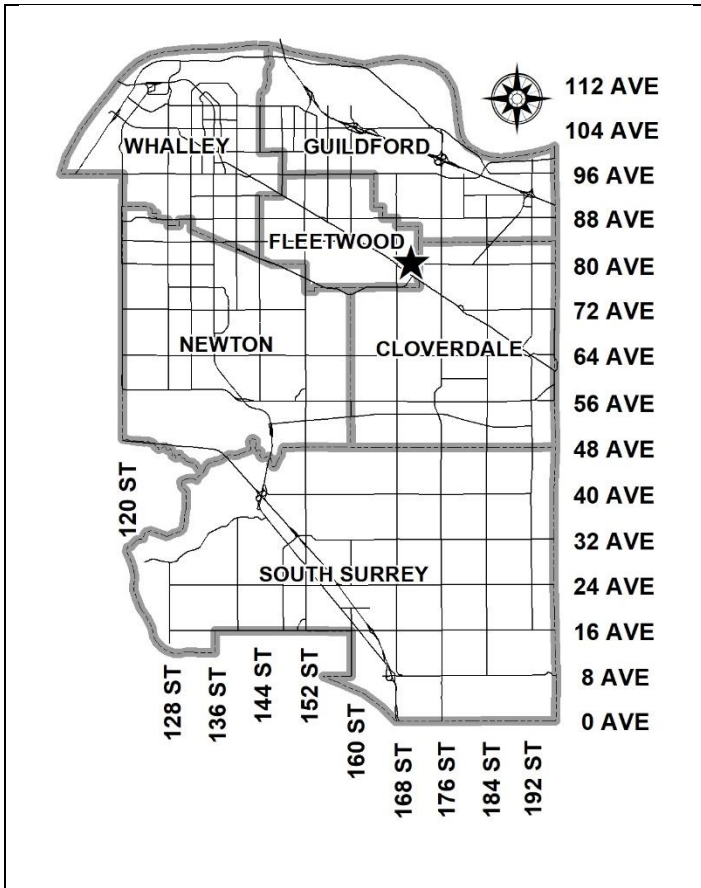


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7924-0133-00

Planning Report Date: September 09, 2024



**PROPOSAL:**

- **OCP Amendment** from "Suburban" to "Urban"
- **TCP Amendment** from "Urban Residential" to "Townhouse"
- **Rezoning** from R1 to RM-30
- **Development Permit**
- **Development Variance Permit**
- **Subdivision** (consolidation) from three (3) lots to one (1) lot.

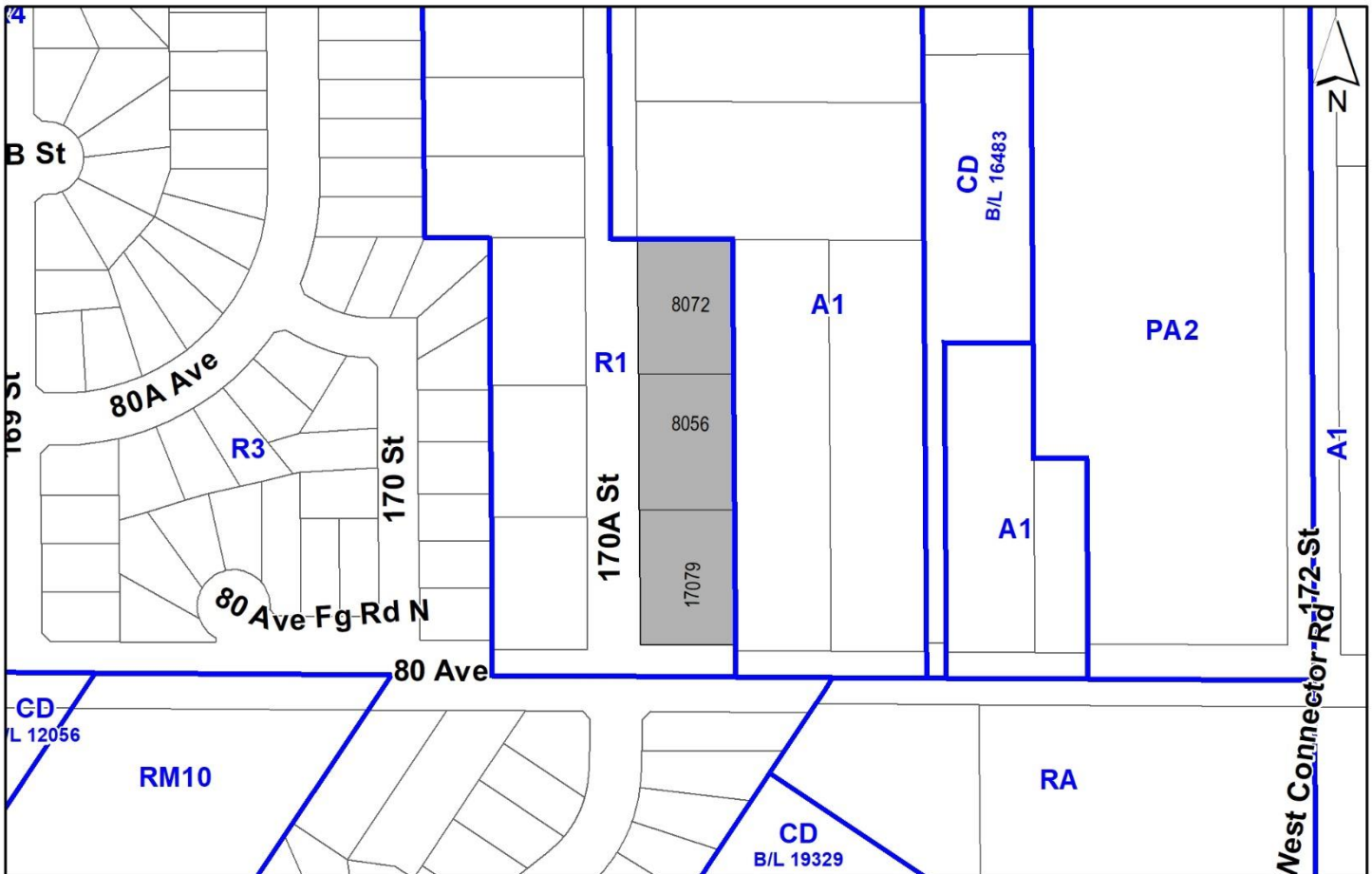
to permit the development of 36 townhouse units.

**LOCATION:** 8072 - 170A Street  
 8056 - 170A Street  
 17079 - 80 Avenue

**ZONING:** R1

**OCP DESIGNATION:** Suburban

**TCP DESIGNATION:** Urban Residential



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) and Stage 1 Fleetwood Plan to permit the proposed land use and density.
- Proposing to reduce the side yard (east) and street side yard (west) setback requirements of the "Multiple Residential 30 Zone (RM-30)".

## RATIONALE OF RECOMMENDATION

- The proposal complies with the "General Urban" designation in the Metro Vancouver *Regional Growth Strategy* (RGS).
- The proposed OCP Amendment from "Suburban" to "Urban" was anticipated in this area to achieve land uses and densities identified in the Stage 1 Fleetwood Plan.
- The proposed townhouse development will provide more variety in housing options in this area of Fleetwood and is compatible with other townhouse developments located just south of the subject site along Fraser Highway.
- The proposed townhouse development complies with the Development Permit requirements in the OCP for Form and Character. The proposed design achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposed townhouse development features all double side-by-side garage units (no tandem units). The number of units in a block has been limited to no more than 5 to create more openness on the site and reduced building massing along the streets.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Stage 1 Fleetwood Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The proponent has proposed a 6-metre rear yard condition along the northern property line, and a 4.5-metre front yard condition along the west, south and east property lines, which is consistent with the interfaces generally anticipated from townhouse development in Surrey.

- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from "Suburban" to "Urban" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Suburban Residential Zone (R1)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7924-0133-00 generally in accordance with the attached drawings (Appendix I).
5. Council approve Development Variance Permit No. 7924-0133-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum (east) side yard setback of the "Multiple Residential 30 Zone (RM-30)" for Buildings 2, 3, 4, 5, and 6 from 6.0-metres to:
    - 4.5-metres to the principal building face of Buildings 3, 4, and 5; and
    - 3.0-metres to the principal building face of Buildings 2 and 6;
  - (b) to reduce the minimum (west) street side yard setback of the "Multiple Residential Zone (RM-30)" from 4.5-metres to 3.0-metres to the principal building face of Buildings 2 and 6;
  - (c) 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 Buildings 1, 2, 7, and 8.
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (j) registration of a volumetric right-of-way for public rights-of-passage over the publicly accessible open space (corner plazas) within the site;
  - (k) submission of an acoustical report for the units adjacent to 80 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
  - (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 Department.
7. Council pass a resolution to amend the Stage 1 Fleetwood Plan to redesignate the land from ‘Urban Residential’ to ‘Townhouse’ when the project is considered for Final Adoption (Appendix V).

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	OCP/Stage 1 TCP Designation	Existing Zone
Subject Site:	Single family dwellings.	<u>OCP</u> : Suburban <u>TCP</u> : Urban Residential	R1
North:	Single family dwellings.	<u>OCP</u> : Suburban <u>TCP</u> : Urban Residential	A-1

Direction	Existing Use	OCP/Stage 1 TCP Designation	Existing Zone
East: <i>(Under application no. 7922-0255-00 for 57 townhouse units, at Third Reading).</i>	Single family dwellings.	<u>OCP</u> : Suburban <u>TCP</u> : Urban Residential	A-1
South (across 80 Avenue):	Single family dwellings.	<u>OCP</u> : Urban <u>TCP</u> : Urban Residential	R3
West (across 170A Street): <i>(One lot under application no. 7924-0140-00 for 22 townhouse units, pre-Council).</i>	Single family dwellings.	<u>OCP</u> : Suburban <u>TCP</u> : Urban Residential	R1

### Context & Background

- The subject site is comprised of three half-acre properties with an approximate gross area of 0.57-hectares. The site is located at the intersection of 80 Avenue and 170A Street.
- The site is designated 'Suburban' in the Official Community Plan (OCP), 'Urban Residential' in the Stage 1 Fleetwood Plan and is zoned 'Suburban Residential Zone (R1)'.
- The site is currently utilized for three single family residential dwellings, each on lots that are approximately one-half-acre in area.
- A Class C ditch has been confirmed along the western frontage of the subject site in 170A Street. The ditch will 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 36 residential dwelling units, the applicant proposes the following:
  - **OCP Amendment** for the site from 'Suburban' to 'Urban';
  - **TCP Amendment** for the site from 'Urban Residential' to 'Townhouse';
  - **Rezoning** from R1 to RM-30;
  - **Consolidation** from three lots into one lot; and
  - A **Development Permit** (Form and Character) to establish 36 townhouse units.

- Specific details on the development proposal are provided in the table below:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	5,723 sq. m.
Road Dedication:	107 sq. m.
Net Site Area:	5,615 sq. m.
<b>Number of Lots:</b>	1
<b>Building Height:</b>	9.7-metres (3-storeys)
<b>Unit Density:</b>	26 upa / 64 uph (net)
<b>Floor Area Ratio (FAR):</b>	0.95 (net)
<b>Floor Area</b>	
Residential:	54,175 sq. m.*
<b>Residential Units:</b>	
3-Bedroom:	36

*\*Excluding garages and indoor amenity building.*

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

17 students at Coast Meridian Elementary School  
9 students at North Surrey 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 of 2026.

Parks, Recreation & Culture:

No concerns.

Parks accept the removal of four (4) city trees and one (1) city hedge (ci1 to ci4, H1) as recommended in the project arborist's report dated April 30, 2024. Parks requires 2:1 compensation into the Green City Program for these removals.

Coast Meridian Park is the closest active park with amenities including a soccer field and trails and is 500-metres walking distance from the development. The park also includes natural areas.

Surrey Fire Department:

The Surrey Fire Department have no concerns with the proposed development; however, there are some standard items to be addressed as part of the subsequent Building Permit application.

## Transportation Considerations

### Road Network and Infrastructure

- The applicant is required to provide the following road dedication and improvements as part of the subject development proposal:
  - Construct the east side of 170A Street to the Local Road Standard; and
  - Dedicate and construct the north side of 80 Avenue (ultimate 30.0m Arterial Road Standard).

### Access and Parking

- Access to the development will be provided by a 6m wide vehicle crossing and curb let down fronting 170A Street.
- The development will accommodate 2 residential parking spaces per dwelling unit contained within garages and provides for 7 residential visitor parking spaces.

### Transit and Active Transportation Routes

- The site is approximately a 650-metre walk from bus stop 55351 which services westbound passenger traffic on Fraser Highway (west of 168 Street intersection). This stop is services bus routes 320 (Surrey Central Station), 395 (King George Station), 502 (Surrey Central Station), 503 (Surrey Central Station).
- The site is approximately a 650-metre walk from bus stop 55247 which services eastbound passenger traffic on Fraser Highway (east of 168 Street intersection). This stop services bus routes 502 (Langley Centre) and 503 (Langley Centre / Aldergrove).
- The future Surrey-Langley SkyTrain extension is planned to have a Station at Fraser Highway and 166 Street which is approximately 1.2-kilometres from the subject site.



- The Clayton Greenway is planned to run in an east-west direction along the south side of 80 Avenue between Fraser Highway and West Clayton.

### **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 proposed development complies with the 'General Urban' designation of the subject site under the Metro Vancouver 2050 *Regional Growth Strategy* (RGS).

### **Official Community Plan**

#### Land Use Designation

- The subject site is designated 'Suburban' in the OCP (Appendix VI). The suburban designation allows for densities up to 10 units per hectare (4 units per acre).
- An OCP amendment is required to redesignate the subject site to 'Urban' which allows for density up to 72 units per hectare (30 units per acre) in urban centres, and where specifically allowed in Secondary Plan Areas.

#### Amendment Rationale

- Corporate Report No. Ro49 (Fleetwood Stage 1 Plan), 2022, notes that OCP land use designations are anticipated to be updated and aligned with the Fleetwood Plan land use designations following the adoption of the Stage 2 Plan. Staff anticipate that the OCP designation of the subject site will be amended to 'Urban' irrespective of the status of Development Application No. 7924-0133-00, to better reflect the densities detailed in the Stage 1 Fleetwood Plan.

#### Public Consultation for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### 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 compatibly 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 lower-density townhouse developments. Where larger half-acre or one-acre lots remain undeveloped, staff anticipate these sites will, in future, be developed to follow the small-lot pattern; or develop into lower density townhouses where land assembly is achieved. The subject site is also in close proximity to Coast Meridian Elementary school and Coast Meridian Park which will offer amenity to future residents. Overall, staff support this infill development and note that its scale and density is appropriate to the neighbourhood context).*

- 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 80 Avenue and 170A Street. The townhouse units are well articulated, with high quality materials chosen, and each unit provides legible front entries facing the street. Staff also note that each unit provides 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 ‘Urban Residential’ in the Stage 1 Fleetwood Plan. The applicant is proposing to redesignate the subject site to ‘Townhouse’ (Appendix V).

### Amendment Rationale

- As noted in the preceding ‘Themes/Policies’ section, the proposed townhouse development is generally consistent with the pattern of development in the surrounding neighbourhood that is either existing and/or anticipated under the Stage 1 Fleetwood Plan.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

### Themes/Objectives

- The proposed development is consistent with the following guiding principles of the Stage 1 Fleetwood Plan:
  - Green Spaces: Protect, create, and enhance biodiversity, parks, and natural spaces.
  - Active Living: Provide spaces and amenities to foster active living, wellness, and opportunities for social connection.
  - Heart of Fleetwood: Build on the Town Centre’s role as a local destination and enrich its sense of place, heritage, and culture.

- Mobility for All: Develop active transportation and transit infrastructure to support universal access to safe mobility.
- Robust Economy: Support a thriving and diverse local business environment.
- Focused Growth: Support thoughtful transit-oriented development guided by the community context.

### Zoning By-law: Multiple Residential 30 Zone (RM-30)

- The applicant proposed to rezone the subject site from "Suburban Residential Zone (R1)" to "Multiple Residential 30 Zone (RM-30)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)" and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	75 uph / 30 upa	64 uph / 26 upa
<b>Floor Area Ratio:</b>	1.00	1.00
<b>Lot Coverage:</b>	45%	40%
<b>Yards and Setbacks</b>		
North (Rear):	6.0 m	6.0 m
East (Side):	6.0 m	4.5 m*
South (Front):	4.5 m	4.5 m*
West (Street Side):	4.5 m	4.5 m*
<b>Height of Buildings</b>		
Principal Buildings:	13.0 m	13.0 m
Indoor Amenity Buildings:	11.0 m	11.0 m
<b>Amenity Space</b>		
Indoor Amenity:	108 sq. m.	The proposed 78 sq. m. and CIL meets the Zoning By-law requirement.
Outdoor Amenity:	108 sq. m.	108 sq. m.
<b>Parking (Part 5)</b>		
<b>Required</b>		
<b>Proposed</b>		
<b>Number of Stalls</b>		
Residential:	72	72
Residential Visitor:	7	7
Total:	79	79
<b>Bicycle Spaces</b>		
Residential Visitor:	6	6

\* Variance requested.

Setback Variances

- The applicant is requesting the following variances:
  - (a) to reduce the minimum (east) side yard setback of the "Multiple Residential 30 Zone (RM-30)" for Buildings 2, 3, 4, 5, and 6 from 6.0-metres to:
    - 4.5-metres to the principal building face of Buildings 3, 4, and 5; and
    - 3.0-metres to the principal building face of Buildings 2 and 6;
  - (b) to reduce the minimum (west) street side yard setback of the "Multiple Residential Zone (RM-30)" from 4.5-metres to 3.0-metres to the principal building face of Buildings 2 and 6;
  - (c) 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 Buildings 1, 2, 7, and 8.

Staff Comments:

- The proposed side yard (east) building setback has been reduced from 6.0-metres to 4.5-metres. The reduced setback relates to a rear of unit condition interfacing with another townhouse development under application brought forward by the same developer. The proposal still provides for private patios for each individual townhouse unit, therefore does not impact functional back-yard space for the townhouse units.
- The proposed side yard (east) and street side yard (west) building setbacks further reduced to 3.0-metres for buildings when measured to a side of dwelling configuration. The remainder of the buildings facing the east and west property lines will comply with the 4.5-metre setback specified in the table above. Despite the reduced setbacks, front yards, a corner plaza, landscaping, and screened visitor parking spaces will still be accommodated fronting 170A Street.
- The use of stairs with more than three (3) risers is limited to buildings 1, 2, 7, and 8 and is the result of the challenging grading required to make a townhouse development work on this site. The worst-case scenario relates to Buildings 1 and 8 fronting 170A Street where the main floor elevation was lifted to accommodate garages placed partially below grade. The worst-case scenario was limited to just this location, and the other locations (Buildings 1 and 7) 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 2024, under Corporate Report No.Ro46;2024.
- 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 be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, and the current fee for Fleetwood is \$16,708.86 per townhouse dwelling unit.

### Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,113 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

### Public Art Policy

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

### PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 10, 2024, and the Development Proposal Signs were installed on July 19, 2024. Staff received zero (0) responses from neighbours in the vicinity of the subject property.
- The subject development application was reviewed by the Fleetwood Community Association. The Fleetwood Community Association (FCA) sought additional information or provided the following comments (*staff comments in italics*):

- The FCA representative sought further information on whether consolidation with 8092 - 170A Street (to the north) was achievable for this project to complete the block.

*(Staff advised the FCA that consolidation with the north lot will not be achievable through this application, nor was it achieved through the neighbouring application under file no. 7922-0255-00. There are no policy requirements for consolidation given the gross area of the site (1.43-acres) is sufficient area to allow for redevelopment in accordance with the 'Urban Residential' designation under the Fleetwood Plan).*

- The FCA representative sought further information on potential dedication and road upgrade requirements for 170A Street.

*(The applicant will be required to construct/upgrade 170A Street to a local half road standard with 6.0m wide pavement, 1.5m wide concrete sidewalk along the property line. The width will also accommodate topsoil and sod boulevard, barrier curb and gutter, streetlights and street trees. No additional dedication width is required on 170A Street as it already achieves the local road width of 20.0m).*

- The FCA representative requested a public walkway in each direction every 200 metres.

*(The subject site forms part of a development block whereby public sidewalks are or will be delivered via road dedication which does not exceed a 200-metre spacing. This requirement has already been considered by staff during the formulation of the draft Stage 1 Fleetwood Town Centre Plan).*

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Fleetwood 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 Fleetwood Town Centre Plan (TCP).
- The proposal includes 36 townhouse units on one lot. All townhouse units will be conventional with double side-by-side garages. All townhouse units are three-bedroom units.
- Access to the townhouse site will be provided by a driveway and curb-letdown from 170A Street.
- The applicant has worked with staff to ensure the provision of a high-quality public realm interface where units are oriented to face the street, with habitable rooms associated with the front entrance of each unit, and with entrances expressed individually by the provision of an entry porch. Main floor levels achieve a comfortable elevation of 0.6-metres to 1.2-metres above sidewalk grade. Apron parking and servicing elements have been screened from the public realm by locating them internal to the site, or through the provision of landscaping.

- The proposal involves some disruption of the natural topography of the site. To avoid overly abrupt disruption to the site's natural topography, the applicant has stepped buildings and sloped parking areas. The internal drive aisles are generally 0.3-1.6-metres below the grade of the adjoining 170A Street sidewalk which means that the applicant has made use of retaining walls, particularly along the site's western road frontage. Prior to final adoption, the applicant will be required to identify which chosen high-quality material facing will be used for the proposed retaining walls in accordance with the DP1 Form and Character guidelines.
- The townhouse buildings are well-modulated and articulated with two different schemes of cladding materials and colours. The primary cladding materials consist of lap siding, brick, and hardie board. The colour scheme consists of natural tones, like brown, gray, and white, which will allow for the development to blend in with the surrounding residential context.
- Each townhouse unit will have a small private balcony and ground-floor patio.
- Staff note that there are a number of coordination issues around retaining wall and stair locations along public realm frontages in the provided landscape, civil, and architectural plans sets. Prior to final adoption, the applicant will be required to fully coordinate their plan sets and ensure that stairs and retaining walls are sufficiently pulled back from future property lines.

#### Residential Livability

- 80 Avenue is an arterial road. Prior to final adoption, the applicant will be required to submit an acoustic attenuation report that satisfies the requirements of DP1 guidelines. The acoustic attenuation report will form part of a Section 219 Restrictive Covenant.

#### Landscaping

- Landscaping within and around the townhouse development will consist of coniferous and deciduous trees such as Paperbark Maple, Forest Pansy Redbud, and Green Pillar Pin Oak. A wide variety of shrubs, grasses, perennials, and ground covers are also proposed.
- Trees are proposed along the 80 Avenue and 170A Street frontages, which will help to soften the appearance of the buildings as perceived from the public realm.
- The proposal achieves publicly accessible open space at the street corner in accordance with DP1 guidelines at the intersection of 80 Avenue and 170A Street. Staff will seek to preserve these corner conditions through a right-of-way for public rights-of-passage over the publicly accessible open space (corner plazas) within the site.

#### Indoor Amenity

- The proposed RM-30 Zone requires 108 square metres of indoor amenity space (at a rate of 3.0 square metres per dwelling unit). The proposal provides for 78 square metres and Cash-In-Lieu which meets the requirement of the zoning by-law. The character of the amenity building is consistent with that of the overall development.
- Staff will continue to work with the applicant to define the programming of this space prior to final adoption.

### Outdoor Amenity

- The proposed RM-30 Zone requires 108 square metres of outdoor amenity space. The amount of outdoor amenity space proposed is 108 square metres which meets the requirements of the zoning by-law. The character of the outdoor amenity is consistent with the overall development and contains a play area and outdoor seating.
- Staff will continue to work with the landscape architect to expand the programmed outdoor amenity space prior to final adoption.

### Parking

- A total of 72 parking spaces are provided within the dwelling unit garages, and an additional 7 visitor parking spaces are interspersed throughout the site. The proposed parking configuration satisfies the minimum parking requirements in the Zoning By-law No. 12000.
- Prior to final adoption, the applicant will be required to identify the location of the 6 visitor cycle parking spaces required by the Zoning By-law No. 12000.

### Signage

- The applicant has proposed one free-standing development identification sign which meets the requirements of the Surrey Sign By-law No. 13656. The sign is proposed to be affixed to a 1.2-metre-high wall bookended by two pillars constructed of a high-quality stone veneer material to match the character of the townhouse development.

### 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. This list generally includes, but is not limited to:
  - Seek the opportunity to increase landscaping and tree planting along the internal drive aisles and along the eastern property line, if possible.
  - Submission of additional and coordinated grading information which details retaining wall locations, and heights. Furthermore, this additional information should detail the chosen high-quality material facing of the proposed retaining walls. This information should ensure that retaining walls and stairs are sufficiently offset from property lines.
  - Submission of additional information identifying the location of the proposed visitor bicycle parking racks.
  - Seek the opportunity to expand the programmed amenity spaces.
  - Submission of the acoustic attenuation report in accordance with the DP1 Form and Character guidelines.
  - Provision of additional information regarding the on-site lighting plan, in accordance with the Form and Character guidelines.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.



## TREES

- Adrian Szabunio, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix IV):
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

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

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	N/A	N/A	N/A
Alder/Cottonwood (within riparian area)	N/A	N/A	N/A
Deciduous Trees	5	5	0
Coniferous Trees	13	13	0
<b>Onsite Tree Totals</b>	<b>18</b>	<b>18</b>	<b>0</b>
<b>Onsite Replacement Trees Proposed</b>	<b>54</b>		
<b>Total Onsite Retained and Replacement Trees</b>	<b>54</b>		

- The Arborist Assessment states that there are a total of eighteen (18) mature trees on the site, excluding Alder and Cottonwood trees. No existing trees are Alder and Cottonwood trees. The applicant proposes to retain zero (0) 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 that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of thirty-six (36) replacement trees on the site. The applicant is proposing fifty-four (54) replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Paperbark Maple, Katsura Tree, Forest Pansy Redbud, Princeton Sentry Maidenhair, Serbian Spruce, Green Pillar Pin Oak, and Japanese Snowbell.
- In summary, a total of fifty-four (54) trees are proposed to be retained or replaced on the site with no contribution to the Green City Program given that the required replacement trees are being exceeded.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

**INFORMATION ATTACHED TO THIS REPORT**

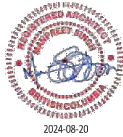
The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. TCP Redesignation Map
- Appendix VI. OCP Redesignation Map
- Appendix VII. Development Variance Permit No. 7924-0133-00

*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

RO/cm



**TOWNHOUSE DEVELOPMENT**  
17079 80TH AVENUE, 8056,72 170A STREET  
Surrey, BC

# DRAWING LIST

- COVER SHEET A-0.1
- LOCATION MAP & TEAM A-0.2
- PROGRAM SUMMARY A-0.3
- BASE PLAN A-0.4
- CONTEXT PLAN A-0.5
- SITE PLAN A-1.0
- FIRE ACCESS PLAN A-1.1
- FLOOR PLANS A-2.0 - 2.15
- ELEVATIONS A-3.0 - 3.8
- SECTIONS A-4.0 - 4.1
- UNIT PLANS A-5.0 - 5.7

# LOCATION



308 - 9639 137A Street, Surrey BC V3T 0M1  
1600 West 2nd Avenue, Vancouver, BC V6J 1H4  
(604)608-0161 | www.paramorph.com

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2024-03-18	DP Application
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Date	Description

Issues / Revisions



# PROJECT TEAM

**ARCHITECT - PARAMORPH ARCHITECTURE INC.**  
308 - 9639 137A Street  
Surrey, BC V3T 0M1  
(604) 608-0161  
info@paramorph.com

**SURVEYOR - TARGET LAND SURVEYING LTD.**  
Unit C120 - 20178 96 Avenue  
Langley, BC, V1M 0B2  
(604) 583-6161  
Adam@targetlandsurveying.ca

**CIVIL - CENTRAS ENGINEERING LTD.**  
306-2630 CROYDON DRIVE  
SURREY, BC, V3Z 6T3  
(604) 283-2240  
info@entras.ca

**ARBORIST - WOODRIDGE TREE CONSULTING ARBORIST LTD.**  
2513 141 STREET  
SURREY, BC, V4P 2E5  
(778) 847-0669  
admin@woodridgetree.com

**LANDSCAPE - PMG LANDSCAPE ARCHITECTS**  
C100 4185 STILL CREEK DRIVE  
BURNABY, BC, V5C 6G9  
(604) 294-0011  
office@pmglandscape.com

Project Title  
**TOWNHOUSE DEVELOPMENT**

Project Address  
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170A STREET, SURREY,  
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Checked By PV	Project ID SU56_2403

Sheet Title  
**LOCATION MAP  
& TEAM**

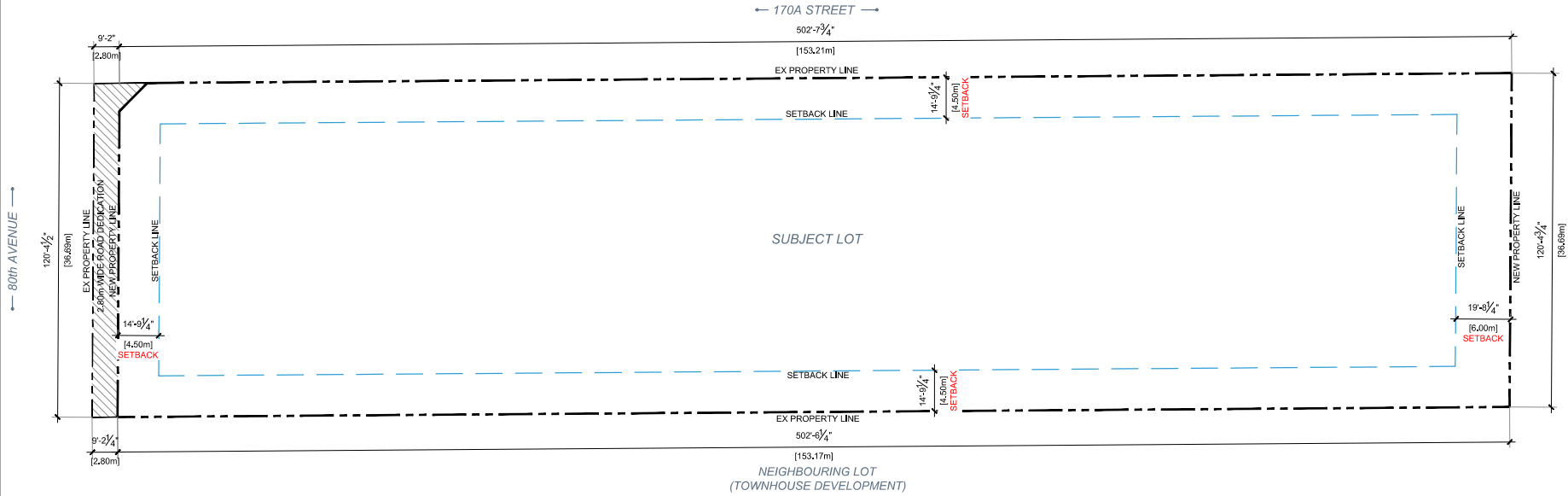
Scale

Sheet No.

**A-0.2**



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NEIGHBOURING LOT

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2024-08-20

Project Title  
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Sheet Title

**BASE PLAN**

Scale

Sheet No.

**A-0.4**

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NEIGHBOURING LOT

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Date	Description
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Project Title  
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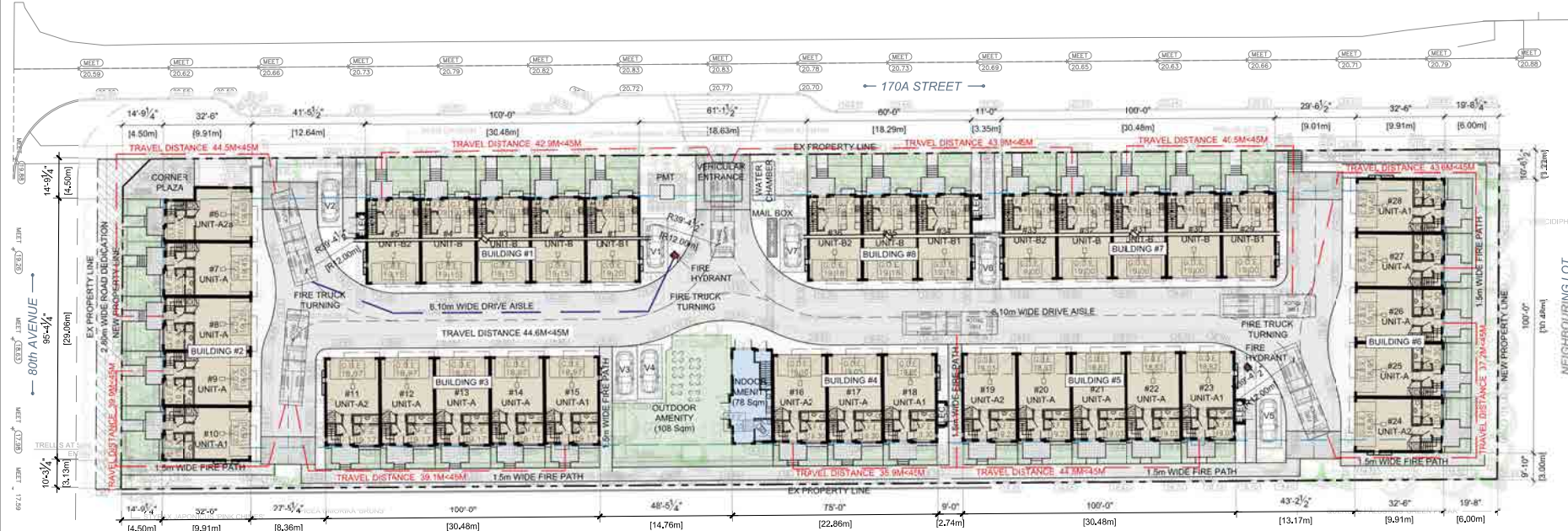
**SITE PLAN**

Scale

Sheet No.

**A-1.0**

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**LEGEND**

- TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT AS PER BCBC 2018 3.2.5.5.(2)(c)
- TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK AS PER BCBC 2018 3.2.5.5.(2)(b)
- ◆ FIRE HYDRANT

Date	Description
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Sheet Title

**FIRE ACCESS PLAN**

Scale

Sheet No.



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BC**

Drawn By GBV	Date 2024-03-21
Checked By PV	Project ID 6058_3403
Sheet Title	

**SITE PLAN**

Scale

Sheet No.

**A-1.2**

## SCHEDULE OF FINISHES

1. JAMES HARDIE CEDARMILL LAP SIDING  
COLOR: WHITE
2. JAMES HARDIE CEDARMILL LAP SIDING  
COLOR: STONE PAVER
3. JAMES HARDIE CEDARMILL LAP SIDING  
COLOR TO MATCH: NIGHT GRAY
4. BRICK  
COLOR: BROWN
5. BRICK  
COLOR: DARK GRAY
6. SMOOTH FINISH HARDIE BOARD  
COLOR: WHITE
7. ASPHALT SHINGLE ROOF  
COLOR: BLACK
8. PAINTED VINYL WINDOWS  
COLOR: BLACK
9. POWDER COATED ALUMINUM RAILING  
WITH SAFETY GLASS (CLEAR AND  
TRANSLUCENT)  
COLOR: BLACK
10. SOLID CORE WOOD DOORS  
COLOR : WHITE
11. GARAGE DOORS  
COLOR: WHITE



1 BUILDING 1- EAST ELEVATION  
SCALE: 3/32" = 1'-0"



2 BUILDING 1- WEST ELEVATION  
SCALE: 3/32" = 1'-0"



3 BUILDING 2 - NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



4 BUILDING 2 - SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"

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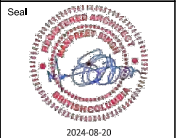


KEY PLAN



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Project Title  
**TOWNHOUSE DEVELOPMENT**

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170A STREET, SURREY,  
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Sheet Title

**MATERIAL &  
FINISHES**

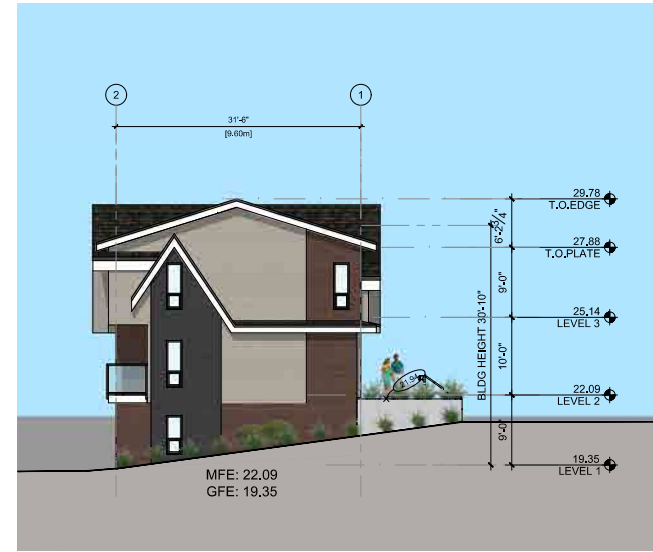
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Sheet No.

**A-3.0**



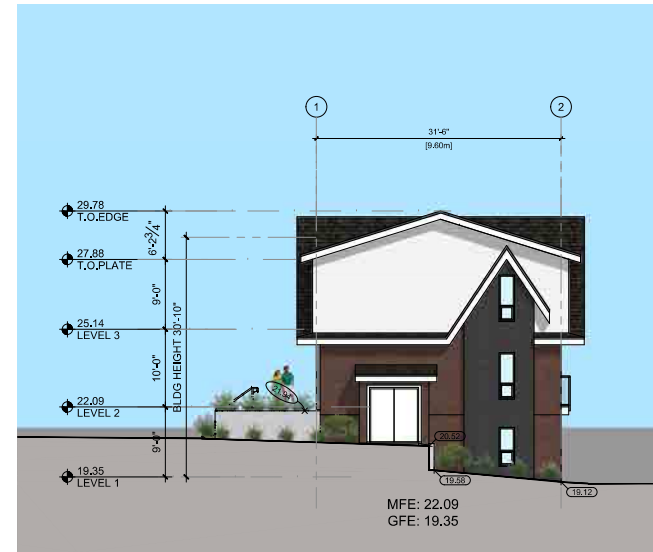
1 BUILDING 1- EAST ELEVATION  
SCALE: 1/16" = 1'-0"



2 BUILDING 1- NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



3 BUILDING 1- WEST ELEVATION  
SCALE: 1/16" = 1'-0"



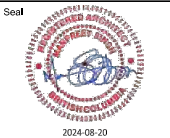
4 BUILDING 1- SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

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Project Title  
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BC**

Drawn By	Date
GSV	2024-02-21
Checked By	Project ID
PV	SU55_2403
Sheet Title	

**ELEVATIONS**

Scale  
1/16" = 1'-0"

Sheet No.







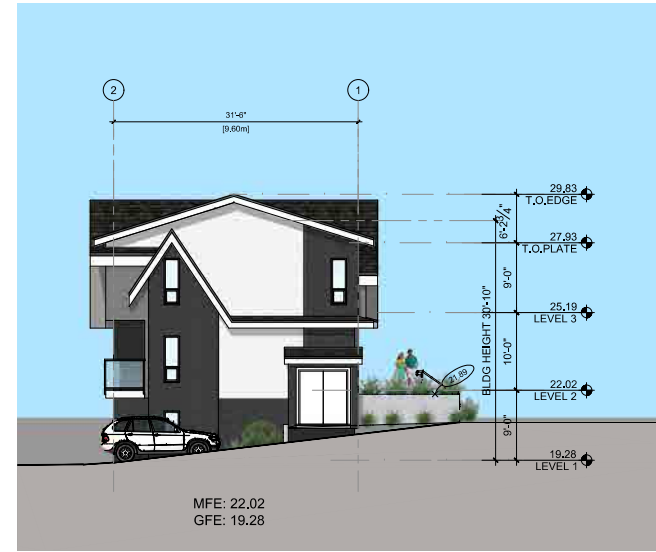








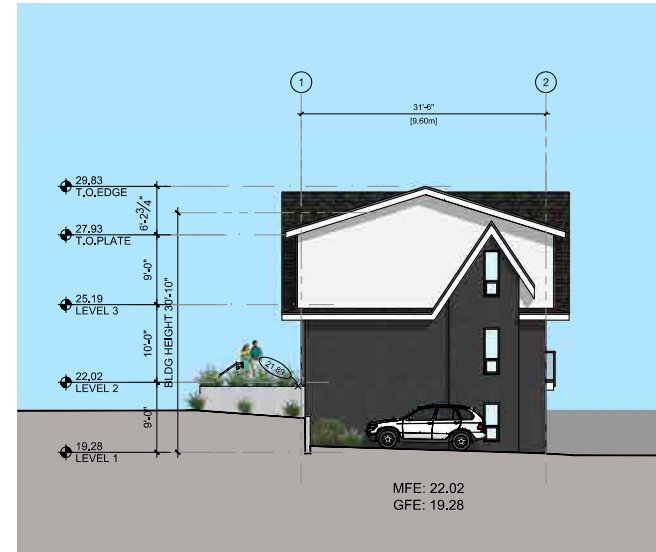
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2 BUILDING 8- NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

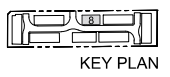


3 BUILDING 8- WEST ELEVATION  
SCALE: 1/16" = 1'-0"



4 BUILDING 8- SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

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PV	SU55_2403
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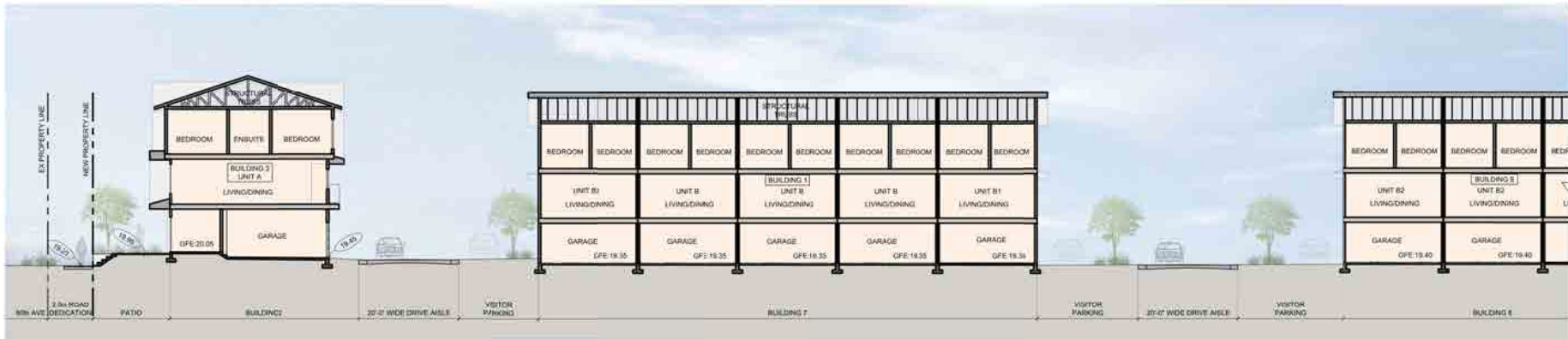
**ELEVATIONS**

Scale  
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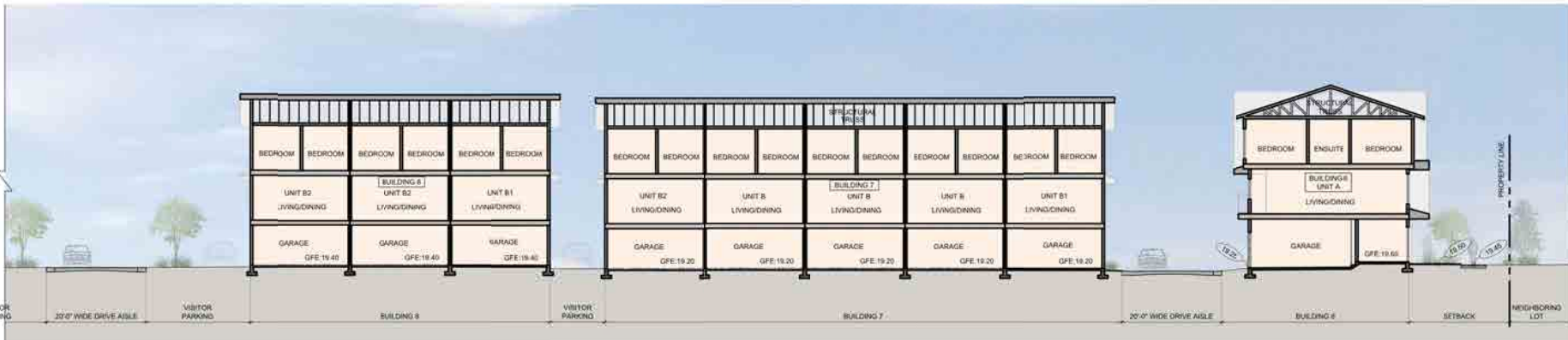
Sheet No.



1 SECTION A  
SCALE: N.T.S.



2 SECTION A - PARTIAL 1  
SCALE: 3/8" = 1'-0"



3 SECTION A - PARTIAL 2  
SCALE: 3/8" = 1'-0"

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FLOOR PLAN



2024-03-18	CP Application
2024-02-21	Preliminary Application
Date	Description

Issues / Revisions



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Project Address  
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Checked By Pv	Project ID SUS5_2403
Sheet Title	

FLOOR PLANS

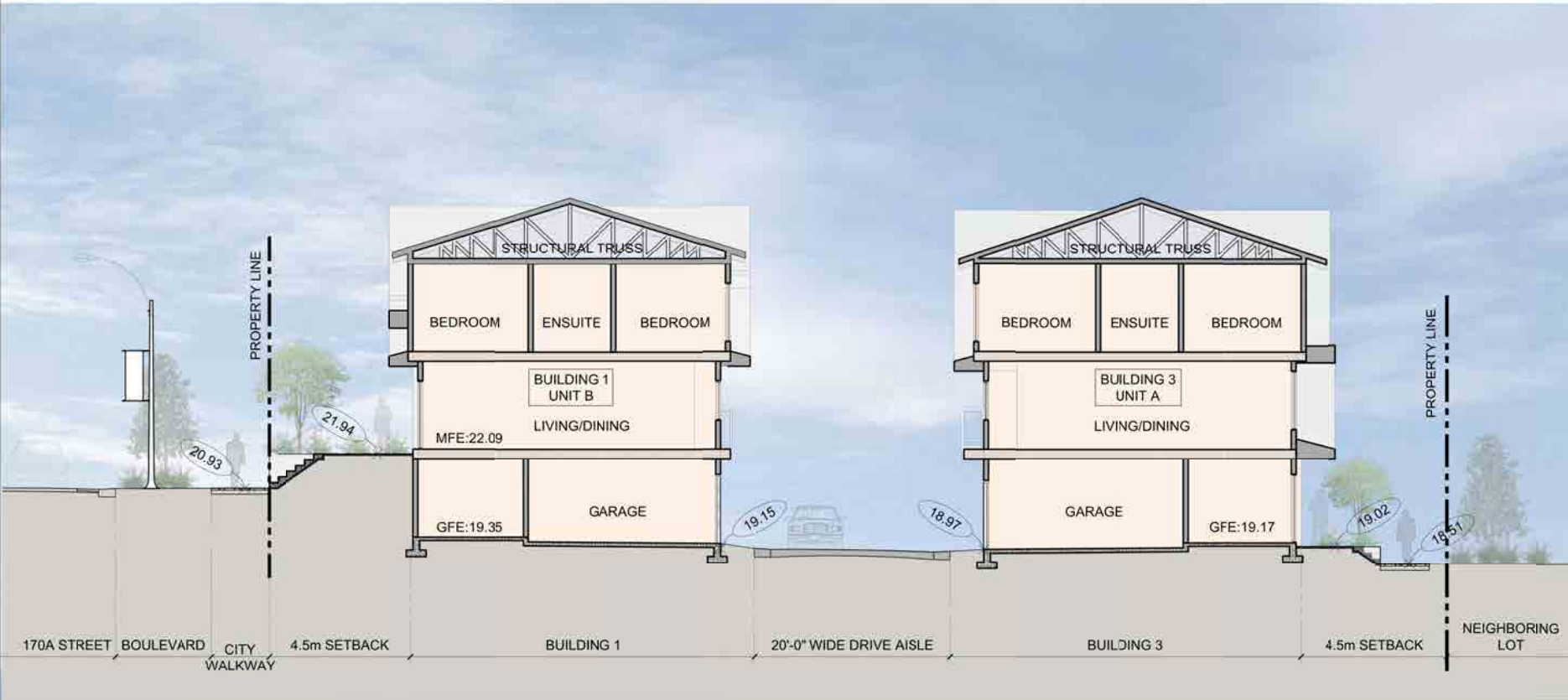
Scale:  
AS NOTED

Sheet No.

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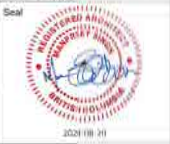
KEY PLAN



1 SECTION B  
 SCALE: 3/32" = 1'-0"

2024-03-18	CP Application
2024-02-21	Preliminary Application
Date	Description

Issues / Revisions



Project Title  
**TOWNHOUSE DEVELOPMENT**

Project Address  
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Sheet Title

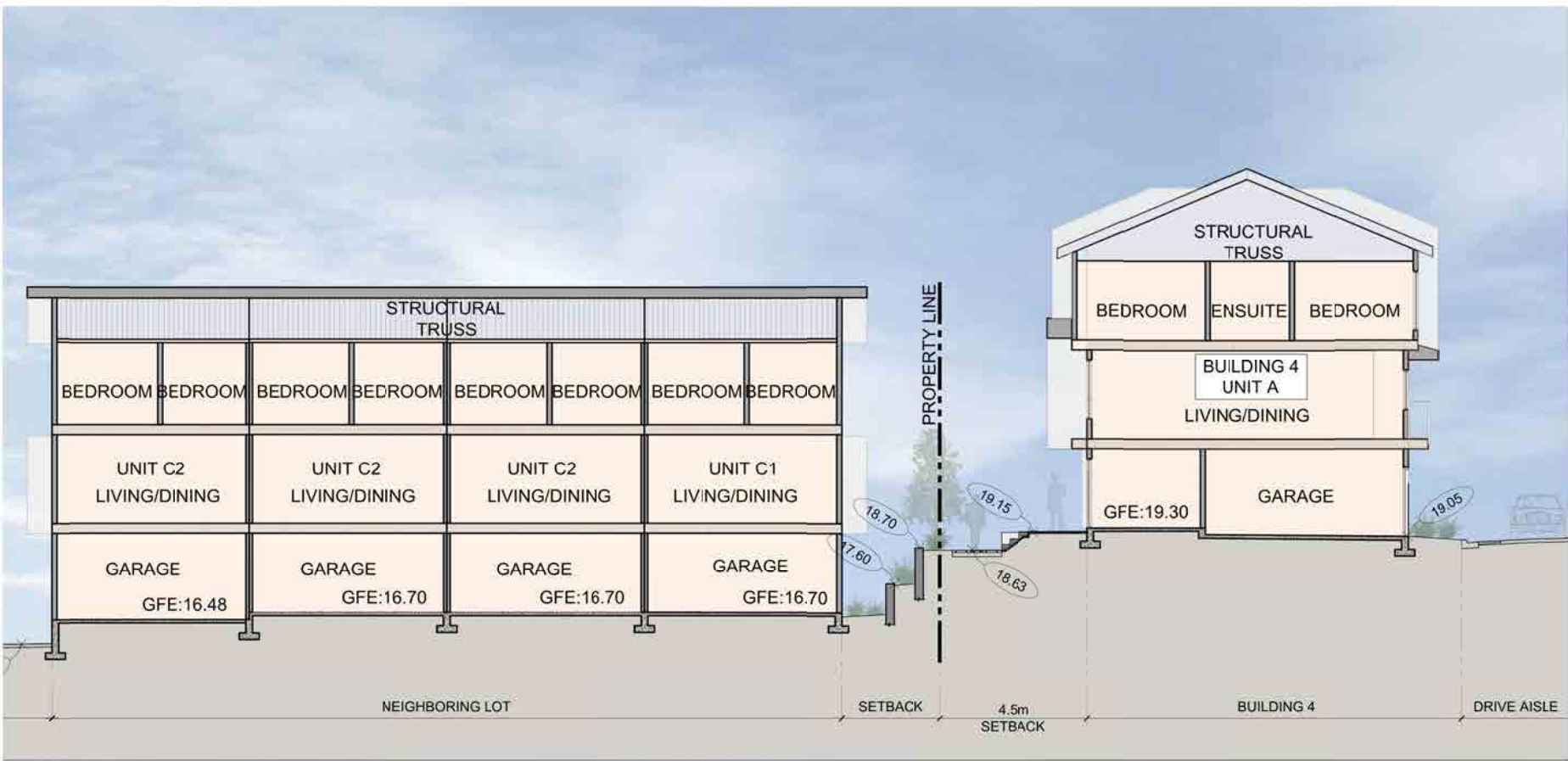
SECTIONS

Scale  
 3/32" = 1'-0"

Sheet No.

**A-4.1**

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**1 SECTION C**  
 SCALE: 3/32" = 1'-0"

2024-03-18	CP Application
2024-02-21	Preliminary Application
Date	Description

Issues / Revision

Seal

2024 18 21

Project Title  
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Drawn By GEV	Date 2024-02-21
Checked By PV	Project ID SU56_2403

Sheet Title

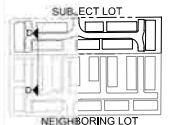
**SECTIONS**

Scale  
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Sheet No.

**A-4.2**

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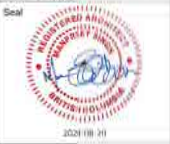


KEY PLAN



2024-03-18	CP Application
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Date	Description

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Project Title  
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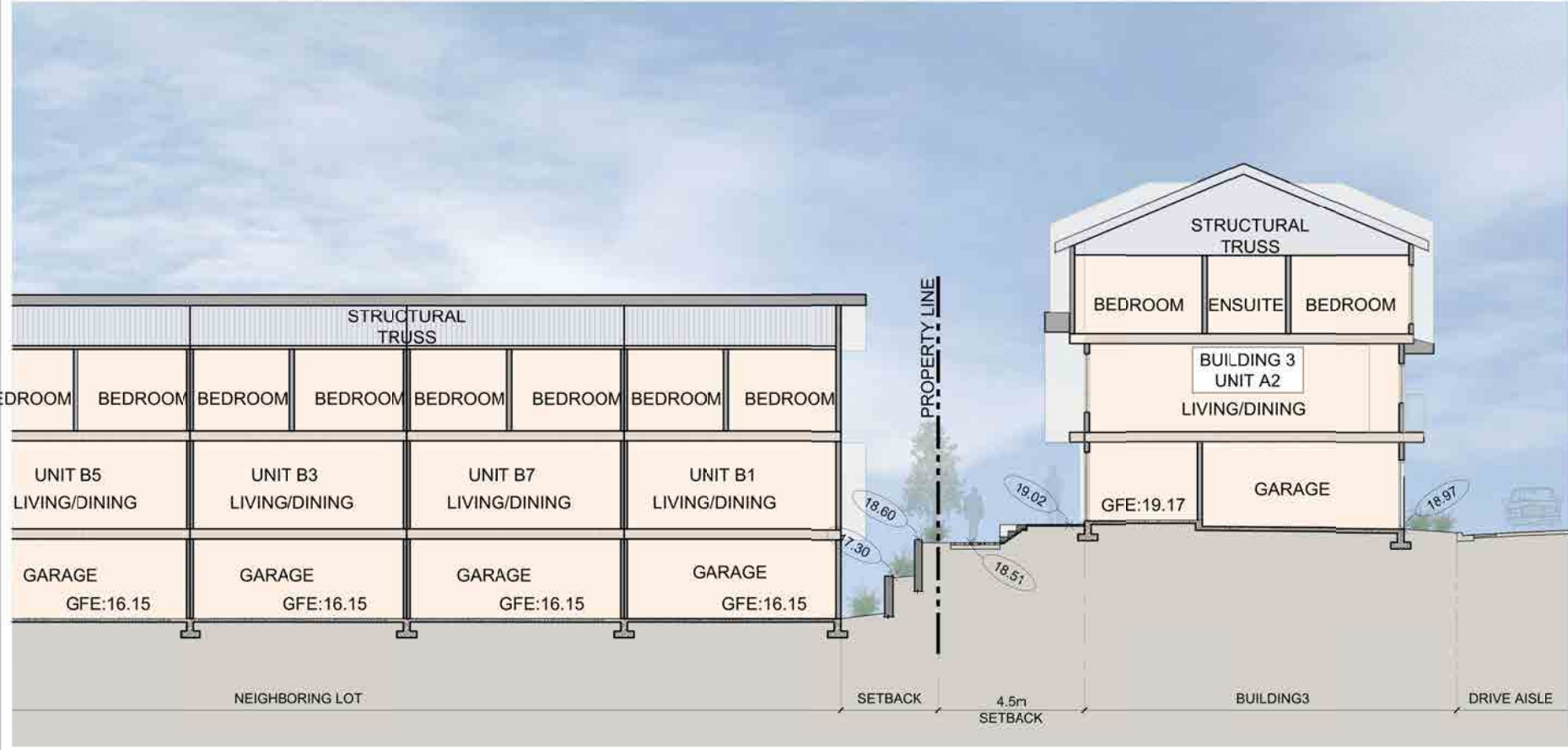
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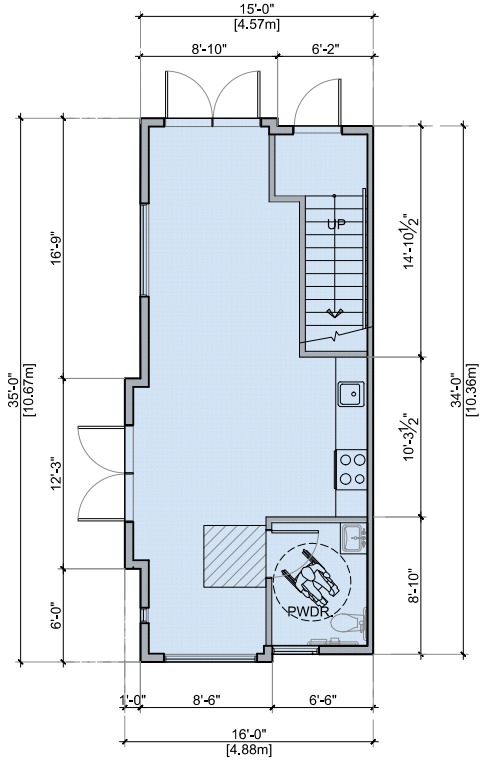
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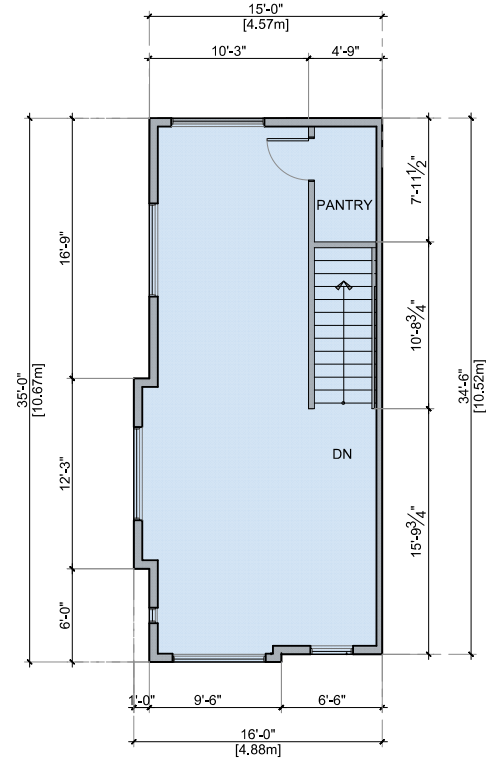


1 SECTION D  
 SCALE: 3/32" = 1'-0"

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① UNIT-AMENITY(LVL-1)  
AREA=651 sqft



① UNIT-AMENITY(LVL-2)  
AREA=654 sqft

2024-03-18	DP Application
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Project Title  
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Checked By PV	Project ID SU56_2403

Sheet Title

**AMENITY**

Scale  
1/8" = 1'-0"

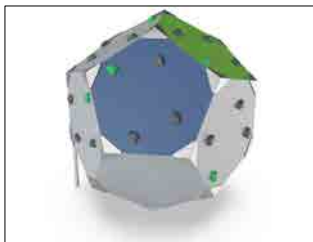
Sheet No.

**A-5.7**

SEAL:



BELGARD STANDARD CLASSIC PAVERS - 80MM THICK, RUNNING BOND - COLOUR SHADOW GREY



KOMPAN BLOXX1



MAGLIN: KONTUR TABLE & CHAIRS IN BLUE



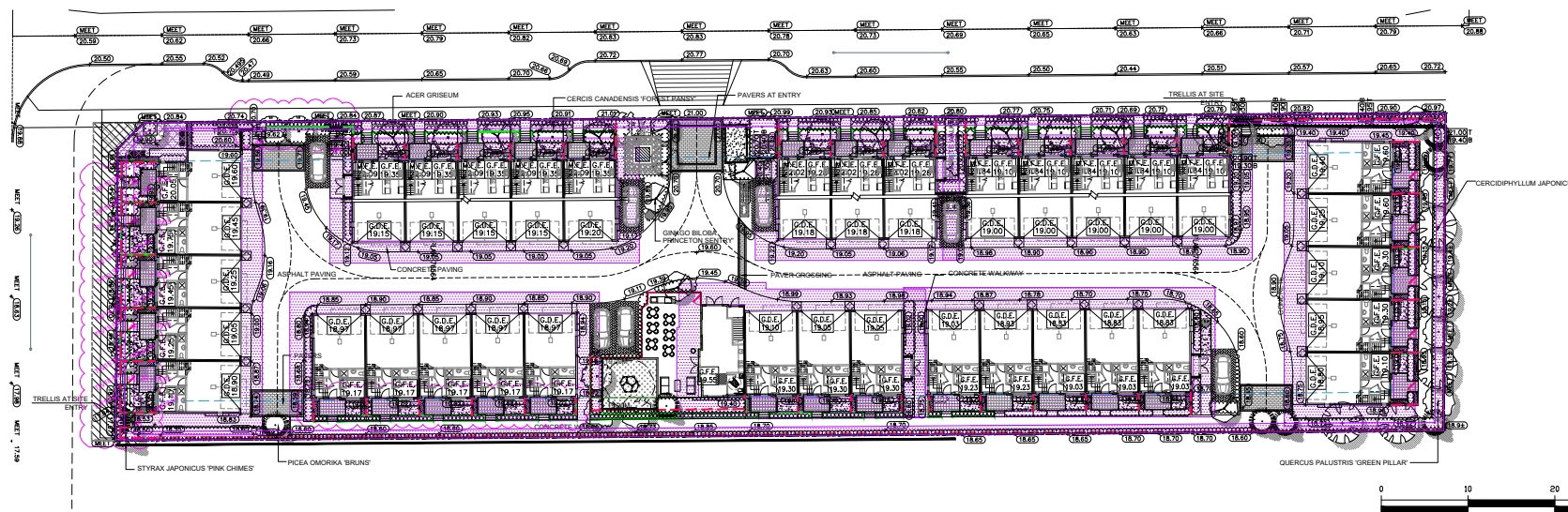
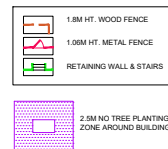
MAGLIN: ICONIC BENCH - IPE WOOD WITH BLUE FRAME



MAGLIN: SERIES 400 BIKE RACKS - COLOUR BLUE

PLANT SCHEDULE				PMG PROJECT NUMBER: 24-080
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	7	ACER GRISELUM	PAPERBARK MAPLE	6CM CAL: 1.8M STD; B&B
	5	CERCIDPHYLLUM JAPONICUM	KATSURRA TREE	6CM CAL: 1.8M STD; B&B
	14	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL: 1.8M STD; B&B
	7	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL: 2M STD; B&B; CLIMATE RESILIENT
	7	PICEA OMORICA 'BRUNO'	BRUNO'S SEBASTIAN SPRUCE	2.5M HT; B&B
	10	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PINK	6CM CAL: 1.8M STD; B&B
	4	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL: 1.8 M 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 CNLA 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 WORKSMANSHIP 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.



NO.	DATE	REVISION DESCRIPTION	DR.
1	24.06.25	NEW SITE PLAN	WZ
2	24.AUG.14	REVISE PER CLIENT COMMENTS	WZ

PROJECT: TOWNHOUSE DEVELOPMENT

17079 80TH & 8056, 72 170A STREET SURREY, B.C.

DRAWING TITLE: LANDSCAPE TREE PLAN

DATE: 24.JUN.6 DRAWING NUMBER: L1

SCALE: 1:250

DRAWN: MM

DESIGN: MM

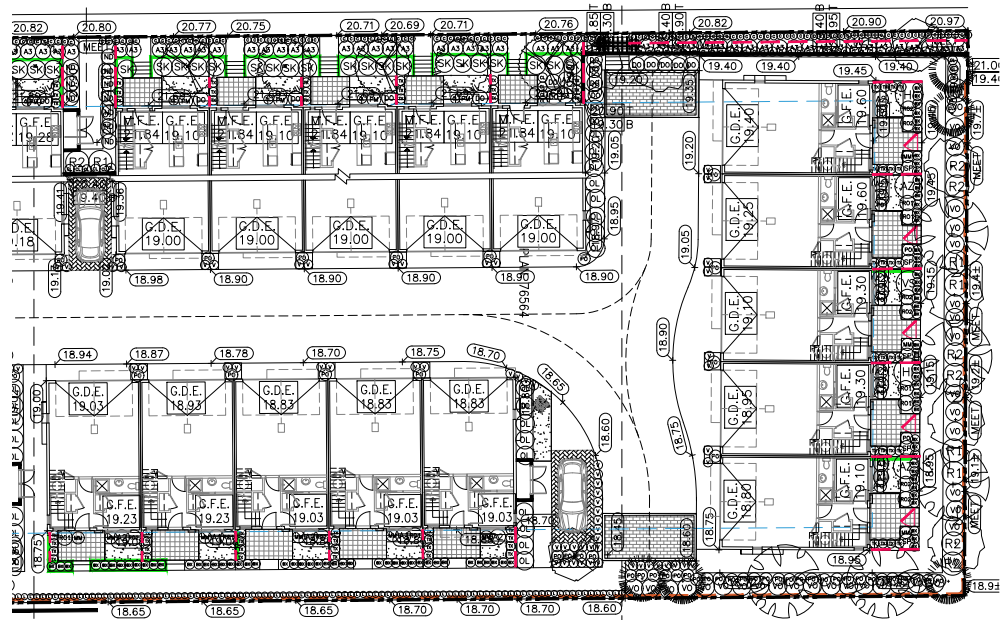
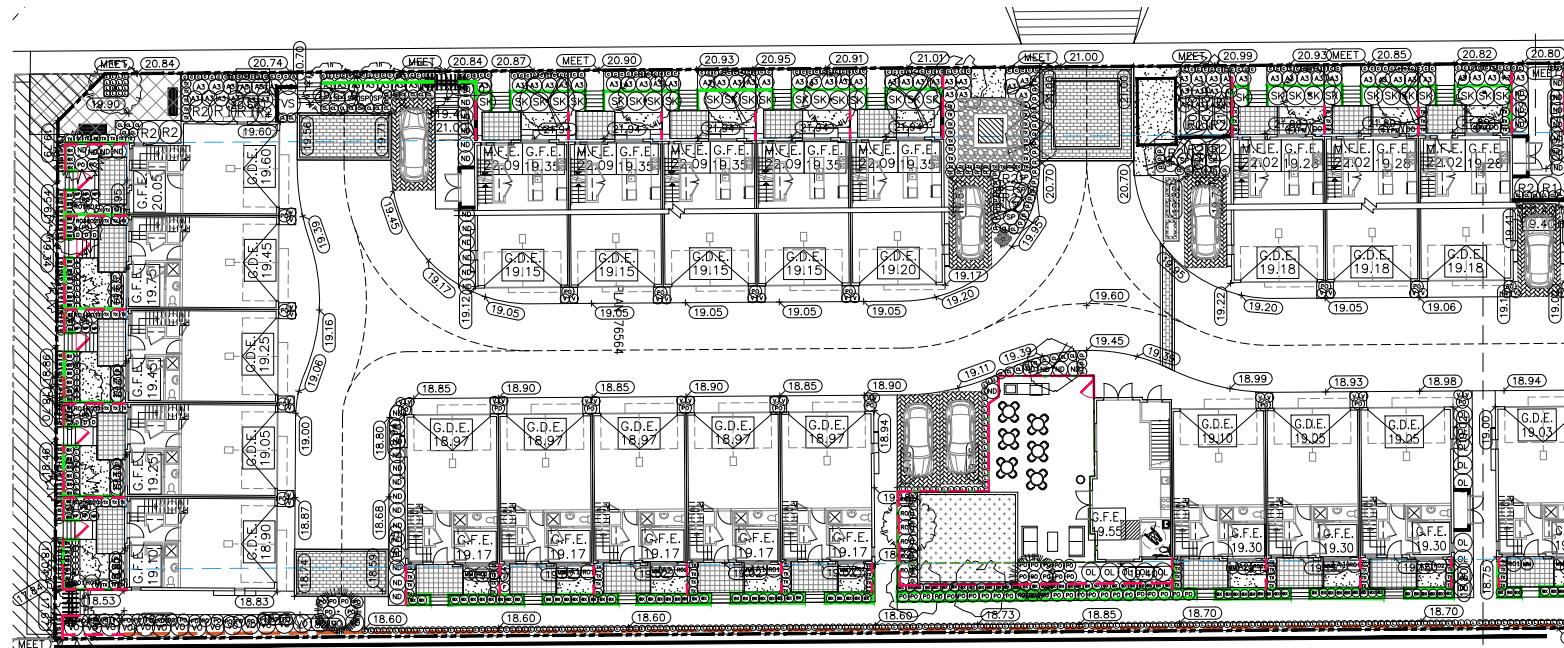
CHKD: BA

OF 3

PMG PROJECT NUMBER: 24-080

24080-3.2P

SEAL:



**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
(S)	13	AZALEA JAPONICA 'HARDIZER'S BEAUTY'	AZALEA: LIGHT PINK	#2 POT: 25CM
(S)	132	AZALEA JAPONICA 'HINO WHITE'	AZALEA: HARDY WHITE	#3 POT: 40CM
(S)	7	AZALEA JAPONICA 'PURPLE SPLENDOR'	AZALEA: RED-VIOLET	#2 POT: 25CM
(S)	2	AZALEA MOLLIS 'SAMUEL T. COLERIDGE'	DECIDUOUS AZALEA: PURPLE/ORANGE BLOTCH	#3 POT: 40CM
(S)	226	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT: 25CM
(S)	20	DAPHNE ODORA	FRAGRANT DAPHNE	#2 POT: 25CM
(S)	3	FUSCIA LORD BYRON	HARDY FUSCIA	#2 POT: 40CM
(S)	2	HIBISCUS SYRIACUS	ROSE OF SHARON	#3 POT: 50CM
(S)	53	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT: 40CM
(S)	31	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT: 50CM
(S)	8	RHOODODENDRON 'CHRISTMAS CHEER'	RHOODODENDRON: BLUSH PINK	#2 POT: 40CM
(S)	18	RHOODODENDRON 'ELIZABETH'	RHOODODENDRON: RED	#3 POT: 30CM
(S)	17	ROSA 'NOASON'	CARPET ROSE: YELLOW	#2 POT: 40CM
(S)	24	ROSA MEIDELAND 'BONICA'	MEIDELAND ROSE: PINK	#2 POT: 40CM
(S)	52	SKIMMIA JAPONICA 'MACROPHYLLA'	LARGE LEAF JAPANESE SKIMMIA	#3 POT: 50CM
(S)	18	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIRAEA	#2 POT: 30CM
(S)	179	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
(S)	50	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT: 60CM
(S)	2	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT: 60CM
(S)	256	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
(S)	146	CHASMANTHUM LATIFOLIUM	NORTHERN SEA OATS	#1 POT
(S)	46	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
(S)	16	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP. SILVER GRASS	#1 POT
(S)	141	PENISSETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
(S)	6	HEMEROCALLIS 'RED MAGIC'	DAYLILY: RED AND YELLOW	#1 POT: 1-2 FAN
(S)	15	BERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	15CM POT
(S)	345	LIRIOPE MUSCARI	BLUE LILY-TURF	15CM POT
(S)	9	NEPETA x FASSENII 'DROPMORE'	BLUE CATMINT	15CM POT
(S)	7	POLYSTICHUM MUNITIUM	WESTERN SWORD FERN	#1 POT: 25CM
(S)	99	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT: 30CM

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 CANA 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 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.

ALL LANDSCAPED AREAS TO BE IRRIGATED WITH HIGH EFFICIENCY - DESIGN BUILD SYSTEM THAT MEETS IABC STANDARDS

NO.	DATE	REVISION DESCRIPTION	DR.
2	24.JUL.14	REVISE PER CLIENT COMMENTS	WZ
1	24.JUL.25	NEW SITE PLAN	WZ

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**

17079 80TH & 8056, 72 170A STREET  
SURREY, B.C.

DRAWING TITLE:

**LANDSCAPE SHRUB PLAN**

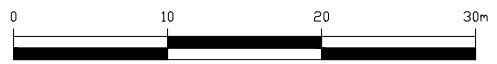
DATE: 24.JUN.6 DRAWING NUMBER:

SCALE: 1:50

DRAWN: MM

DESIGN: MM

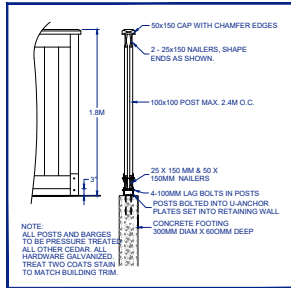
CHKD: BA OF 3



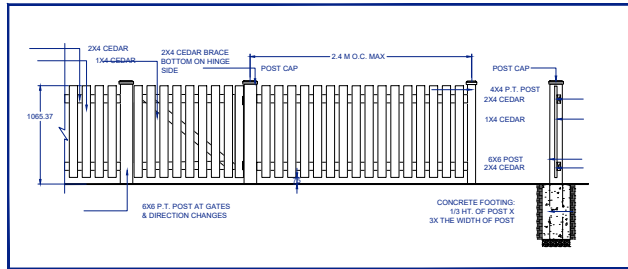
**L2**



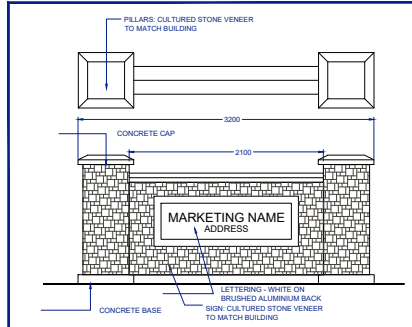
SEAL:



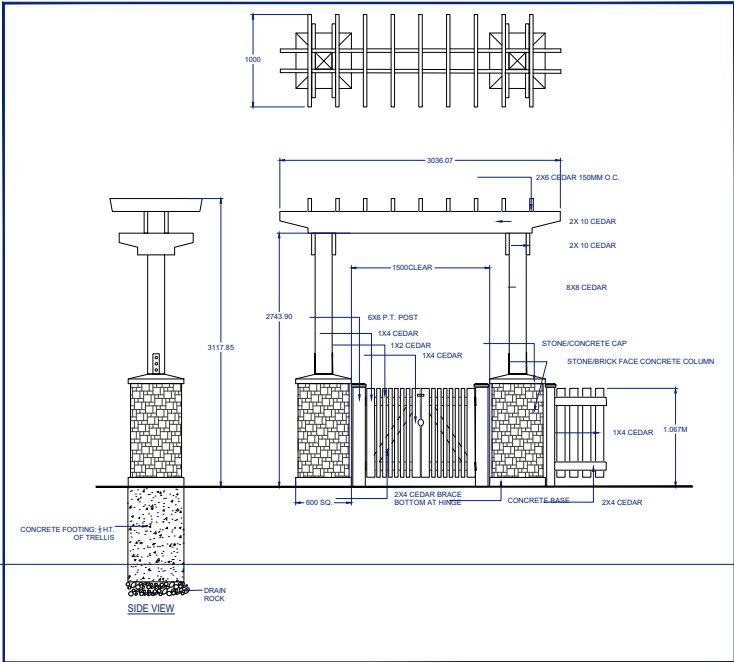
1 1.8HT WOOD FENCE  
1:25



2 1.06M HT WOOD FENCE  
1:25

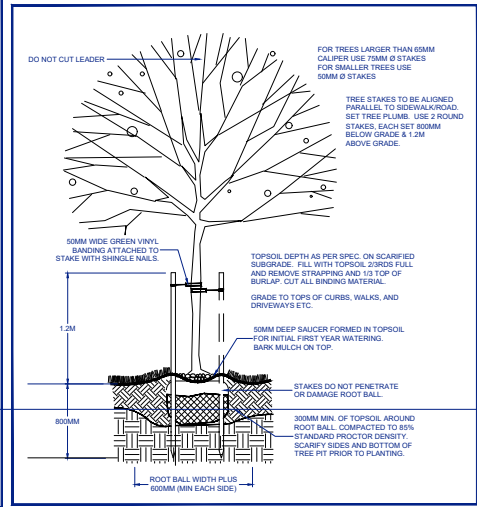


3 ENTRY SIGN  
1:25

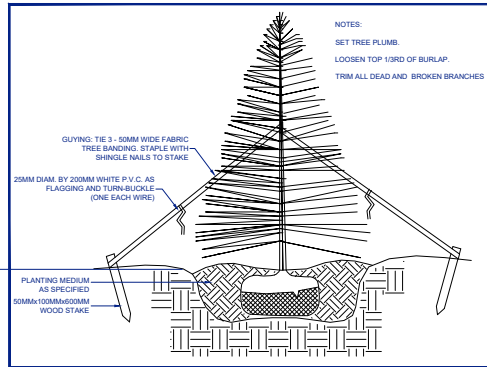


4 TRELLIS  
1:25

NOTE  
1. ALL POSTS PRESURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.  
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.  
3. ALL HARDWARE HOT DIPPED GALVANIZED.  
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.  
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12" / 6" STEPS (MAX.) COPS TO GRADE TO FOLLOW FINISH GRADE. CAP TO BE 3/4"



5 DECIDUOUS TREE PLANTING DETAIL  
1:25



6 CONIFER PLANTING DETAIL  
1:25

NO.	DATE	REVISION DESCRIPTION	BY
1	24.AUG.25	NEW SITE PLAN	WZ
2	24.AUG.14	REVISE PER CLIENT COMMENTS	WZ

CLIENT:

PROJECT:  
**TOWNHOUSE DEVELOPMENT**  
17079 80TH & 8056, 72 170A STREET  
SURREY, B.C.

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 24.JUN.6 DRAWING NUMBER:  
SCALE: AS NOTED  
DRAWN: MM  
DESIGN: MM  
CHKD: BA

**L3**  
OF 3

---

TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **September 03, 2024**

PROJECT FILE: **7824-0133-00**

---

RE: **Engineering Requirements**  
**Location: 17079 80 Ave**

### **OCP AMENDMENT & NCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment and NCP Amendment.

### **REZONE & SUBDIVISION**

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

- Dedicate 2.808 m along 80 Ave.
- Dedicate 3 m by 3 m corner cut at intersection of 80 Ave and 170A St.
- Register 0.5 m SRW along 80 Ave and 170A St.

#### ***Works and Services***

- Construct the east side of 170A St.
- Construct a sidewalk along the north side of 80 Ave.
- Construct a 200 mm water main along 170A St.
- Cap the 50 mm lower-pressure sanitary main on 80 Ave.
- Prepare sanitary sewer capacity analysis for downstream sanitary mains and resolve deficiencies as identified.
- Construct a drainage system along the north property line.
- Prepare stormwater control plan to confirm capacity of downstream drainage mains and resolve deficiencies as identified.
- Implement stormwater mitigation as required by the Fleetwood Greenway North Creek Integrated Stormwater Management Plan.
- Provide driveway, water, drainage, and sanitary service connections to the lot.

A Servicing Agreement is required prior to Rezone and Subdivision.

### **DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT**

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



Jeff Pang, P.Eng.  
Manager, Development Services  
/JNC

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**  
Date: **July 9, 2024**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **24-0133**

The proposed development of **36** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	31
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	17
Secondary School =	9
Total Students =	26

<b>Current Enrolment and Capacities:</b>	
<b>Coast Meridian Elementary</b>	
Enrolment	275
Operating Capacity	309
# of Portables	0
<b>North Surrey Secondary</b>	
Enrolment	1428
Operating Capacity	1175
# of Portables	9

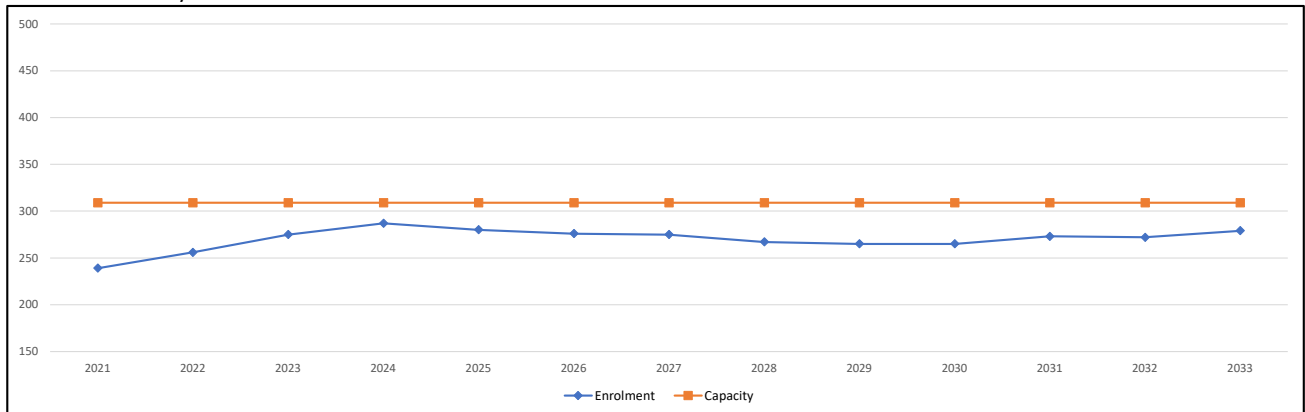
**Summary of Impact and Commentary**

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.

As of September 2023, Coast Meridian is operating at 89% capacity. With the pending Fleetwood Plan the District will provide updated enrolment projections for this school as they are expected to increase significantly.

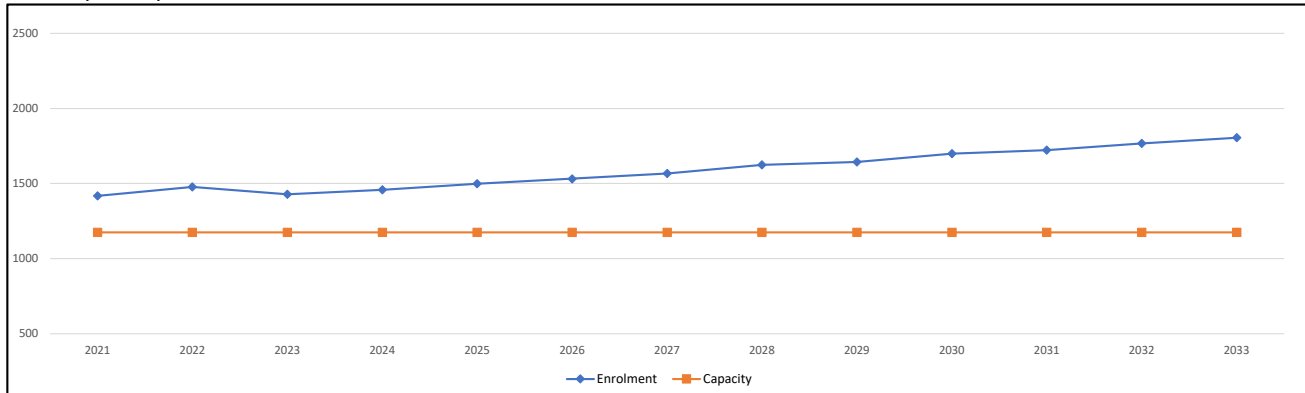
As of September 2023, North Surrey Secondary is operating at 122% and projected to grow to 1500+ students by the middle of this decade. As part of the 2025/2026 Capital Plan submission to the Ministry of Education, the District is requesting a 525 capacity addition. This project has not been approved by the Ministry as of yet.

**Coast Meridian Elementary**



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**North Surrey Secondary**



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**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.

**Appendix IV**

**Summary of Tree Preservation by Tree Species:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder	0	-	-
Cottonwood	0	-	-
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	1	0
Cherry	3	3	0
Japanese Maple	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	7	7	0
Western Red Cedar	1	1	0
Blue Spruce	1	1	0
Hemlock	2	2	0
Norway Spruce	1	1	0
Grand Fir	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>18</b>	<b>18</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>60</b>		
<b>Total Retained and Replacement Trees</b>	<b>60</b>		

# Tree Preservation Summary

Surrey Project No:

Address: 17079 80 Ave, 8056, & 8072 170A Street, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio PR 5079A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	18	Protected Trees Identified	11
Protected Trees to be Removed	18	Protected Trees to be Removed	11
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	0
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
<ul style="list-style-type: none"> <li>- Alder &amp; Conifers to be removed (1:1) 0 X one (1) = 0</li> <li>- All other species to be removed (2:1) 18 X two (2) = 36</li> </ul>	36	<ul style="list-style-type: none"> <li>- Alder &amp; Conifers to be removed (1:1) 0 X one (1) = 0</li> <li>- All other species to be removed (2:1) 11 X two (2) = 22</li> </ul>	22
Replacement Trees Proposed	60	Replacement Trees Proposed	0
Replacement Trees in Deficit	0	Replacement Trees in Deficit	22
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	N/A		

\*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

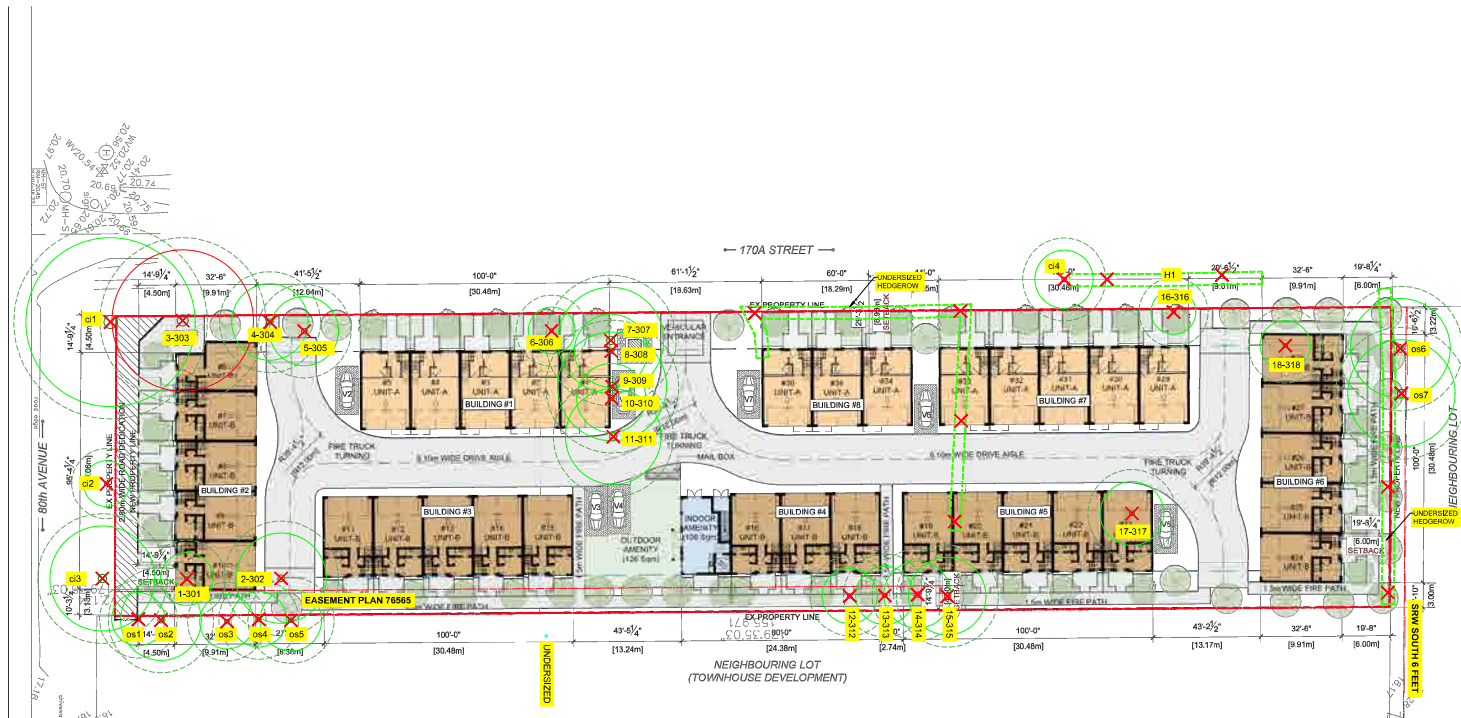
Summary, report and plan prepared and submitted by:



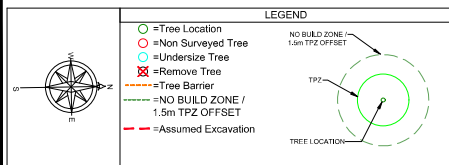
(Signature of Arborist)

April 30, 2024

Date



TREE INVENTORY				
TREE #	TAG #	SPECIES	DBH (cm)	TPZ (m)
-	ci1	BIGLEAF MAPLE	159	9.54
-	ci2	SCARLET OAK	43	2.58
-	ci3	DOUGLAS FIR	99	5.94
-	ci4	SMARAGD	55	3.30
1	301	DOUGLAS FIR	50	3.00
2	302	DOUGLAS FIR	85	5.10
3	303	DOUGLAS FIR	72	4.32
4	304	DOUGLAS FIR	72	4.32
5	305	CHERRY	65	3.90
6	306	CHERRY	44	2.64
7	307	DOUGLAS FIR	100	6.00
8	308	HEMLOCK	69	4.14
9	309	HEMLOCK	102	6.12
10	310	WESTERN RED CEDAR	85	3.90
11	311	DOUGLAS FIR	90	5.40
12	312	NORWAY SPRUCE	52	3.12
13	313	DOUGLAS FIR	55	3.30
14	314	DOUGLAS FIR	63	3.78
15	315	GRAND FIR	73	4.38
16	316	BLUE SPRUCE	42	2.52
17	317	CHERRY	60	3.60
18	318	JAPANESE MAPLE	47	2.82
-	o#1	DOUGLAS FIR	50	3.00
-	o#2	DOUGLAS FIR	76	4.56
-	o#3	DOUGLAS FIR	51	3.06
-	o#4	DOUGLAS FIR	52	3.12
-	o#5	DOUGLAS FIR	58	3.48
-	o#6	SCOTS PINE	94	5.64
-	o#7	WESTERN RED CEDAR	101	6.06
-	H1	SMARAGD HEDGEROW	N/A	N/A



**LEGEND**

- = Tree Location
- = Non Surveyed Tree
- = Undersize Tree
- ✗ = Remove Tree
- = Tree Barrier
- = NO BUILD ZONE / 1.5m TPZ OFFSET
- - - = Assumed Excavation

NO BUILD ZONE - 1.5m TPZ OFFSET

TPZ

TREE LOCATION

**NOTES:**

- NON SURVEYED TREE LOCATIONS ARE APPROXIMATE. LOCATIONS AND OWNERSHIP CAN ONLY BE CONFIRMED BY A REGISTERED BC LAND SURVEY
- UNDERSIZED TREES ARE LESS THAN 30cm DBH
- RED TPZ INDICATES POOR RETENTION SUITABILITY. ALL OTHERS ARE GOOD OR MODERATE
- TREE PROTECTION ZONE (TPZ) IS MEASURED FROM THE OUTER TRUNK EDGE

**TREE PLAN FOR CONSTRUCTION AT**

**17079 80 AVE, 8056, & 8072 170A ST, SURREY**

SCALE: 1:600

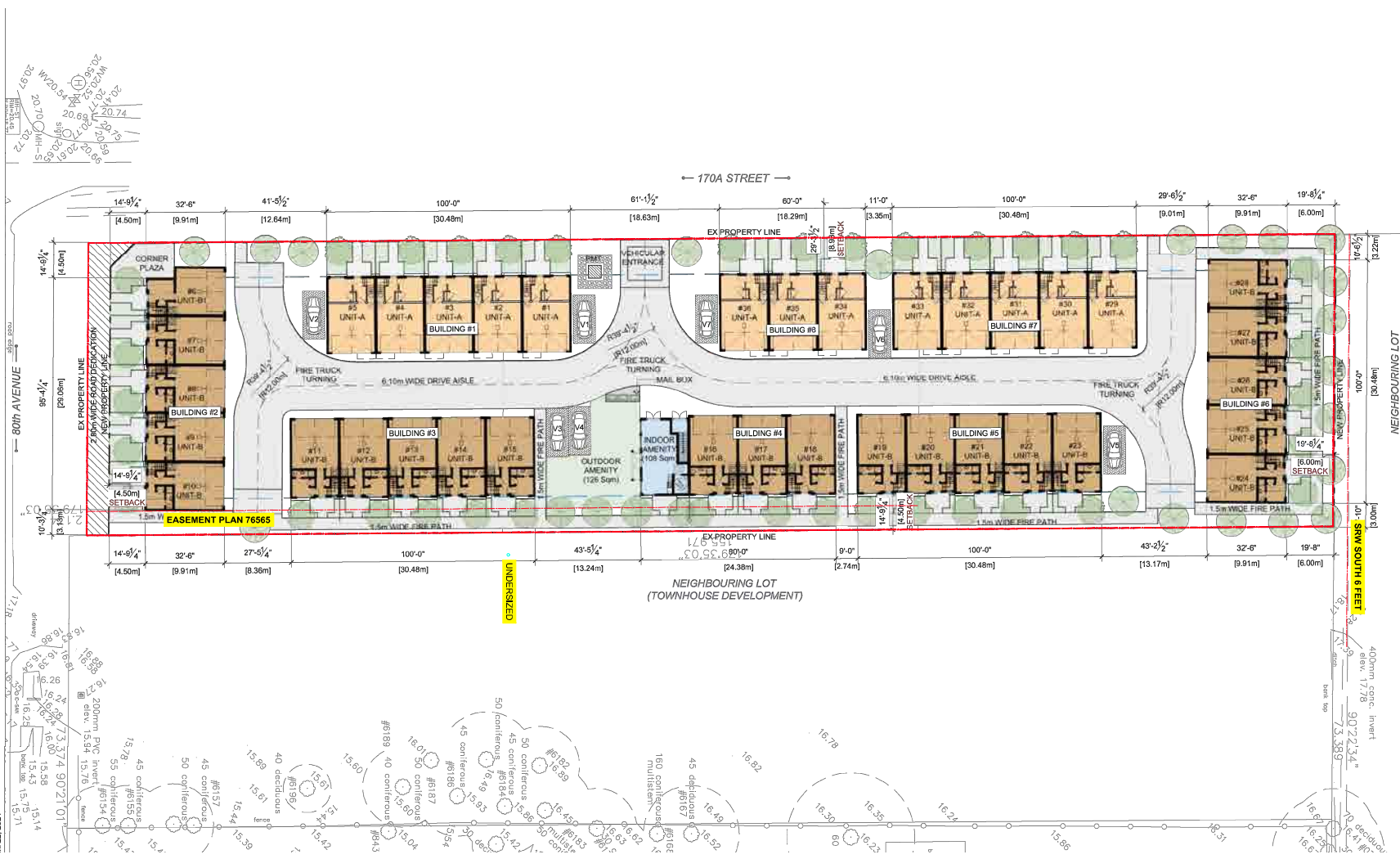
DATE: APRIL 30, 2024

TREE PLAN BY: AS





Notes  
This drawing, as a property of the user, carries their name, along on the drawing project and all other documents it shall have precedence



2024-03-18	D
2024-02-21	P
	Date
	Issues /Revis
	Seal

Project Title	TO DEV
Project Address	17079 80th, 170A STREET BC
Drawn By	CSY
Checked By	PV
Sheet Title	S11
Scale	
Sheet No.	A

**LEGEND**

- = Tree Location
- = Not Surveyed Tree
- = Undersize Tree
- = Remove Tree
- = Tree Barrier
- = NO BUILD ZONE / 1.5m TPZ OFFSET
- - - = Assumed Excavation
- ⊕ = Replacement tree

NO BUILD ZONE / 1.5m TPZ OFFSET

TPZ

TREE LOCATION

**NOTES:**

- REPLACEMENT TREES ARE RECOMMENDED TO BE CHOSEN FROM THE "RECOMMENDED REPLACEMENT TREES" FROM THE CITY OF SURREY. REPLACEMENT TREES ARE RECOMMENDED TO BE CHOSEN FROM THE LIST OF TREES LESS THAN 10m TALL
- REPLACEMENT TREES TO BE 3cm CAL OR GREATER IF DECIDUOUS, OR A MINIMUM HEIGHT OF 1.75m IF CONIFEROUS
- REPLACEMENT TREES TO CONFORM TO BCSLA/BC/LNA LANDSCAPE STANDARDS
- REPLACEMENT TREES ARE RECOMMENDED TO BE PLANTED ACCORDING TO ISA BEST MANAGEMENT PRACTICES

**TREE REPLACEMENT PLAN FOR CONSTRUCTION AT**

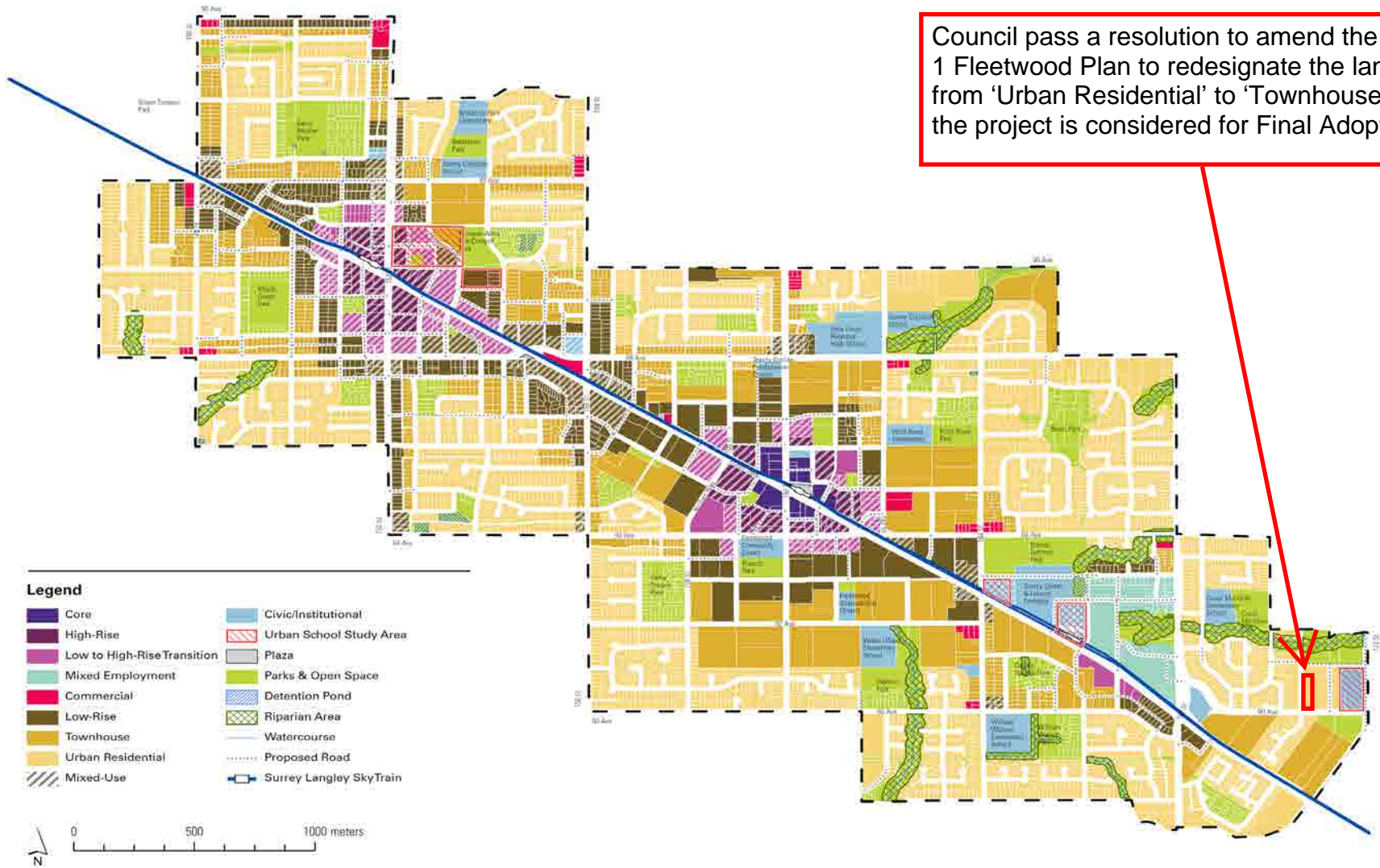
**17079 80 AVE, 8056, & 8072 170A ST, SURREY**

SCALE: 1:500  
DATE: APRIL 30, 2024

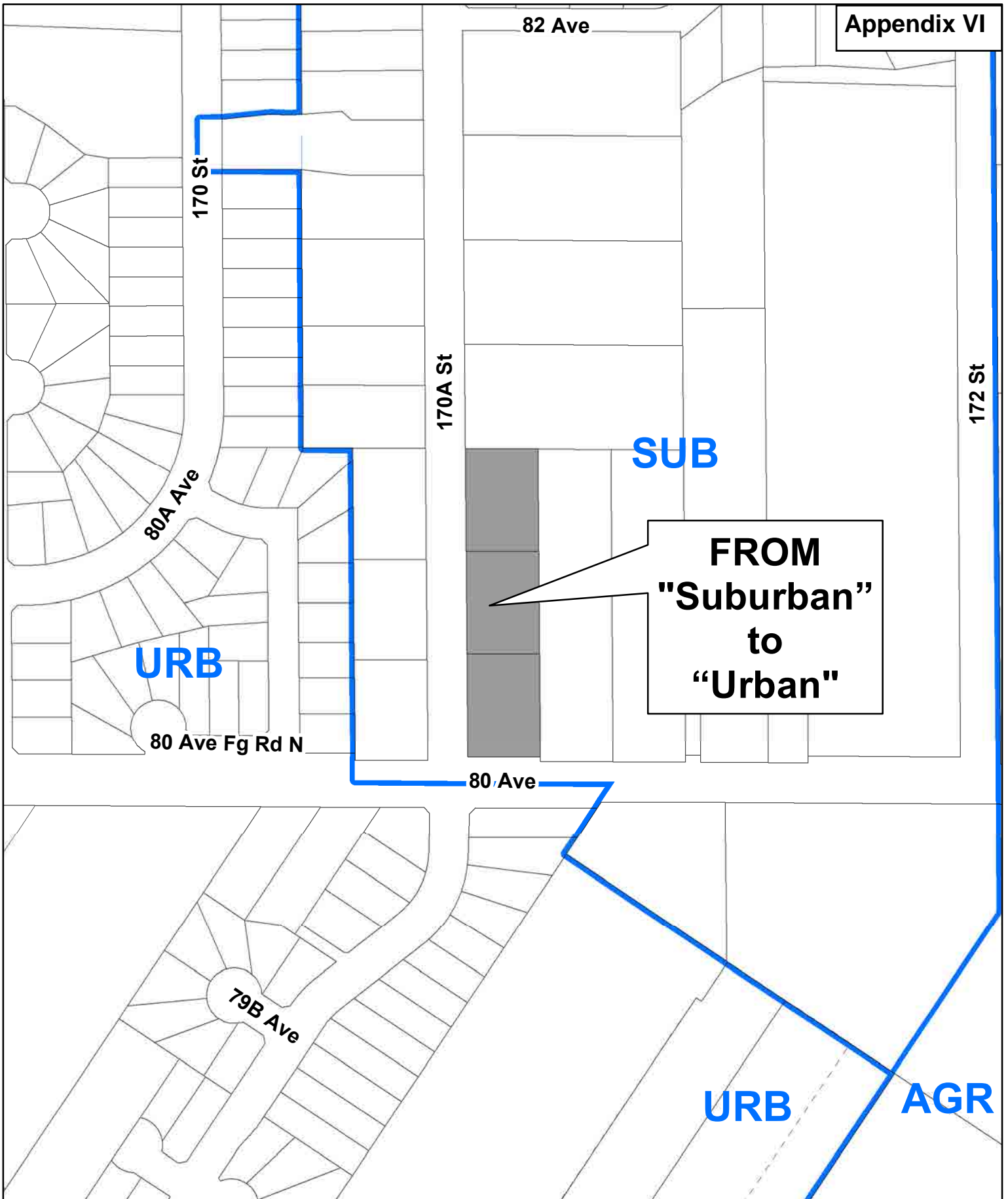
**WOODRIDGE TREE**  
CONSULTING ARBORISTS LTD



## Proposed Land Use Concept



Council pass a resolution to amend the Stage 1 Fleetwood Plan to redesignate the land from 'Urban Residential' to 'Townhouse' when the project is considered for Final Adoption.



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7924-0133-00

Issued To:

("the Owners")

Address of Owner:

Issued To:

("the Owner")

Address of Owner:

Issued To:

("the Owners")

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: 009-416-684

Lot 1 Section 30 Township 8 New Westminster District Plan 76564

8072 - 170A Street

Parcel Identifier: 009-416-714

Lot 2 Section 30 Township 8 New Westminster District Plan 76564

8056 - 170A Street

Parcel Identifier: 009-416-731

Lot 3 Section 30 Township 8 New Westminster District Plan 76564

17079 - 80 Avenue

(the "Land")

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

Parcel Identifier:

---

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

---

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

- (a) In Section F, Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum east side yard setback for Buildings 3, 4, and 5 is varied from 6.0 metres to 4.5 metres to the principal building face;
- (b) In Section F, Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum east side yard setback for Buildings 2 and 6 is varied from 6.0 metres to 3.0 metres to the principal building face;
- (c) In Section F, Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum west street side yard setback for Buildings 2 and 6 is varied from 4.5 metres to 3.0 metres to the principal building face; and
- (d) To vary Section B.26(b) in "General Provisions" to permit stairs with more than three (3) risers to encroach into setbacks for Buildings 1, 2, 7, and 8.

6. This development variance permit applies to only the 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.

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

9. 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.
  
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
11. 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 and  
Director Legislative Services  
Jennifer Ficocelli





**TOWNSHIP DEVELOPMENT**

Project Address  
**17078 80th AVENUE, 8056.72**  
**170A STREET, SURREY, BC**

Drawn By  
 CSY  
 Checked By  
 P/V  
 Date  
 2024-02-21  
 Project ID  
 S05E\_2103  
 Sheet Title

**SITE PLAN**

Scale  
 Sheet No.

**A-1.0**

In Section F, Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum west street side yard setback for Buildings 2 and 6 is varied from 4.5 metres to 3.0 metres to the principal building face.

To vary Section B.26(b) in "General Provisions" to permit stairs with more than three (3) risers to encroach into setbacks for Buildings 1, 2, 7, and 8.

