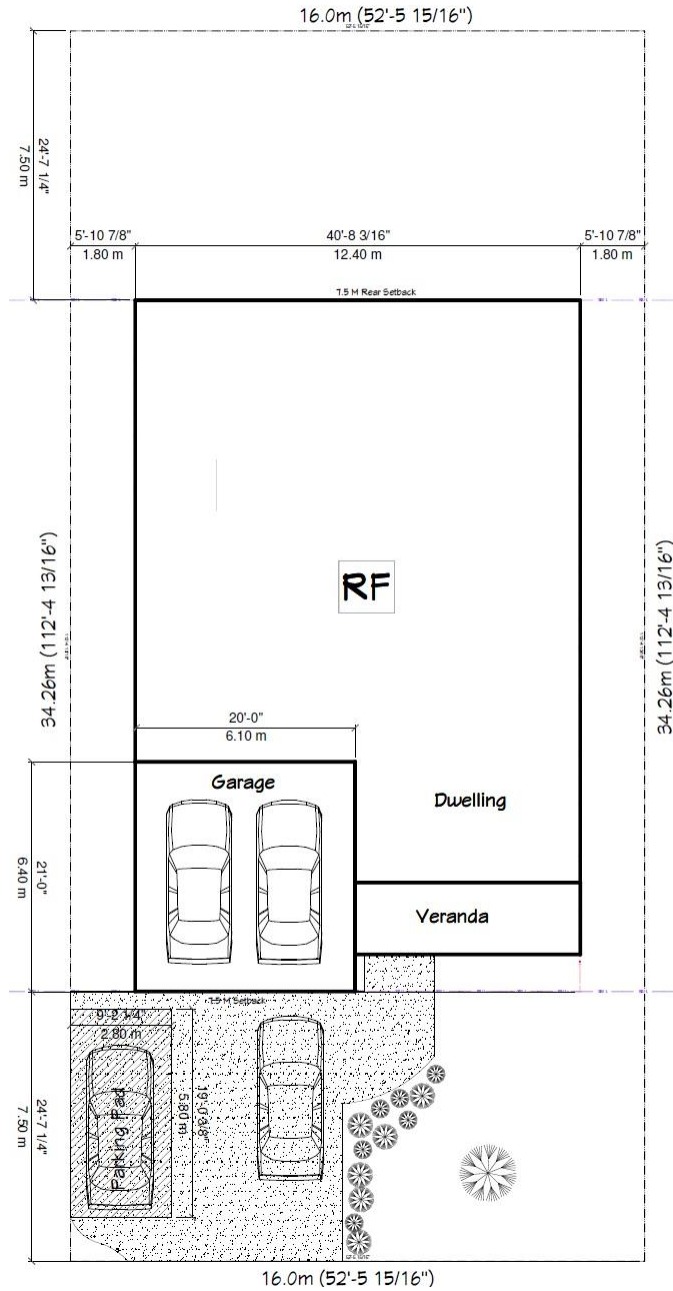




Cloverdale Community Association

Website: www.cloverdalecommunity.org

Appendix A



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0181-00

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: 006-978-843
Lot 49 Section 7 Township 8 New Westminster District Plan 33960

17394 - 58 Avenue

Parcel Identifier: 006-978-886
Lot 50 Section 7 Township 8 New Westminster District Plan 33960

17414 - 58 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum north side yard on a flanking street setback for Building A (north building) is varied from 7.5 metres (25 ft.) to:
 - i. 4.0 metres (13 ft.) to the principal building face;
 - ii. 2.3 metres (6.5 ft.) to the porch column and 2.0 metres (6.5 ft.) to the porch overhang;
 - iii. 3.3 metres (10.8 ft.) to the 3rd floor bay window; and
 - iv. 2.7 metres (8.8 ft.) to the 3rd floor bay window and principal building roof overhang.

 - (b) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum east rear yard setback for Building A (north building) is varied from 7.5 metres (25 ft.) to:
 - i. 3.0 metres (9.8 ft) to the principal building face;
 - ii. 2.4 metres (8 ft.) to the 2nd floor bay window;
 - iii. 1.9 metres (6.2 ft.) to the 2nd floor bay window overhang; and
 - iv. 2.0 metres (6.5 ft.) to the principal building roof overhang.

 - (c) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum west front yard setback for Building A (north building) is varied from 7.5 metres (25 ft.) to:
 - i. 6.9 metres (22.6 ft.) to the 2nd floor bay window;
 - ii. 6.3 metres (20.6 ft.) to the 2nd floor bay window overhang; and
 - iii. 6.6 metres (21.6 ft.) to the principal building roof overhang.

 - (d) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum south side yard setback for Building B (south building) is varied from 7.5 metres (25 ft.) to:
 - i. 6.0 metres (20 ft.) to the principal building face;
 - ii. 4.3 metres (14.0 ft.) to the porch column and 4.0 metres (13 ft.) to the porch overhang;
 - iii. 5.3 metres (17.4 ft.) to the 3rd floor bay window; and
 - iv. 4.8 metres (15.8 ft.) to the 3rd floor bay window and principal building roof overhang.

 - (e) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum east rear yard setback for Building B (south building) is varied from 7.5 metres (25 ft.) to:
 - i. 6.5 metres (21.3 ft.) to the principal building face;
 - ii. 5.9 metres (18.4 ft.) to the 2nd floor bay window;
 - iii. 5.3 metres (17.3 ft.) to 2nd floor bay window roof overhang; and
 - iv. 5.5 metres (18.0 ft.) to the principal building roof overhang.

- (f) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum west front yard setback for Building B (south building) is varied from 7.5 metres (25 ft.) to:
 - i. 4.0 metres (13 ft.) to the principal building face;
 - ii. 3.4 metres (11.1 ft.) to the 2nd floor bay window;
 - iii. 2.8 metres (9.2 ft.) to the 2nd floor bay window roof overhang; and
 - iv. 3.3 metres (10.8 ft.) to the principal building roof overhang.
 - (g) To vary Section H.3 of the "Multiple Residential 30 Zone (RM-30)" to allow one (1) visitor parking space within the required east rear yard setback and one (1) visitor parking space within the required west front yard setback; and
 - (h) To vary Section J.1(a) of the "Multiple Residential 30 Zone (RM-30)" to allow the entirety of the outdoor amenity space to be located within the required east rear yard setback.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk

DVP to reduce the minimum required 7.5-metre (25-ft.) building setback of the RM-30 Zone along all lot lines.

