
TO: City Clerk, Legislative Services Division

FROM: Chief Development Approvals Officer,
Planning & Development Department

DATE: February 24, 2025 **FILE:** 7924-0140-00

RE: Agenda Item E.1, February 24, 2025 Regular Council – (Land Use)
Development Application No. 7924-0140-00
Replacement Page(6, 13, and 19) for the Planning Report

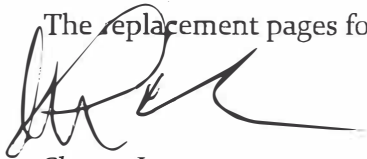
Development Application No. 7924-0140-00 is on the agenda for consideration by Council at the February 24, 2025, Regular Council – Land Use Meeting under Item E.1.

After finalizing the Planning Report for the February 24, 2025 Regular Council – Land Use Agenda, the applicant indicated that there were calculation errors in the site statistics ('Program Summary') and provided correct values for these items. The corrections are as follows:

1. The Program Summary indicated a floor area ratio (FAR) of 0.69, whereas the accurate FAR is 0.89; and
2. The Program Summary indicated that the proposal was entirely comprised of 3-bedroom units, whereas the accurate breakdown is four (4) 5-bedroom units and eighteen (18) 3-bedroom units.

Pages 6, 13, and 19 of the Planning Report have been updated to reflect these corrections. It is noted that the updated FAR and bedroom breakdown is still compliant with proposed Official Community Plan amendment and Rezoning By-law. Staff support these revisions and note that it does not impact the application/development, besides providing clarity to Council and members of the public.

The replacement pages for the Planning Report detailing are attached to this memorandum.



Shawn Low
Chief Development Approvals Office
Planning & Development Department

Attachment - 7924-0140-00- Revision A Replacement Page (6)
Revision B Replacement Page (13)
Revision C Replacement Page (19)

c.c. - City Manager

- The site is currently utilized for two single family residential dwellings, each on lots that are approximately one-half-acre in area.
- A Class C ditch has been confirmed along the eastern frontage of the subject site at 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 22 residential dwelling units, the applicant proposes the following:
 - (a) **OCP Amendment** for the site from 'Suburban' to 'Urban';
 - (b) **TCP Amendment** for the site from 'Urban Residential' to 'Townhouse';
 - (c) **Rezoning** from R1 to RM-30;
 - (d) **Consolidation** from two lots into one lot; and
 - (e) **A Development Permit** (Form and Character).

	Proposed
Lot Area	
Gross Site Area:	3,726 sq.m
Road Dedication:	185 sq.m
Net Site Area:	3,541 sq.m
Number of Lots:	1
Building Height:	3-storeys
Unit Density:	25 upa / 62 uph (net)
Floor Area Ratio (FAR):	0.69 (net) 0.89 (net)
Floor Area	
Residential:	2,459 sq.m
Residential Units:	
3-Bedroom + Den:	18
5-Bedroom:	4

* Excluding garages and indoor amenity buildings

Referrals

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

(Staff advised the FCA that the site is compliant and the four (4) visitor parking stalls is the required minimum for the subject development).

- The PCA representative sought clarity whether sidewalks would be constructed for 80 Avenue and 170A Street.

(Staff advised the FCA that the construction of sidewalks for both 80 Avenue and 170A Street is required, per Engineering requirements, and is a condition of Rezoning/Subdivision.)

- The PCA representative sought clarity whether street parking is proposed along 170A Street.

(Staff advised the FCA that the off-site Key Plan provided by the applicant includes roadwork to allow for street parking.)

- The PCA representative sought information why the side yard walkway couldn't be extended to 80th Avenue to increase pedestrian access.

(Staff advised the FCA that the applicant has proposed fence along the western property line which connects to the north-west corner of unit 13. It is staffs understanding the applicant may wish to limit this access point, directing people to the designated pedestrian access along 170A Street, and away from persons side and front yards.)

- The PCA representative sought further discussions with the applicant regarding the buildings finishes, expressing a desire for more natural finishes, such as brick/stone, wood and natural colours

(Staff advised the FCA that they would share this request with the applicant)

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 22 townhouse units on one lot. All townhouse units will be conventional with double side-by-side garages. ~~All townhouse units are three-bedroom units.~~ There are a total of four (4) 5-bedroom units and eighteen (18) 3-bedroom plus den units.
- Access to the townhouse site will be provided at the north end by a driveway and curb-letdown from 170A Street to the east.
- 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.

Program Summary

LOT INFO	ADDRESS	8011 & 8053 170A STREET, SURREY			
	LEGAL DESCRIPTION	LOT 2 SECTION 30 TOWNSHIP 8 PLAN NWP74794 NWD, LOT 3 SECTION 30 TOWNSHIP 8 PLAN NWP74794 NWD PART SW 1/4.			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	40,110	3,726	0.92	0.37
	ROAD DEDICATION	1,991	185	0.05	0.02
	NET AREA (DEVELOPABLE AREA)	38,119	3,541	0.88	0.35

ZONING	ZONING	CURRENT	PROPOSED
		RH	CD BASE ON RM-30
	SETBACKS	PROPOSED	
	NORTH (ALONG NEIGHBORING LOT)	3.00m	
	SOUTH (ALONG 80 AVE)	4.50m	
	EAST (ALONG 170A STREET)	4.50m	
	WEST (ALONG NEIGHBOURING LOT) BUILDING #3	3.45m	
	WEST (ALONG NEIGHBOURING LOT) BUILDING #4 & #5	6.00m	
	BUILDING HEIGHT	PROPOSED	
		3 STOREYS	
	DENSITY (NET DEVELOPABLE AREA)	PROPOSED	
	UPA (UNITS PER ACRE)	25	
	TOTAL DWELLING UNITS	22	

FAR	SITE COVERAGE (NET DEVELOPABLE AREA)	(Sqft)	(Sqm)	(%age)
	PROPOSED	14,279	1,327	37.46%

FAR	FAR CALCULATION (NET DEVELOPABLE AREA)								
	GROSS AREA (EXCLUDING GARAGE & AMENITY)	GARAGE (Sqft)	LVL-1 (Sqft)	TOTAL LVL-1 (Sqft)	LVL-2 (Sqft)	LVL-3 (Sqft)	TOTAL (Sqft)	NO. OF UNITS	TOTAL FLOOR AREA (Sqft)
	UNIT-A	417	215	632	644	668	1,527	5	7,635
	UNIT-A1	417	215	632	666	694	1,576	4	6,303
	UNIT-B	416	153	569	585	624	1,362	5	6,808
	UNIT-B1	416	153	569	607	651	1,411	3	4,232
	UNIT-B2	416	153	569	607	651	1,411	1	1,411
	UNIT-C	416	339	755	774	819	1,932	2	3,864
	UNIT-C1	416	339	755	770	815	1,924	2	3,848
								22	34,099
								FAR (NET) 0.69	0.89

OFFSTREET CAR PARKING	PARKING REQUIREMENTS BREAKDOWN				
		NO. OF UNITS	PERMITTED / UNIT	REQUIRED STALLS	PROVIDED STALLS
	TOWNHOUSE	22	2.0	44	44
	VISITORS	22	0.2	4.4 SAY 4	4
	TOTAL			48	48

AMENITY CALCULATIONS	AMENITY			
		REQUIRED	PROVIDED	REMARKS
	INDOOR AMENITY(sqsm)	66	88	3 Sqm/ TOWNHOUSE
	OUTDOOR AMENITY(sqsm)	66	54	3 Sqm/ TOWNHOUSE



308 - 9639 137A Street, Surrey BC V3T 0M1
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | www.paramorph.com

Notes
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2024-08-08	Revised/ Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
8011 & 8053 170A Street, Surrey, British Columbia

Drawn By YG	Date 2024-02-10
Checked By PV	Project ID SU53_2401

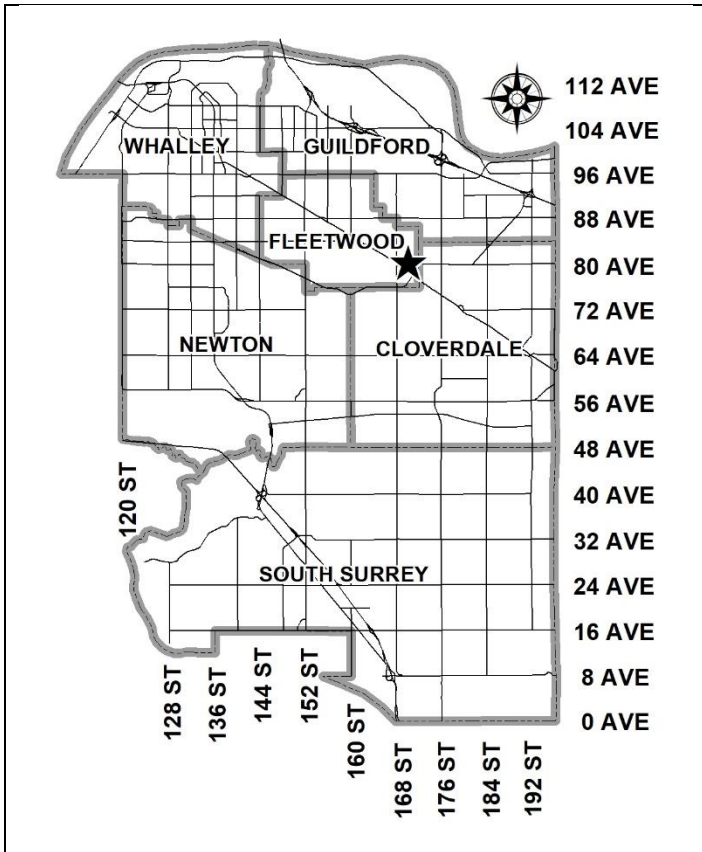
Sheet Title

PROGRAM SUMMARY

Scale

Sheet No.

A-0.3



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 two (2) lots to one (1) lot

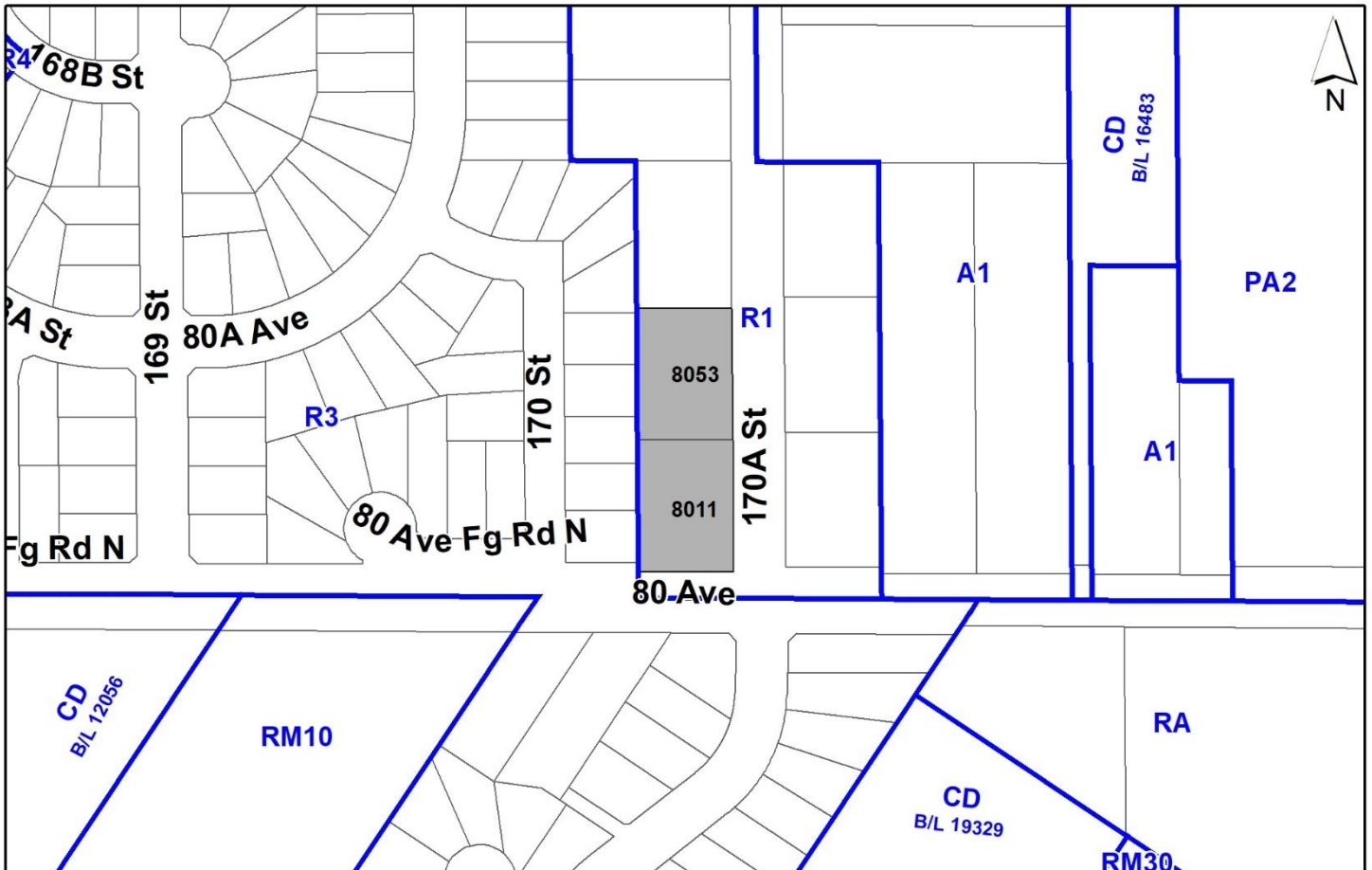
to permit the development of 22 townhouse units

LOCATION: 8053 - 170A Street
 8011 - 170A Street

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.
- Approval to reduce outdoor amenity space.

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 rear yard (north) and 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" is supportable 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 the adjacent detached homes and other townhouse developments are located directly across 170A Street and just south of the subject site along Fraser Highway and east.
- 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 be of 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 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.
- Council approve the applicant's request to reduce the amount of required outdoor amenity space from 66 square metres to 54 square metres.

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. 7924-0140-00 generally in accordance with the attached drawings (Appendix I).
5. Council approve Development Variance Permit No. 7924-0140-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (west) setback of the "Multiple Residential 30 Zone (RM-30)" for unit 13 (building 3) from 6.0-metres to 3.4 metres to the western principal building face; and
 - (b) to reduce the minimum rear yard (north) setback of the "Multiple Residential 30 Zone (RM-30)" for unit 22 (building 5) from 6.0-metres to 3.0 metres to the northern principal building face.
6. Council instruct staff to resolve the following issue 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 arborist report, tree survey, and a statement regarding tree preservation and replacement to the satisfaction of the City Landscape Architect;
 - (f) 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;

- (g) provision of cash-in-lieu contribution to satisfy the outdoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) 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;
 - (j) the applicant adequately address the impact of reduced outdoor amenity space;
 - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department; and
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 Designation	Existing Zone
Subject Site	Single family dwellings	Suburban	R1
North:	Single family dwellings	Suburban	R1
East (Across 170A Street): (under application no. 7924-0133-00 for 36 townhouse units, at Third Reading).	Single family dwellings	Suburban	R1
South (Across 80 Avenue):	Single family dwellings	Urban	R3
West:	Single family dwellings	Urban	R3

Context & Background

- The subject site is comprised of two half-acre properties with an approximate gross area of 0.37-hectares. The site is located northwest of 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 two single family residential dwellings, each on lots that are approximately one-half-acre in area.
- A Class C ditch has been confirmed along the eastern frontage of the subject site at 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 22 residential dwelling units, the applicant proposes the following:
 - (a) **OCP Amendment** for the site from 'Suburban' to 'Urban';
 - (b) **TCP Amendment** for the site from 'Urban Residential' to 'Townhouse';
 - (c) **Rezoning** from R₁ to RM-30;
 - (d) **Consolidation** from two lots into one lot; and
 - (e) **A Development Permit** (Form and Character).

	Proposed
Lot Area	
Gross Site Area:	3,726 sq.m
Road Dedication:	185 sq.m
Net Site Area:	3,541 sq.m
Number of Lots:	1
Building Height:	3-storeys
Unit Density:	25 upa / 62 uph (net)
Floor Area Ratio (FAR):	0.69 (net)
Floor Area	
Residential:	2,459 sq.m
Residential Units:	
3-Bedroom:	22

* Excluding garages and indoor amenity buildings

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

11 students at Coast Meridian Elementary School
6 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 Spring of 2027.

Parks, Recreation & Culture:

Parks does not accept the removal of 1 City tree#C1 as recommended in the project arborist's report dated May 28, 2024. Only minor grading changes are proposed in this location and the tree can be retained with minor edits to grading and drainage structures. Staff will work with the applicant to try and retain this tree prior to Final Approval of the Development, should the proposal be supported by Council.

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:
 - (a) Construct the west side of 170A Street to the Local Road Standard; and
 - (b) Dedicate 4.92 metres 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 6-metre-wide vehicle crossing and curb let down at the north end of the site fronting 170A Street to the east.
- The development will accommodate 2 side-by-side residential parking spaces per dwelling unit contained within garages and provide for 4 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 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. 7924-0140-00, to better reflect the densities detailed in the Stage 1 Fleetwood Plan.

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.

(The subject application is an infill development opportunity, replacing two single-family dwellings with denser townhouses.. The development is located within a transitional area of Fleetwood where future multi-residential development is anticipated. The development is compatible with the single-family neighbourhood character through the use of appropriate built form and setbacks to provide suitable interfaces; the orientation of the dwellings to face outwards, locating vehicle movement to the inside of the site; and suitable landscaping and tree planting.)

- 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 neighborhood includes a diverse mix of small-lot single-family homes and lower-density townhouse developments. Staff foresee that many of the remaining half-acre and one-acre lots will eventually be redeveloped into smaller-lot subdivisions or lower-density townhouses, depending on land assembly. The site is advantageously located near Coast Meridian Elementary School and Coast Meridian Park, providing valuable amenities for future residents. Overall, the development's scale and density are well-suited to the neighborhood's character and 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 proposed housing units are oriented towards 80 Avenue and 170A Street, ensuring a strong street presence. These townhouses are thoughtfully designed with high-quality materials and clearly defined front entrances that enhance their curb appeal. Additionally, the street-facing nature of the dwelling units not only adds to the aesthetic appeal but also supports Crime Prevention Through Environmental Design (CPTED) principles by increasing visibility and natural surveillance. This development will contribute to a safe and inviting streetscape, fostering a sense of community and security for residents and passersby alike).

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 Official Community Planning section, the proposed townhouse development is sensitive to and 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:
 - 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.
 - Focused Growth:** Support thoughtful transit-oriented development guided by the community context.

Zoning By-law

- 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)	Required	Proposed
Unit Density:	75 uph / 30 upa	62 uph / 25 upa
Floor Area Ratio:	1.00	0.69
Lot Coverage:	45%	28%
Yards and Setbacks		
North (Rear):	6.0 m	3.0 m *
East (Street Side):	4.5 m	4.5 m
South (Front):	4.5 m	4.5 m
West (Interior Side):	6.0 m	3.4 m *
Height of Buildings		
Principal buildings:	13.0 m	13.0 m

RM-30 Zone (Part 22)	Required	Proposed
Accessory buildings:	11.0 m	11.0 m
Amenity Space		
Indoor Amenity:	66 sq.m	88 sq.m
Outdoor Amenity:	66 sq.m	The proposed 54 sq.m and CIL (for a total of 4 dwelling units) meets the Zoning By-law requirement.
Parking (Part 5)		
Number of Stalls		
Residential:	44	44
Residential Visitor:	4	4
Total:	48	48
Bicycle Spaces		
Residential Visitor:	6	6

* Variances Required

Setback Variances

- The applicant is requesting the following variances:
 - (a) to reduce the minimum side yard (west) setback of the "Multiple Residential 30 Zone (RM-30)" for unit 13 (building 3) from 6.0-metres to 3.4 metres to the western principal building face; and
 - (b) to reduce the minimum rear yard (north) setback of the "Multiple Residential 30 Zone (RM-30)" for unit 22 (building 5) from 6.0-metres to 3.0 metres to the north principal building face.
- The proposed side yard (west) building setback is to be reduced from 6.0 metres to 3.4 metres for unit 13 as measured to the side of the building. The remainder of the buildings facing the west property line (units 14 through 22) will comply with the 6.0-metre side yard setback specified in the table above.
- The proposed rear yard (north) building setback is to be reduced from 6.0 metres to 3.0 metres for unit 22 as measured to a side of the building. Being an end unit, unit 22 is the sole unit which requires the subject variance.
- Despite the reduced setbacks along the west and northern property lines, the site layout achieves the majority of design parameters required for townhouse development, including, appropriate front yard and street side setbacks, a corner plaza, appropriate tree planting and landscaping, suitable outdoor and indoor amenity areas, and the expression of the dwelling units facing 80 Avenue and 170A Street.
- Staff support the required variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance. The current rate is \$2,227.85 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. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 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 February 19, and the Development Proposal Signs were installed on January 7th. Staff received zero (0) responses from adjacent neighbours.
- The subject development application was referred to the Fleetwood Community Association. The Fleetwood Community Association (FCA). The FCA sought additional information or provided the following comments (staff comments in italics):
 - The PCA representative sought confirmation that the proposed four (4) visitor parking stalls met the minimum requirements for the twenty-two (22) proposed units.

(Staff advised the FCA that the site is compliant and the four (4) visitor parking stalls is the required minimum for the subject development).

- The PCA representative sought clarity whether sidewalks would be constructed for 80 Avenue and 170A Street.

(Staff advised the FCA that the construction of sidewalks for both 80 Avenue and 170A Street is required, per Engineering requirements, and is a condition of Rezoning/Subdivision.)

- The PCA representative sought clarity whether street parking is proposed along 170A Street.

(Staff advised the FCA that the off-site Key Plan provided by the applicant includes roadwork to allow for street parking.)

- The PCA representative sought information why the side yard walkway couldn't be extended to 80th Avenue to increase pedestrian access.

(Staff advised the FCA that the applicant has proposed fence along the western property line which connects to the north-west corner of unit 13. It is staffs understanding the applicant may wish to limit this access point, directing people to the designated pedestrian access along 170A Street, and away from persons side and front yards.)

- The PCA representative sought further discussions with the applicant regarding the buildings finishes, expressing a desire for more natural finishes, such as brick/stone, wood and natural colours

(Staff advised the FCA that they would share this request with the applicant)

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 22 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 at the north end by a driveway and curb-letdown from 170A Street to the east.
- 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 re-grading 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 eastern 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.
- Each townhouse unit will have both a small private balcony and rooftop patios and ground-floor patio.

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 66 square metres of indoor amenity space (at a rate of 3.0 square metres per dwelling unit). The character of the amenity building is consistent with that of the overall development. The proposal provides for 88 square metres of physical indoor amenity space which meets the requirements of the zoning by-law.

Outdoor Amenity

- The proposed RM-30 Zone requires 66 square metres of outdoor amenity space. The proposal provides for 54 square metres of space abutting the indoor amenity building plus Cash-In-Lieu which meets the 66 square metre requirement of the zoning by-law. In terms of functionality, the site contains an additional 38 square metres of outdoor space (totally 92 square meters of programable outdoor amenity area) but due to it being located within the required 6.0 m side yard setback it cannot be counted towards the required amenity total.

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 refinement to the retaining wall and 170A Street interface.
- 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

- Francis Klimo, ISA Certified Arborist of Klimo & Associates prepared an Arborist Report 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 of riparian area)	1	1	0
Deciduous Trees	7	7	0
Coniferous Trees	6	6	0
Onsite Tree Totals	14	14	0
Onsite Replacement Trees Proposed	30		
Total Onsite Retained and Replacement Trees	30		

- The Arborist Assessment states that there are a total of fourteen (14) mature trees, including one (1) Alder/Cottonwood. 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 the fourteen (14) trees that cannot be retained, the applicant will be required to plant trees at a 1 to 1 replacement ratio for the Alder/Cottonwood (totaling 1 tree) and a 2 to 1 replacement ratio for the remaining thirteen (13) trees (totaling 26 trees). This will require a total of twenty-seven (27) replacement trees on the site, and the applicant is proposing 30 new trees, meeting City's requirement.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Floor Plans, and Landscape Plans
- 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. 7924-0140-00

approved by Shawn Low

Ron Gill
General Manager
Planning and Development

SW/cb

DEVELOPMENT PERMIT APPLICATION

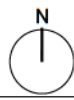
TOWNHOUSE DEVELOPMENT
8011 & 8053 170A Street,
Surrey, BC



DRAWING LIST

• COVER SHEET	A-0.1
• LOCATION MAP AND 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 ~ 2.9
• ELEVATIONS	A-3.0 ~ 3.5
• SECTIONS	A-4.0 ~ 4.1
• UNIT PLANS	A-5.0 ~ 5.13

LOCATION



PROJECT TEAM

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

SURVEYOR - EMPIRE LAND SURVEYING LTD.
 #205, 810 Quayside Dr
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 (604) 349-0472
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LANDSCAPE - HOMING LANDSCAPE ARCHITECTURE
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 hominglandscape@gmail.com

CIVIL - CENTRAS ENGINEERING LTD.
 #306, 2630 Croydon Dr
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 (604) 358-0134
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ARBORIST - KLIMO & ASSOCIATES LTD.
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 klimofrancis@gmail.com



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Date	Description
2024-06-08	Revised Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application



Project Title
 TOWNHOUSE DEVELOPMENT

Project Address
 8011 & 8053 170A Street,
 Surrey,
 British Columbia

Drawn By YG	Date 2024-02-10
Checked By JW	Project ID 8083_2401

Sheet Title
 LOCATION MAP & TEAM

Scale

Sheet No.

A-0.2

Program Summary

LOT INFO	ADDRESS	8011 & 8053 170A STREET, SURREY			
	LEGAL DESCRIPTION	LOT 2 SECTION 30 TOWNSHIP 8 PLAN NWP74794 NWD, LOT 3 SECTION 30 TOWNSHIP 8 PLAN NWP74794 NWD PART SW 1/4.			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	40,110	3,726	0.92	0.37
	ROAD DEDICATION	1,991	185	0.05	0.02
	NET AREA (DEVELOPABLE AREA)	38,119	3,541	0.88	0.35

ZONING	ZONING	CURRENT	PROPOSED
		RH	CD BASE ON RM-30
	SETBACKS		PROPOSED
	NORTH (ALONG NEIGHBORING LOT)		3.0m
	SOUTH (ALONG 80 AVE)		4.5m
	EAST (ALONG 170A STREET)		4.5m
	WEST (ALONG NEIGHBOURING LOT)		6.0m
	BUILDING HEIGHT		PROPOSED
			3 STOREYS
	DENSITY (NET DEVELOPABLE AREA)		PROPOSED
	UPA (UNITS PER ACRE)		25
	TOTAL DWELLING UNITS		22

FAR	SITE COVERAGE (NET DEVELOPABLE AREA)	(Sqft)	(Sqm)	(%age)
	PROPOSED	10,691	993	28.05%

FAR	FAR CALCULATION (NET DEVELOPABLE AREA)								
	GROSS AREA (EXCLUDING GARAGE & AMENITY)	GARAGE (Sqft)	LVL-1 (Sqft)	TOTAL LVL-1 (Sqft)	LVL-2 (Sqft)	LVL-3 (Sqft)	TOTAL (Sqft)	NO. OF UNITS	TOTAL FLOOR AREA (Sqft)
	UNIT-A	417	215	632	644	668	1,527	5	7,635
	UNIT-A1	417	215	632	666	694	1,576	4	6,303
	UNIT-B	416	153	569	585	624	1,362	5	6,808
	UNIT-B1	416	153	569	607	651	1,411	3	4,232
	UNIT-B2	416	153	569	607	651	1,411	1	1,411
	UNIT-C	416	339	755	774	819	1,932	2	3,864
	UNIT-C1	416	339	755	770	815	1,924	2	3,848
								22	26,464
								FAR (NET)	0.69

OFFSTREET CAR PARKING	PARKING REQUIREMENTS BREAKDOWN				
		NO. OF UNITS	PERMITTED / UNIT	REQUIRED STALLS	PROVIDED STALLS
	TOWNHOUSE	22	2.0	44	44
	VISITORS	22	0.2	4	4
	TOTAL			48	48

AMENITY CALCULATIONS	AMENITY			
		REQUIRED	PROVIDED	REMARKS
	INDOOR AMENITY(sqsm)	66	88	3 Sqm/ TOWNHOUSE
	OUTDOOR AMENITY(sqsm)	66	92	3 Sqm/ TOWNHOUSE



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2024-08-08	Revised/Comments
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Date	Description



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
8011 & 8053 170A Street, Surrey, British Columbia

Drawn By
YG Date
2/24/2024

Checked By
PV Project ID
24032401

Sheet Title
PROGRAM SUMMARY

Scale

Sheet No.
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2024-04-01	CP Application
2024-01-23	Preliminary Application



Project Title
 TOWNHOUSE DEVELOPMENT

Project Address
 8011 & 8053 170A Street,
 Surrey,
 British Columbia

Drawn By YB	Date 2024-03-10
Checked By PV	Project ID 2403_2401

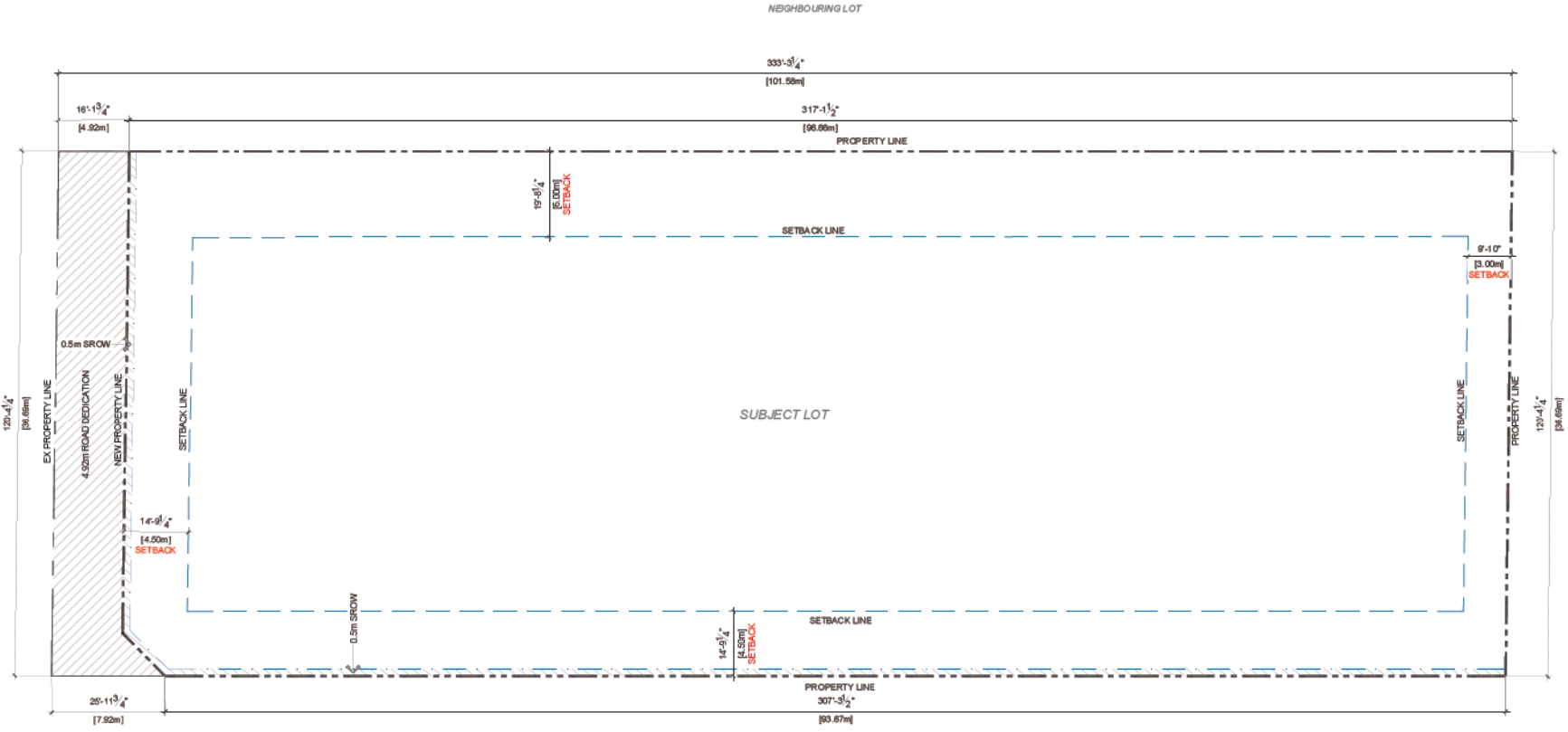
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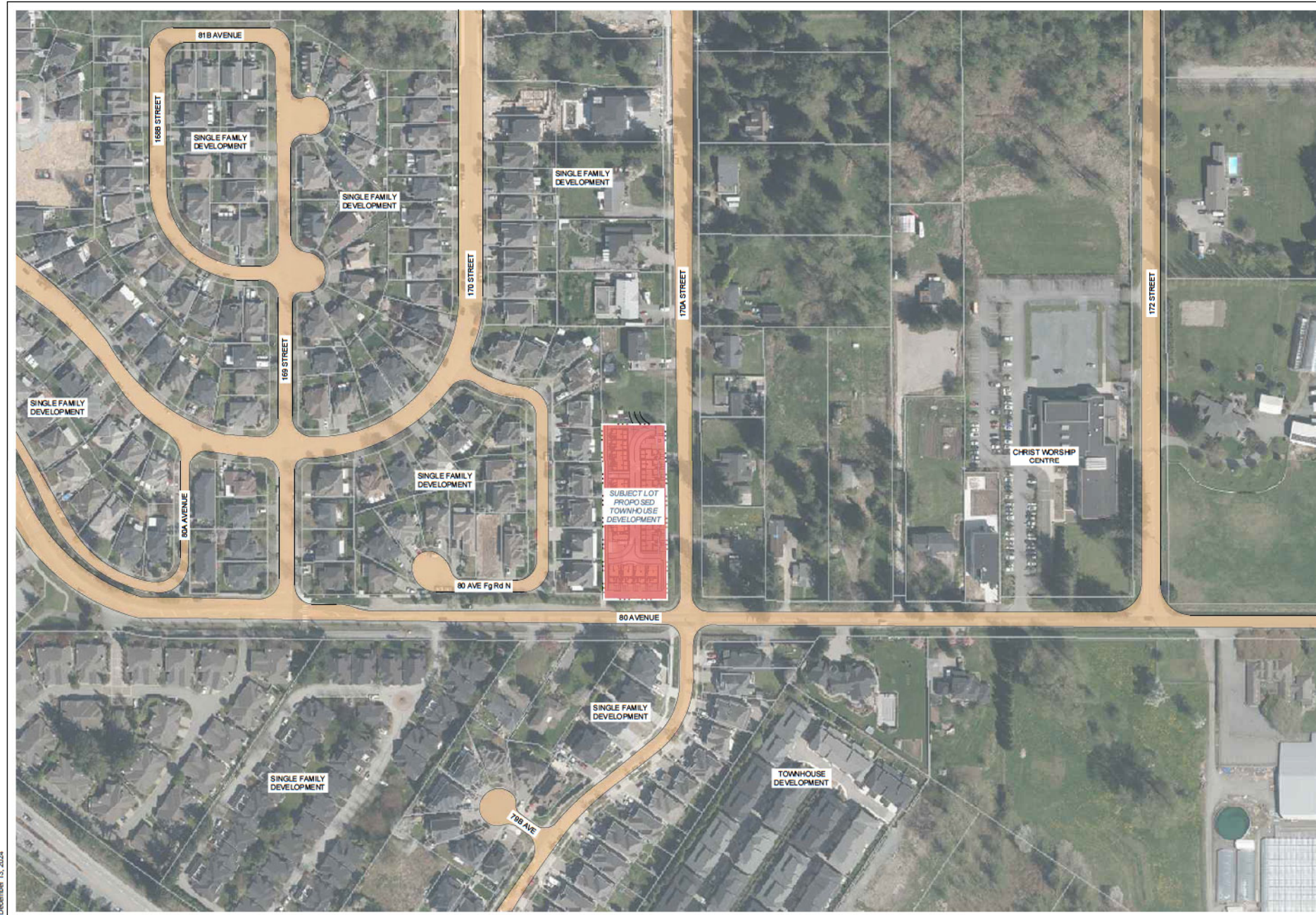
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Sheet No.
A-0.4

80 AVENUE

170A STREET





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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**8011 & 8053 170A Street,
 Surrey,
 British Columbia**

Drawn By
 YG Date
 2024-02-10

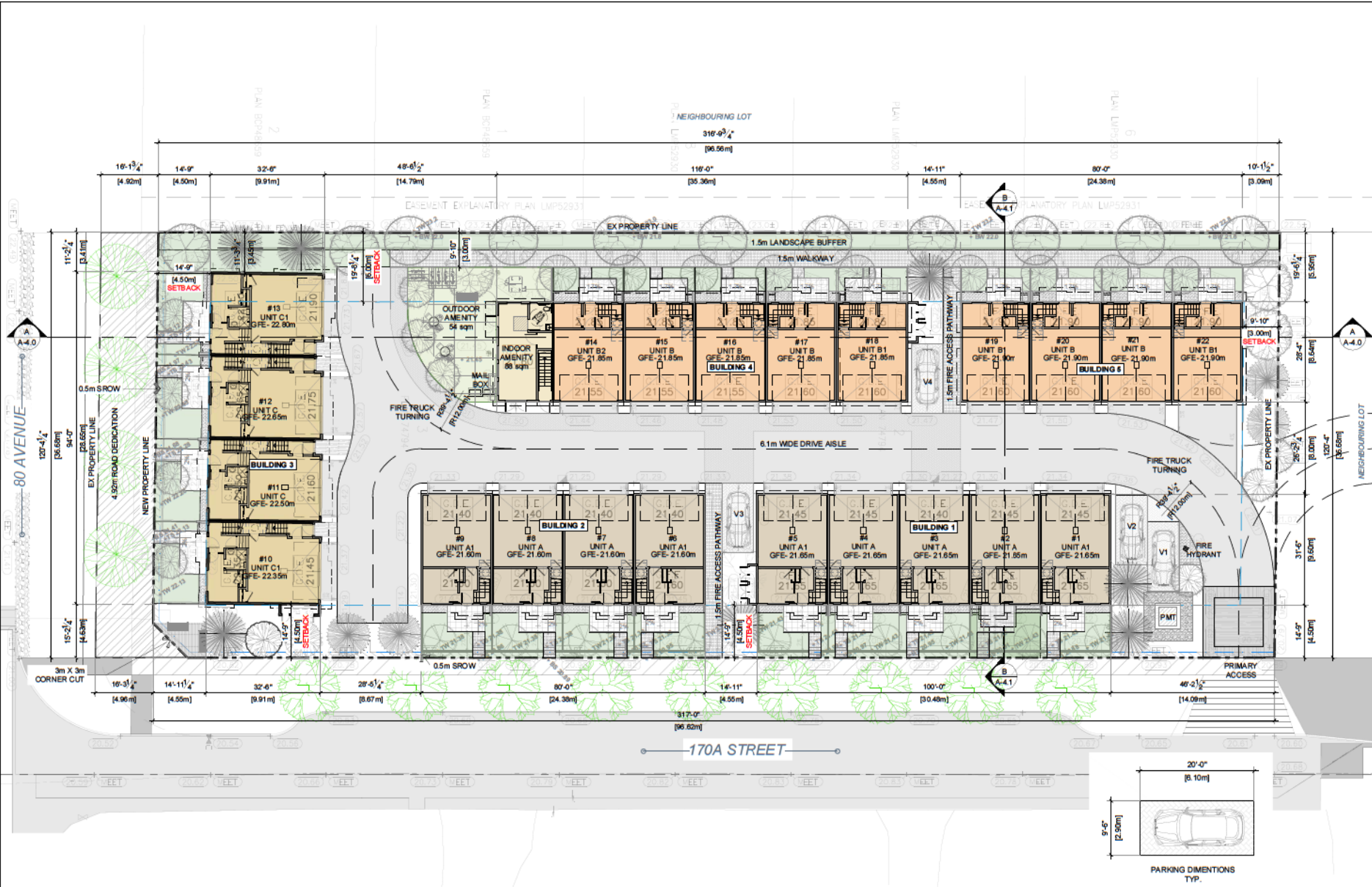
Checked By
 JYV Project ID
 8083_2401

Sheet Title
CONTEXT PLAN

Scale

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A-0.5

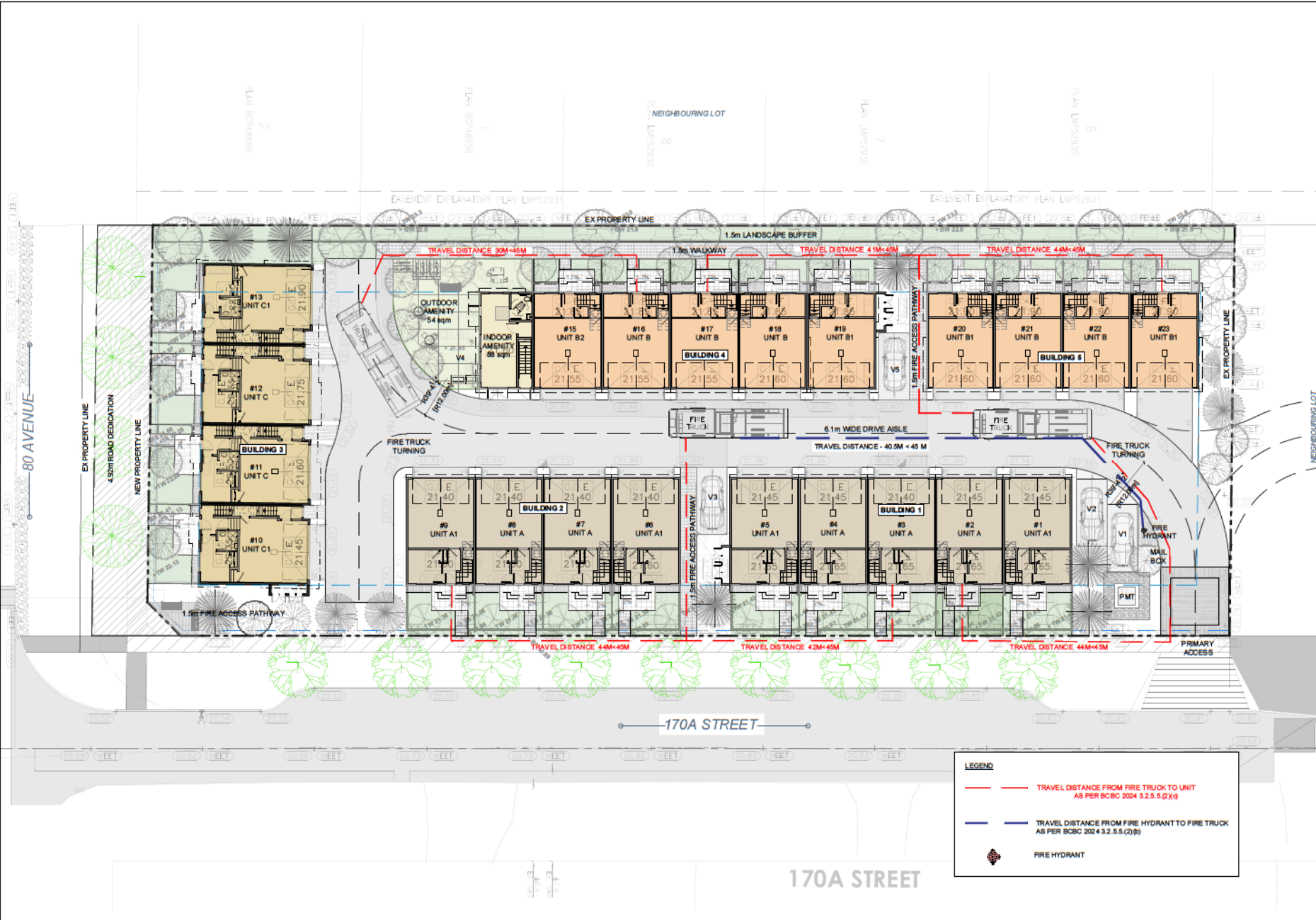
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Seal	

Project Title	
TOWNHOUSE DEVELOPMENT	
Project Address	
8011 & 8053 170A Street, Surrey, British Columbia	
Drawn By	Date
YG	2024-02-16
Checked By	Project ID
PV	8053_3401
Sheet Title	
SITE PLAN	
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Sheet No.	
A-1.0	

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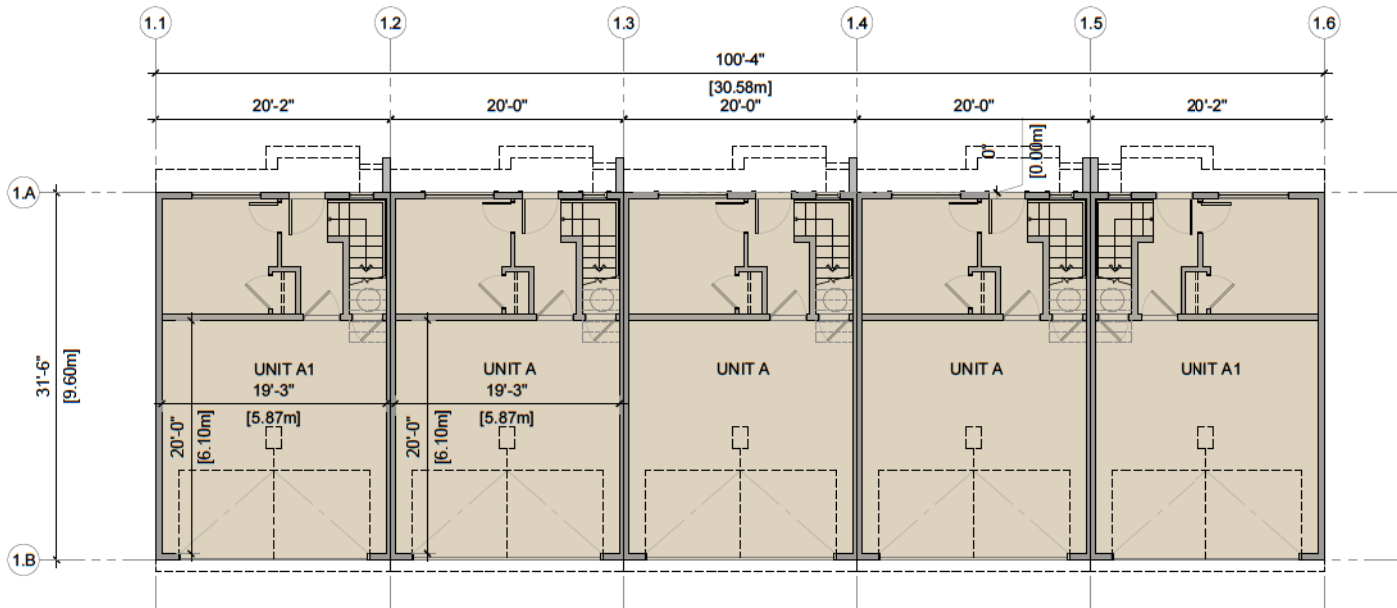
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- TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK
AS PER BCBC 2024 3.2.5.5 (2)(b)
- FIRE HYDRANT

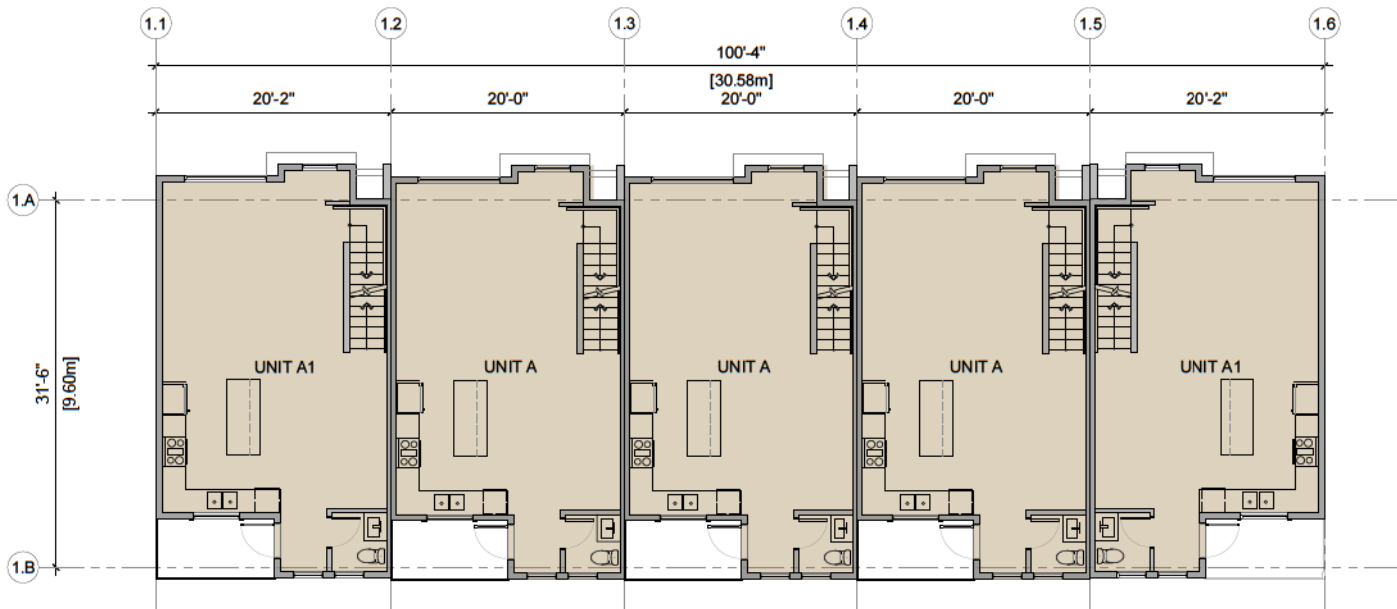
2024-06-08	Revised Comments
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Date	Description



Project Title	
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Project Address	
8011 & 8053 170A Street, Surrey, British Columbia	
Drawn By	Date
YQ	2024-02-16
Checked By	Project ID
JV	2403_2401
Sheet Title	
FIRE ACCESS PLAN	
Scale	
Sheet No.	
A-1.1	



1 BUILDING 1 - LEVEL 1
3/32" = 1'-0"



2 BUILDING 1 - LEVEL 2
3/32" = 1'-0"

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KEY PLAN



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2024-01-23	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**8011 & 8053 170A Street,
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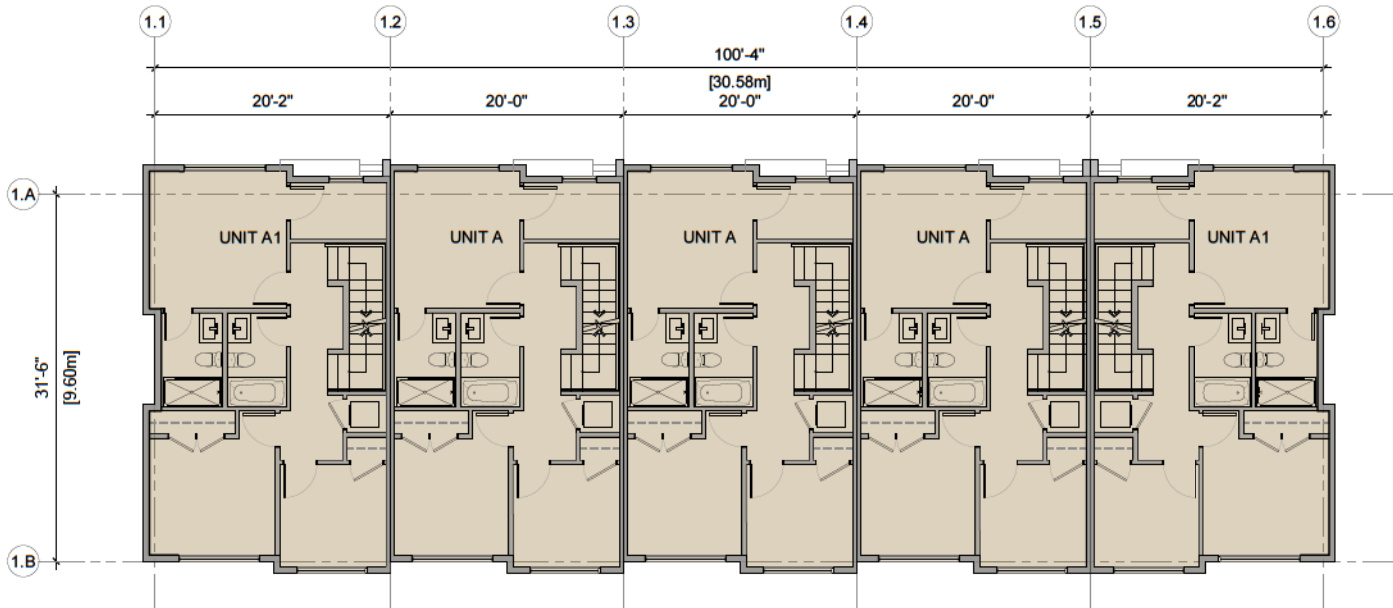
Drawn By YH	Date 2/04/2025
Checked By JW	Project ID SU25_2401

Sheet Title
FLOOR PLANS

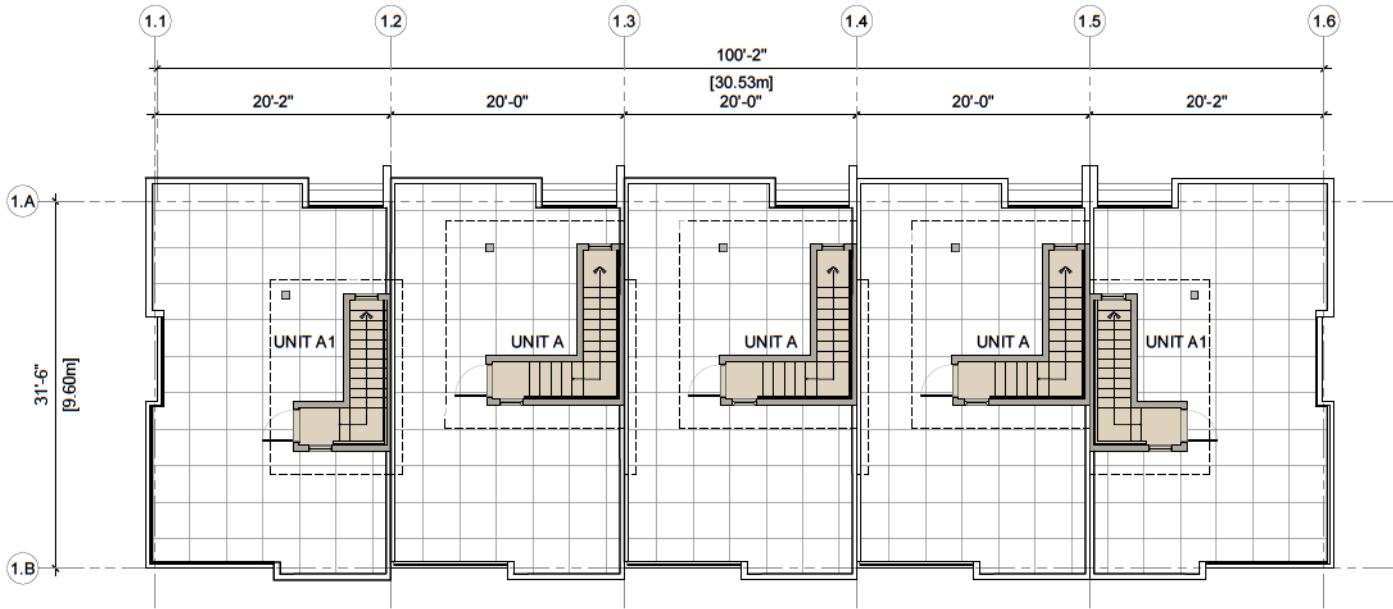
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Sheet No.

A-2.0



1 BUILDING 1 - LEVEL 3
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2 BUILDING 1 - ROOF PATIO
3/32" = 1'-0"



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Project Title
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Project Address
**8011 & 8053 170A Street,
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YG Date
2024-02-16

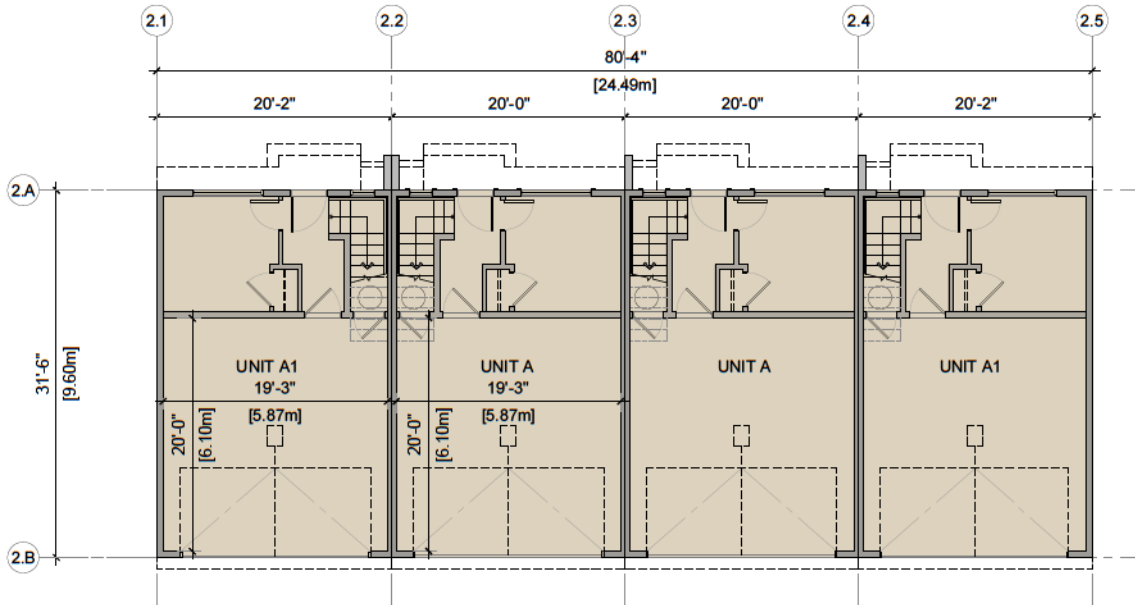
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Sheet Title
FLOOR PLANS

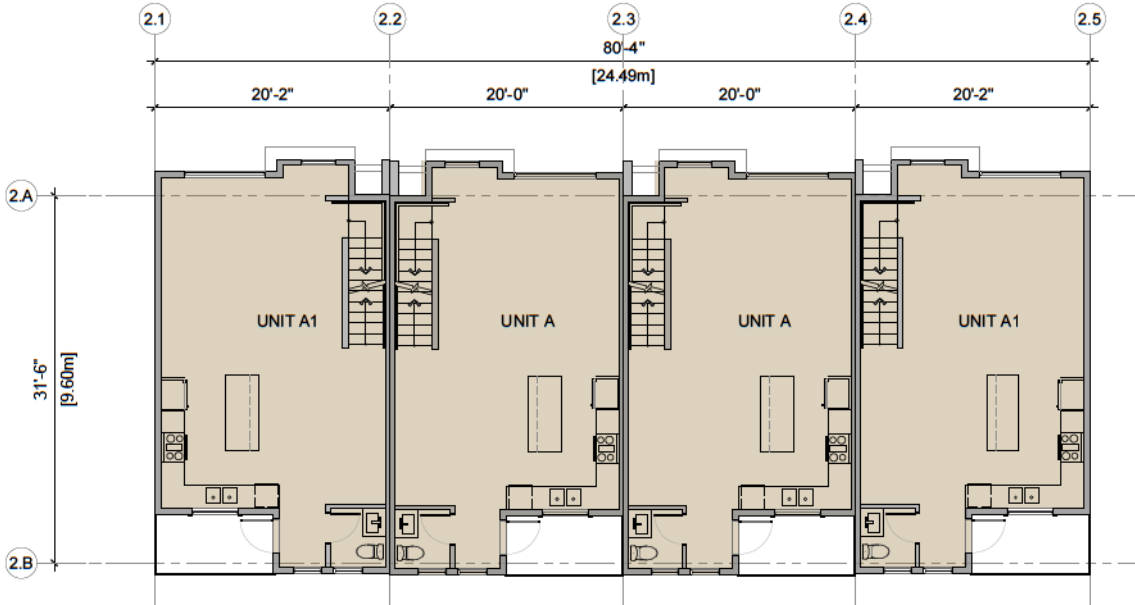
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Sheet No.

A-2.1



1 BUILDING 2 - LEVEL 1
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2 BUILDING 2 - LEVEL 2
3/32" = 1'-0"



PMA
ParaMorph
Architecture Inc
308 - 8530 177A Street, Surrey BC V0T 0M1
1000 West 2nd Avenue, Vancouver, BC V6E 1Y6
604.666.0101 | www.paramorph.com

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Project Title
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Project Address
8011 & 8053 170A Street,
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Date
2/24/2024

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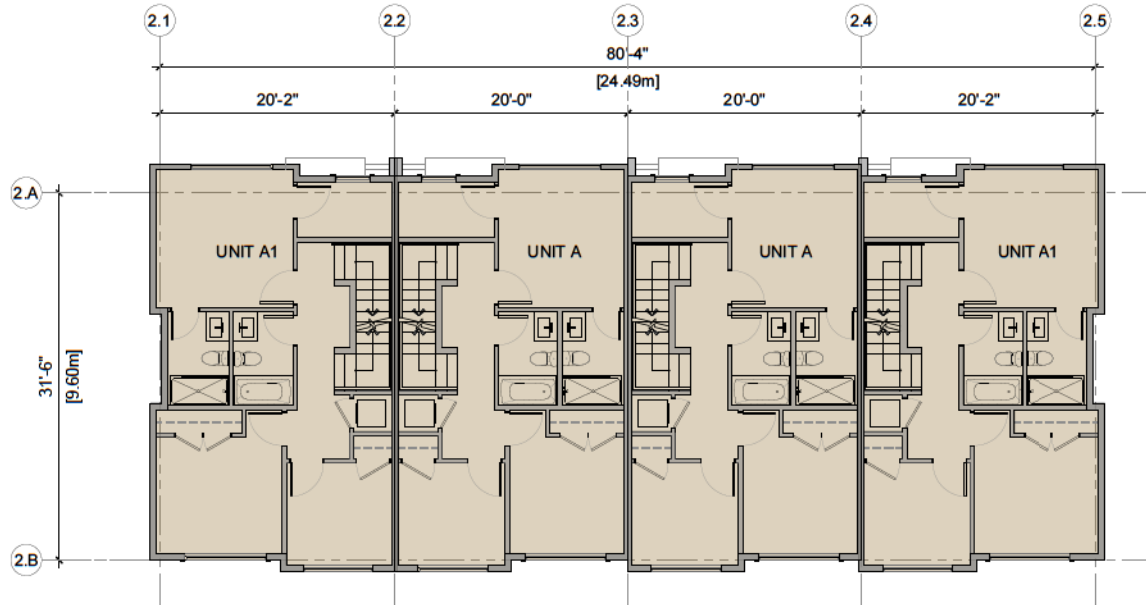
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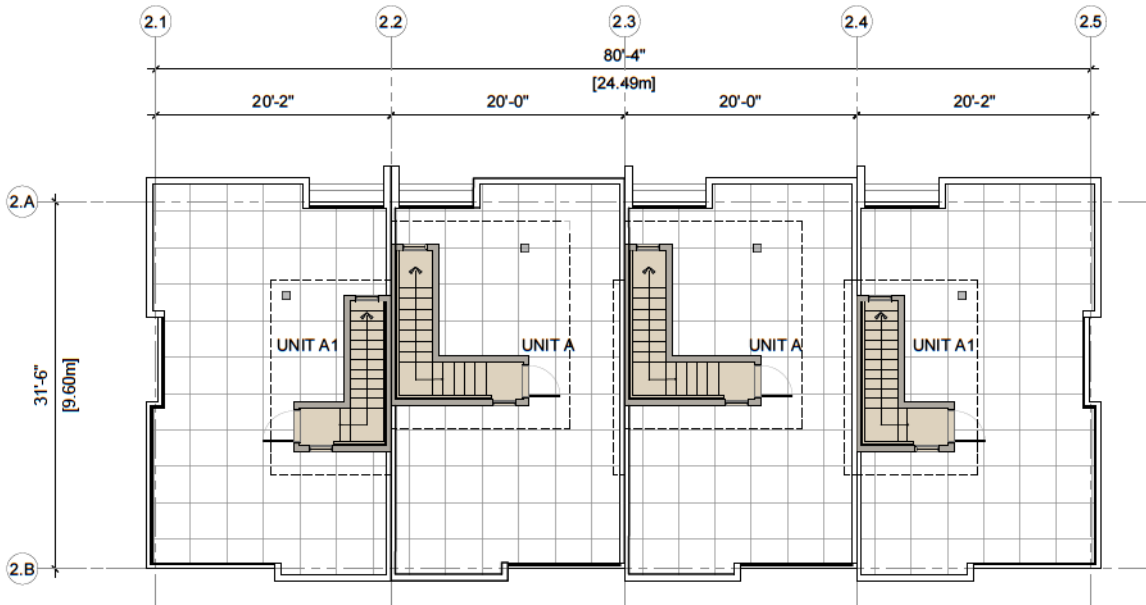
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Sheet No.

A-2.2



1 BUILDING 2 - LEVEL 3
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2 BUILDING 2 - ROOF PATIO
3/32" = 1'-0"

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KEY PLAN



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2024-01-23	Preliminary Application



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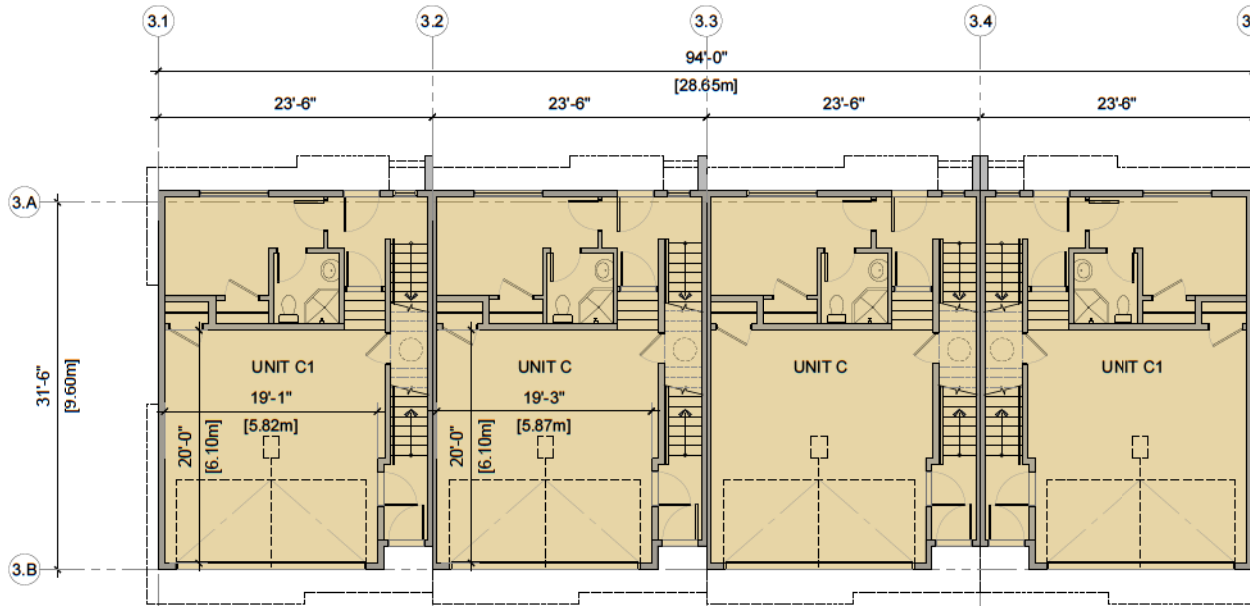
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Checked By JW	Project ID 2403_2401

Sheet Title
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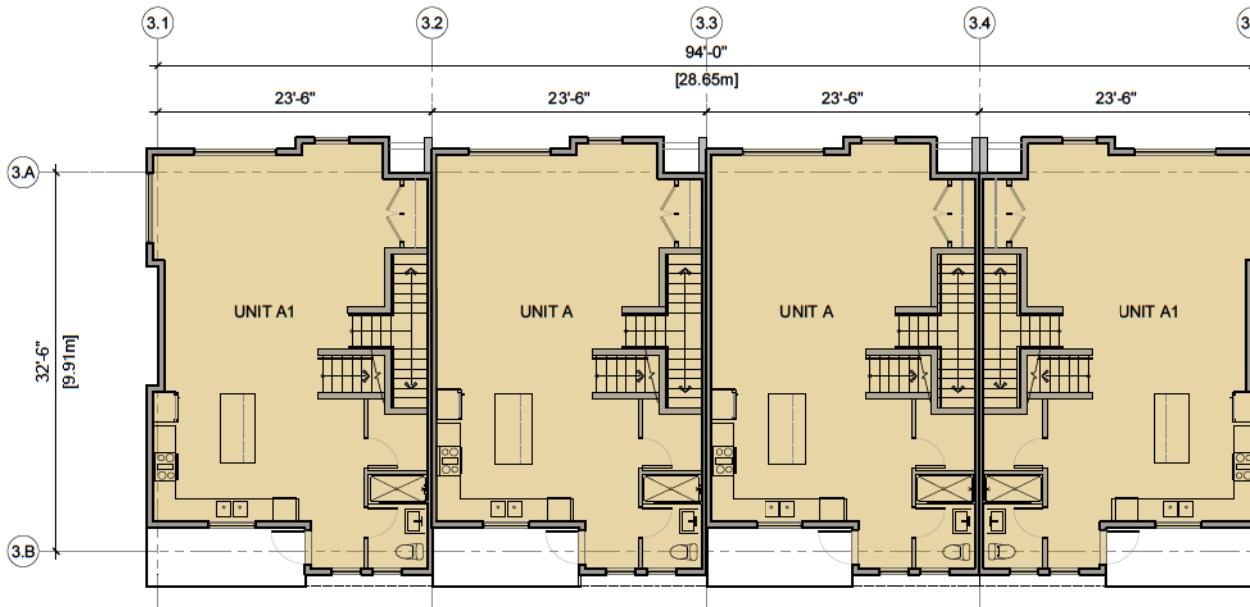
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A-2.3



1 BUILDING 3 - LEVEL 1
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2 BUILDING 3 - LEVEL 2
3/32" = 1'-0"



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KEY PLAN



2024-04-01	DP Application
2024-01-23	Preliminary Application
Date	Description
Issues / Revisions	



Project Title
TOWNHOUSE DEVELOPMENT

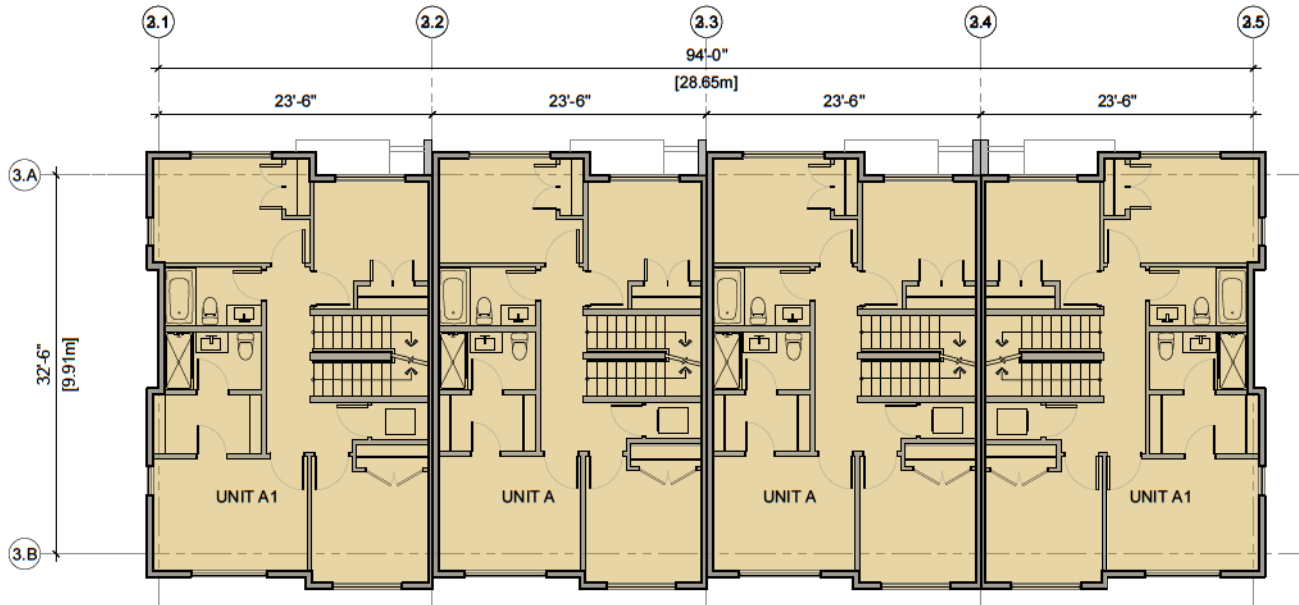
Project Address
**8011 & 8053 170A Street,
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Checked By JV	Project ID SU22_0401

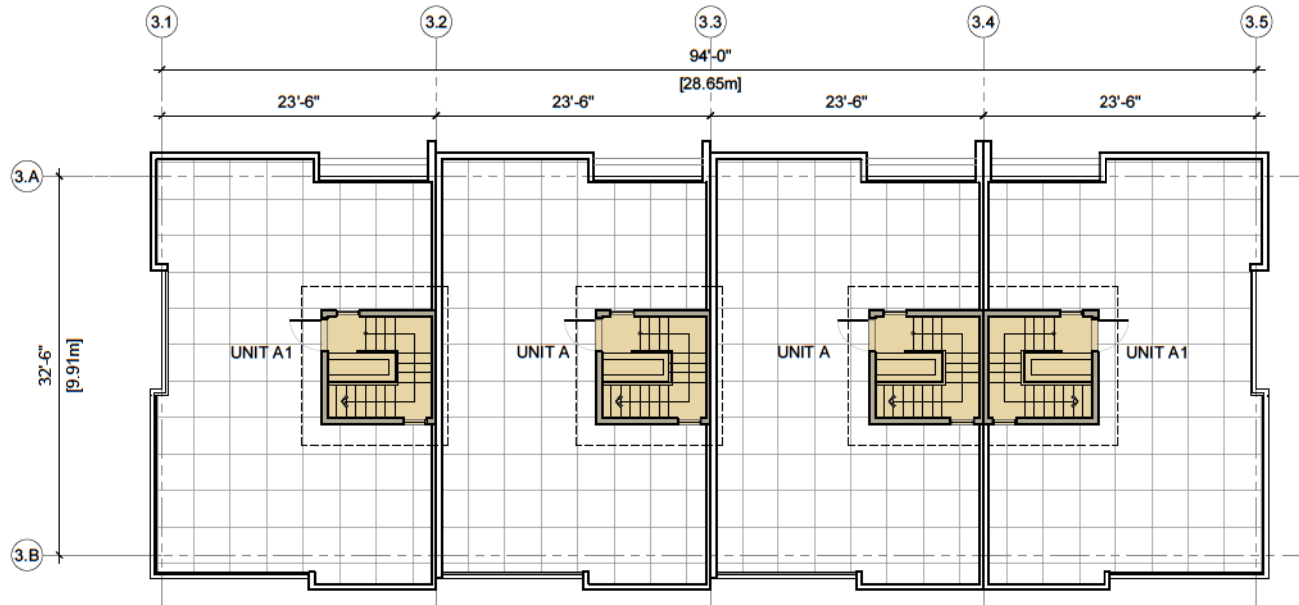
Sheet Title
FLOOR PLANS

Scale

Sheet No.



1 BUILDING 3 - LEVEL 3
3/32" = 1'-0"



2 BUILDING 3 - ROOF PATIO
3/32" = 1'-0"



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TOWNHOUSE DEVELOPMENT

Project Address
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Surrey,
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Drawn By
YG

Date
2024-02-16

Checked By
JV

Project ID
SU23_0401

Sheet Title
FLOOR PLANS

Scale

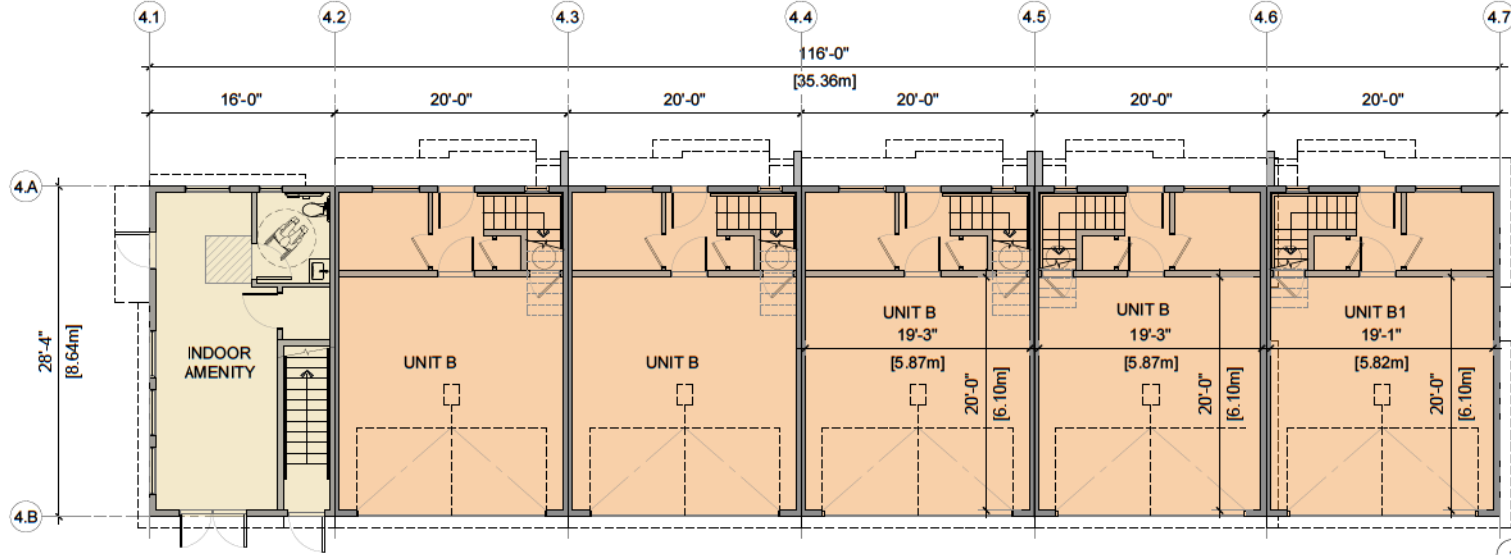
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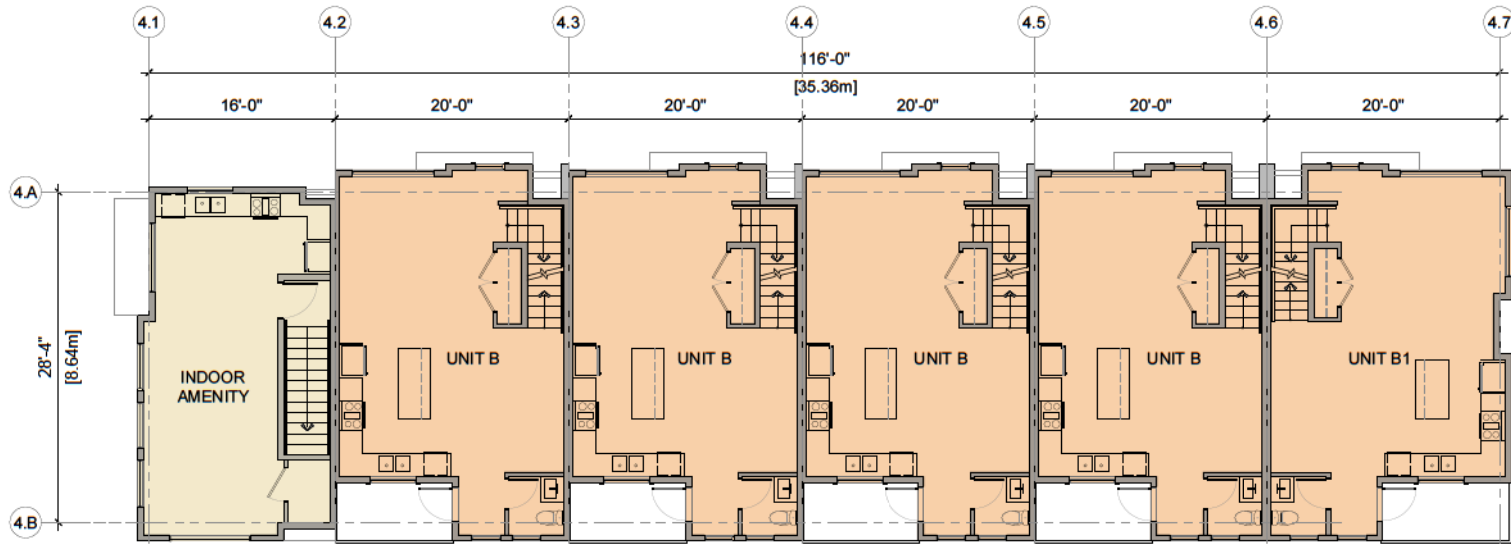
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KEY PLAN



1 BUILDING 4 - LEVEL 1
 3/32" = 1'-0"



2 BUILDING 4 - LEVEL 2
 3/32" = 1'-0"

2024-08-08	Revised/Comments
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Drawn By
 YG Date
 2/24/2024

Checked By
 JYV Project ID
 2024-01-23

Sheet Title
FLOOR PLANS

Scale

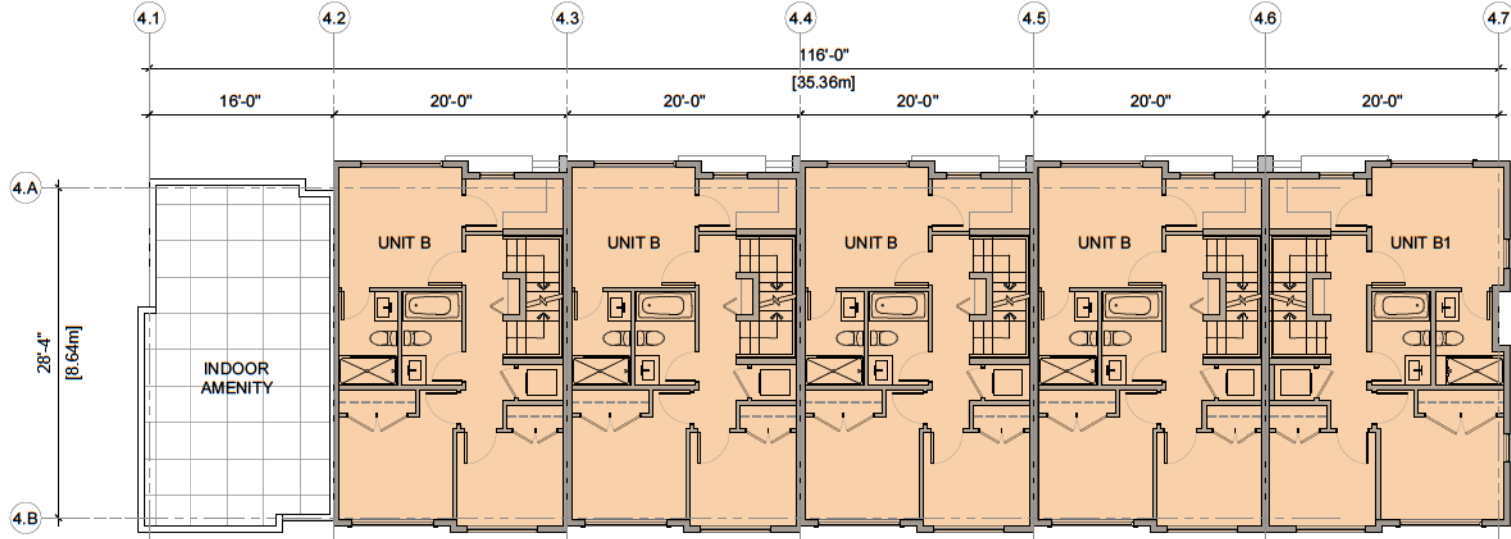
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A-2.6

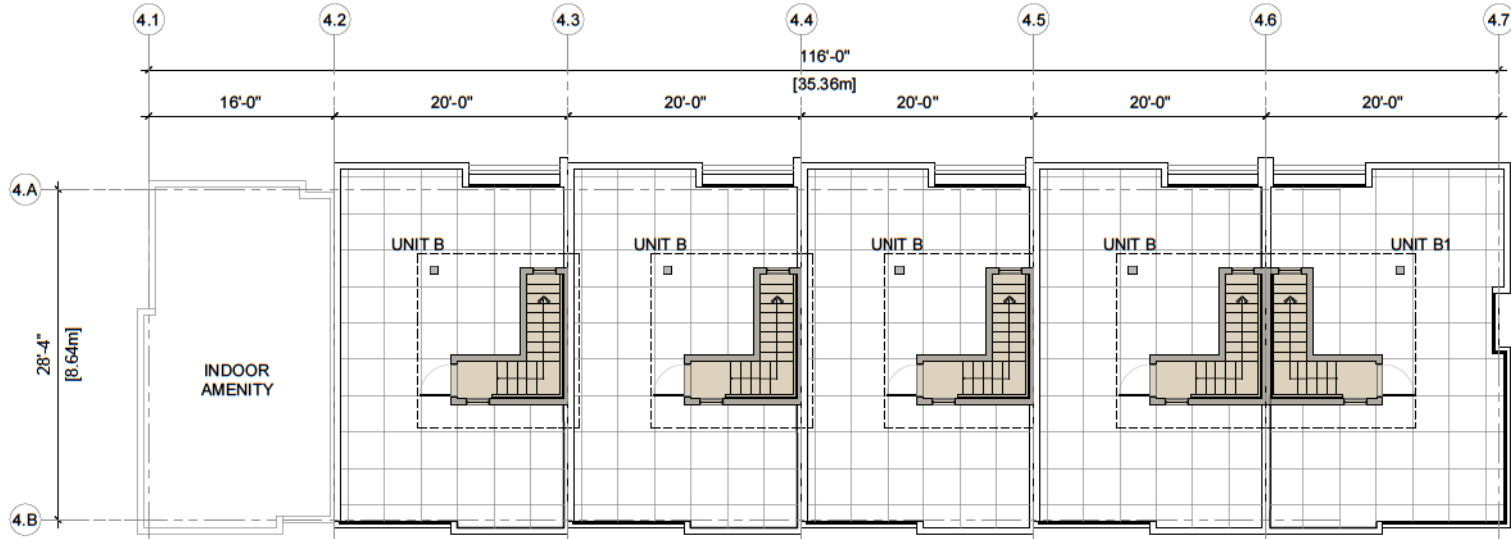
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KEY PLAN



1 BUILDING 4 - LEVEL 3
 3/32" = 1'-0"



2 BUILDING 4 - ROOF PATIO
 3/32" = 1'-0"

2024-08-08	Revised Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application
Date	Description



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**8011 & 8053 170A Street,
 Surrey,
 British Columbia**

Drawn By
 YG Date
 2024-02-10

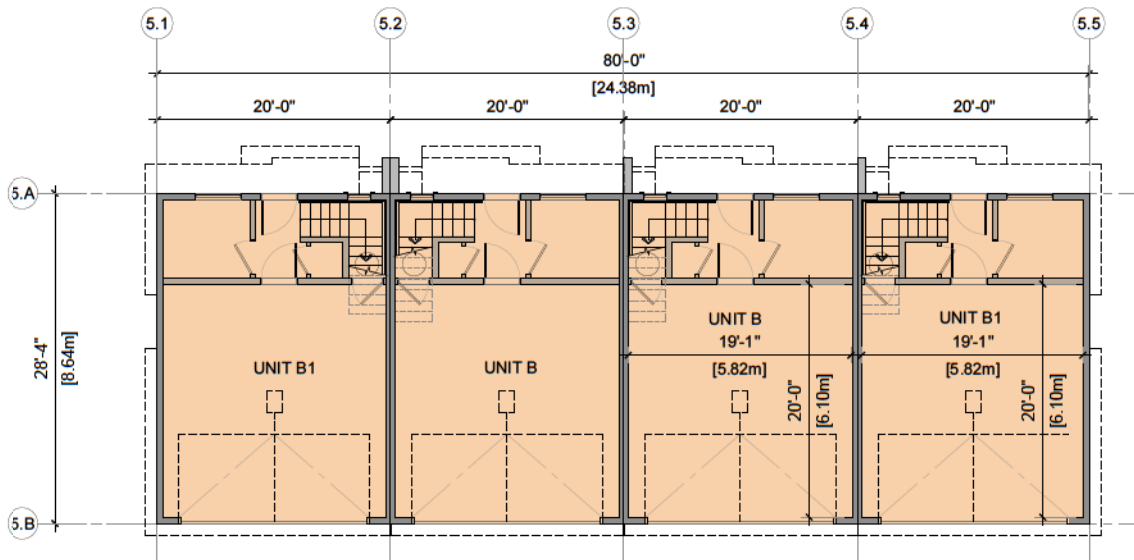
Checked By
 JPV Project ID
 2403_2401

Sheet Title
FLOOR PLANS

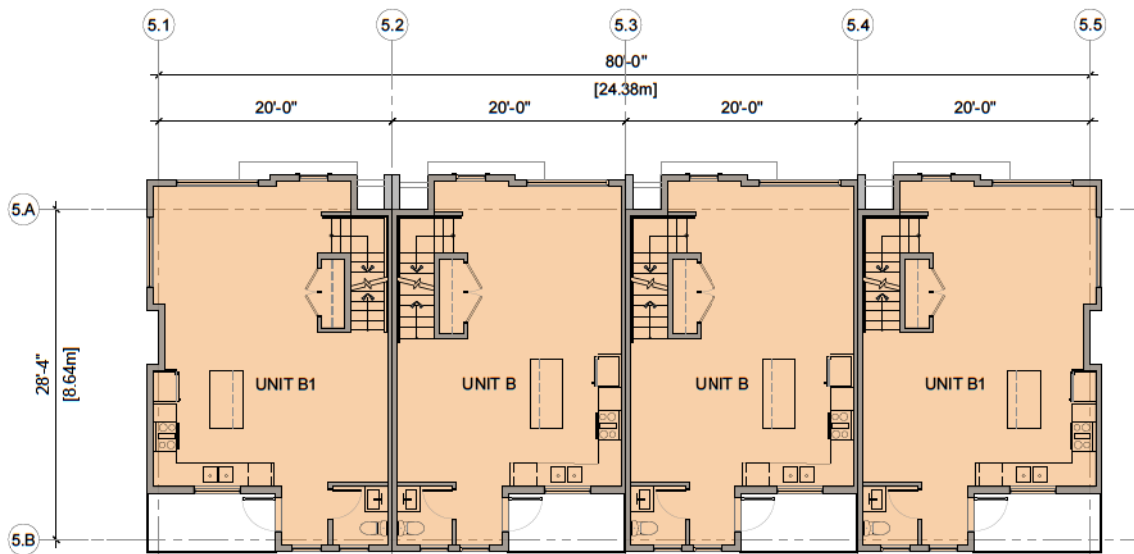
Scale

Sheet No.

A-2.7



1 BUILDING 5 - LEVEL 1
3/32" = 1'-0"



2 BUILDING 5 - LEVEL 2
3/32" = 1'-0"

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KEY PLAN



Date	Description
2024-08-08	Revised/Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**8011 & 8053 170A Street,
Surrey,
British Columbia**

Drawn By YJ	Date 2/24/2025
Checked By JV	Project ID 25032401

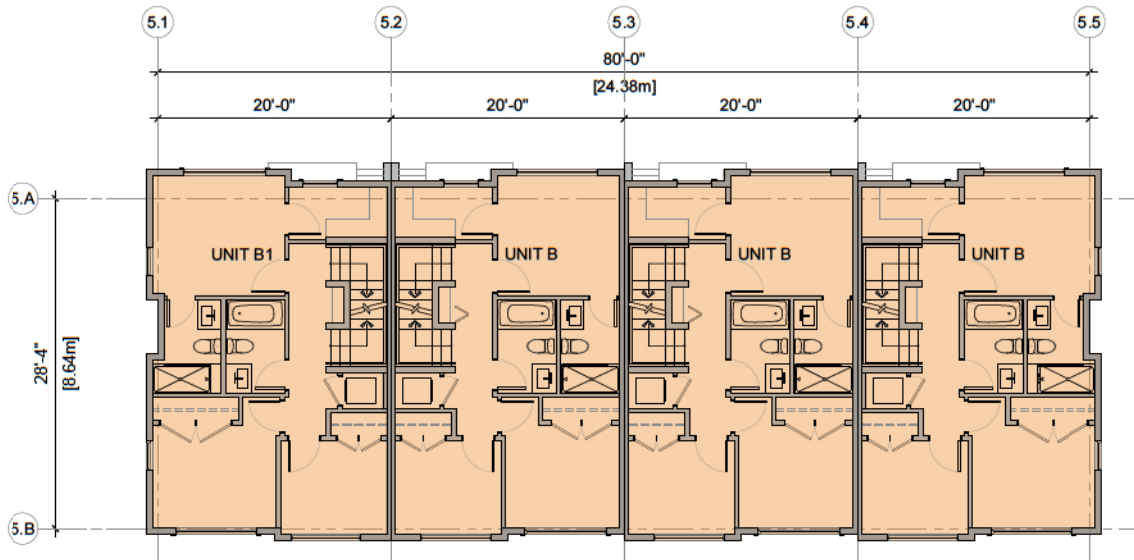
Sheet Title

FLOOR PLANS

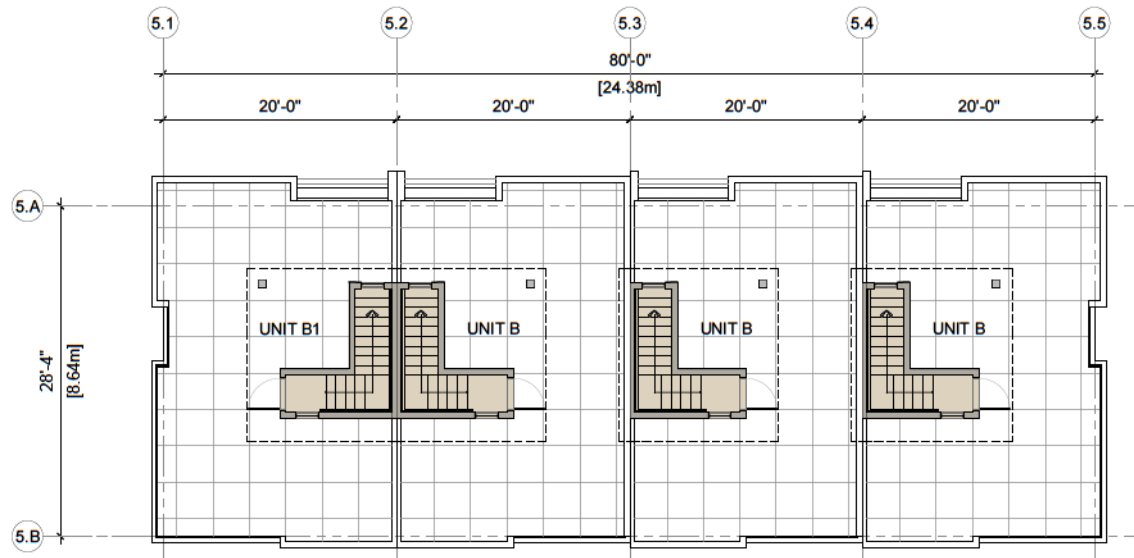
Scale

Sheet No.

A-2.8



1 BUILDING 5 - LEVEL 3
3/32" = 1'-0"



2 BUILDING 5 - ROOF PATIO
3/32" = 1'-0"

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KEY PLAN



Date	Description
2024-08-08	Revised Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**8011 & 8053 170A Street,
Surrey,
British Columbia**

Drawn By
YG Date
2/04/2016

Checked By
JV Project ID
SU23_2401

Sheet Title
FLOOR PLANS

Scale

Sheet No.

A-2.9

SCHEDULE OF FINISHES

1. SMOOTH FINISH FIBER CEMENT PANEL WITH REVEAL COLOR TO MATCH: WHITE
2. SMOOTH FINISH FIBER CEMENT LAP SIDING COLOR TO MATCH: BENJAMIN MOORE 2124-10
3. SMOOTH FINISH FIBER CEMENT SHINGLE SIDING COLOR TO MATCH: BENJAMIN MOORE 2124-10
4. SMOOTH FINISH FIBER CEMENT LAP SIDING COLOR TO MATCH: BENJAMIN MOORE 2061-20
5. SMOOTH FINISH FIBER CEMENT SHINGLE SIDING COLOR TO MATCH: BENJAMIN MOORE 2061-20
6. SMOOTH FINISH FIBER CEMENT LAP SIDING COLOR TO MATCH: JAMES HARDIE NIGHT GRAY
7. SMOOTH FINISH FIBER CEMENT SHINGLE SIDING COLOR TO MATCH: BENJAMIN MOORE 2124-10
8. SMOOTH FINISH FIBER CEMENT LAP SIDING COLOR TO MATCH: BENJAMIN MOORE 2126-70
9. SMOOTH FINISH FIBER CEMENT BOARD COLOR TO MATCH: WHITE
10. PAINTED FLASHING COLOR TO MATCH: BENJAMIN MOORE 2131-10
11. PAINTED VINYL WINDOWS COLOR TO MATCH: BENJAMIN MOORE 2131-10
12. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR TO MATCH: BENJAMIN MOORE 2131-10
13. WOOD GRAIN FIBER CEMENT PANEL COLOR : LIGHT CHERRY WOOD
14. WOOD BEAM COLOR : LIGHT CHERRY WOOD
15. SOLID CORE WOOD DOORS COLOR : LIGHT CHERRY WOOD
16. GARAGE DOORS COLOR: BENJAMIN MOORE 2124-10



COLOR SCHEME 1: BUILDING 1, 3, 5

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



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



COLOR SCHEME 2: BUILDING 2, 4

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



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



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KEY PLAN



Date	Description
2024-08-08	Revised/Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
8011 & 8053 170A Street, Surrey, British Columbia

Drawn By: YG Date: 2024-02-16
Checked By: JYV Project ID: 24032401

Sheet Title
MATERIAL & FINISHES

Scale: 3/32" = 1'-0"
Sheet No.

A-3.0



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



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



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



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

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KEY PLAN



Date	Description
2024-08-08	Revised Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**8011 & 8083 170A Street,
Surrey,
British Columbia**

Drawn By
YG Date
2024-02-16

Checked By
JV Project ID
2024-01-16

Sheet Title

ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.

A-3.1



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



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



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



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

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KEY PLAN



Date	Description
2024-08-08	Revised Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**8011 & 8053 170A Street,
Surrey,
British Columbia**

Drawn By
YQ Date
2/04/2016

Checked By
JW Project ID
2024-01-23

Sheet Title
ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.

A-3.2



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



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



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



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

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KEY PLAN



2024-04-01		DP Application
2024-01-23		Preliminary Application
Date	Description	
Issues / Revisions		
Seal		
Project Title		
TOWNHOUSE DEVELOPMENT		
Project Address		
8011 & 8053 170A Street, Surrey, British Columbia		
Drawn By	Date	
YG	2024-02-10	
Checked By	Project ID	
PV	8283_3461	
Sheet Title		
ELEVATIONS		
Scale		
1/16" = 1'-0"		
Sheet No.		
A-3.3		



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



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



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



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

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KEY PLAN



Date	Description
2024-08-08	Revised Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**8011 & 8053 170A Street,
Surrey,
British Columbia**

Drawn By
YJ
Date
2024-02-16

Checked By
JY
Project ID
2024-01-23

Sheet Title
ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.
A-3.4

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KEY PLAN



1 BUILDING 5- WEST ELEVATION
 SCALE: 1/16" = 1'-0"



2 BUILDING 5- NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



3 BUILDING 5- EAST ELEVATION
 SCALE: 1/16" = 1'-0"



4 BUILDING 5- SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

Date	Description
2024-06-08	Revised Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**8011 & 8053 170A Street,
 Surrey,
 British Columbia**

Drawn By YG	Date 2/04/2016
Checked By JV	Project ID 20131401

Sheet Title
ELEVATIONS

Scale
 1/16" = 1'-0"

Sheet No.

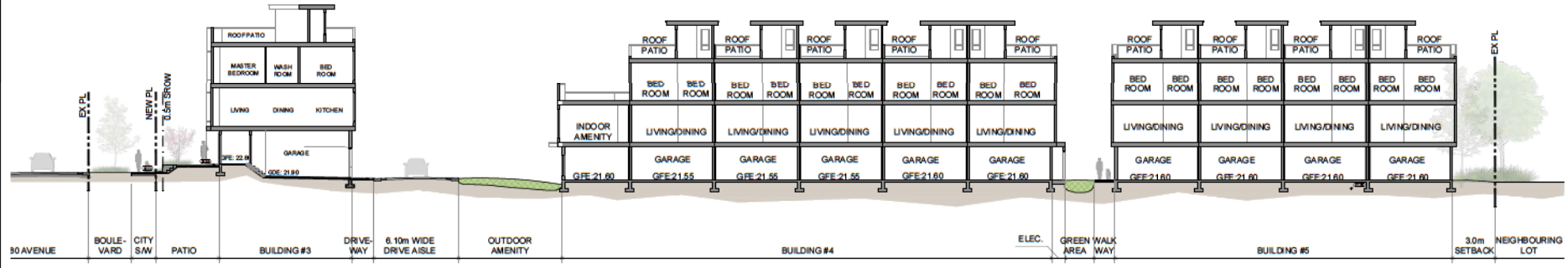
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KEY PLAN



N



1 SECTION AA
 Scale: NTS

Date	Description
2024-08-08	Revised/Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
8011 & 8053 170A Street, Surrey, British Columbia

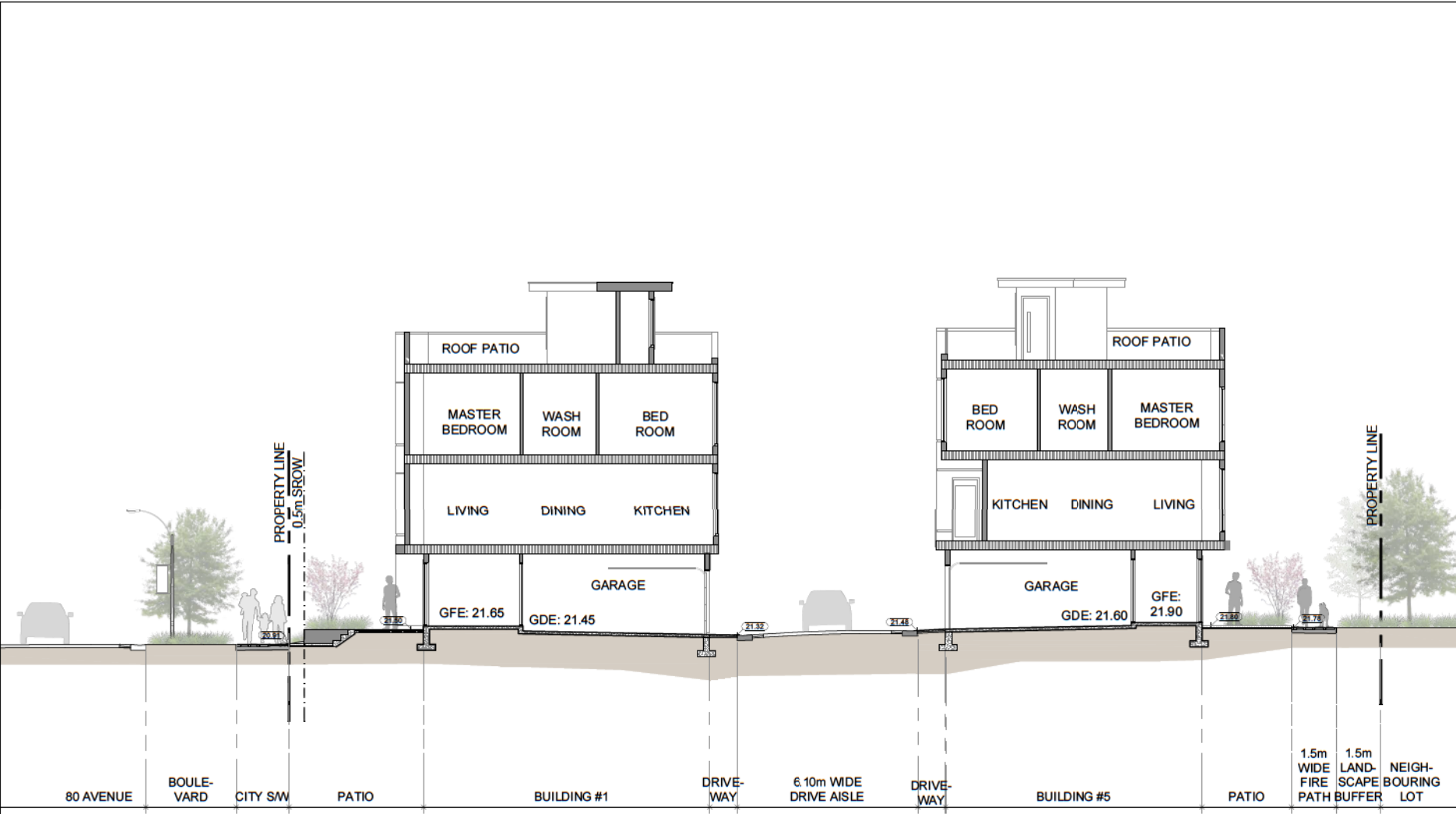
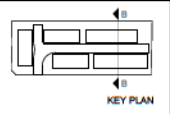
Drawn By YG	Date 2024-02-16
Checked By JV	Project ID 2024-01-01

Sheet Title
SECTIONS

Scale
 N.T.S.

Sheet No.
A-4.0

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1 SECTION AA
 Scale: 3/32" = 1'-0"

Date	Description
2024-08-08	Revised/Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application



Project Title
 TOWNHOUSE DEVELOPMENT

Project Address
 8011 & 8053 170A Street,
 Surrey,
 British Columbia

Drawn By
 YG

Checked By
 JY

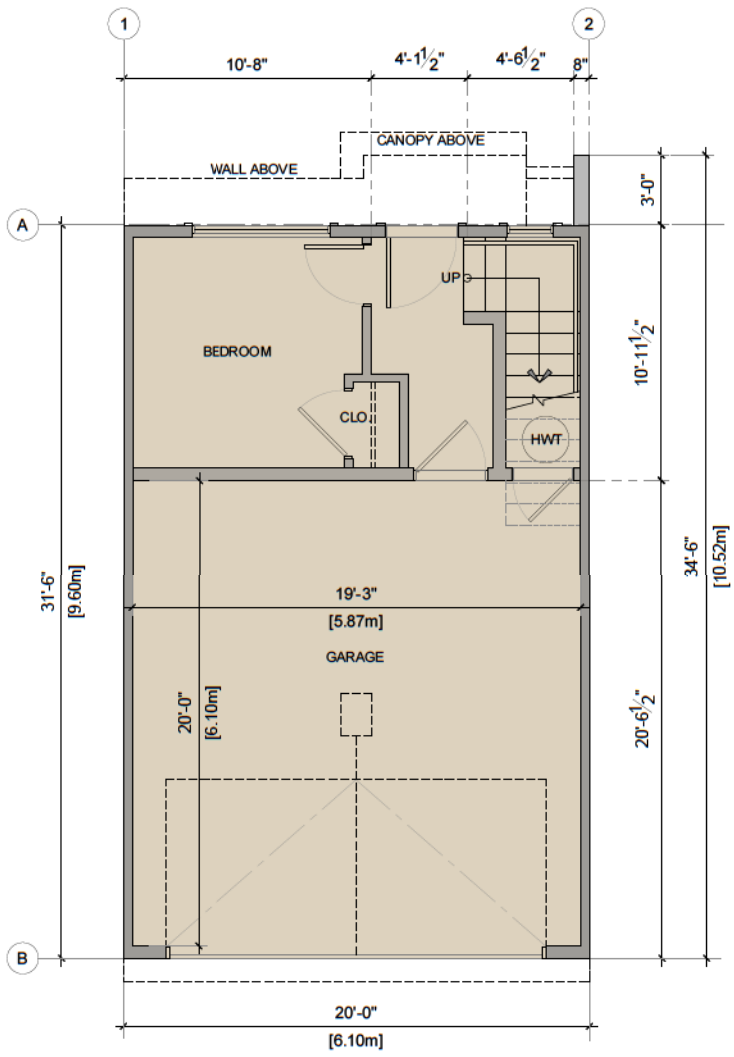
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 2024-02-16

Project ID
 2024-01-01

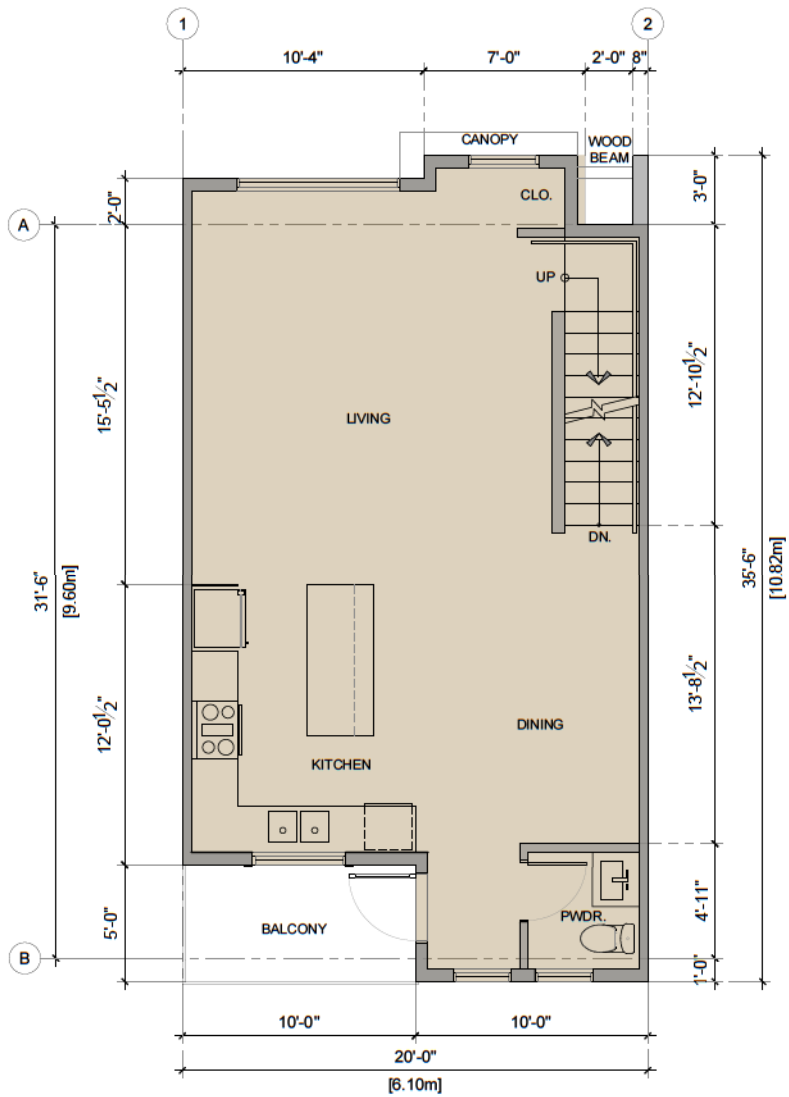
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 SECTIONS

Scale

Sheet No.
 A-4.1



1 UNIT A - LEVEL 1
SCALE: 3/16" = 1'-0"



2 UNIT A - LEVEL 2
SCALE: 3/16" = 1'-0"

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Date	Description
2024-08-08	Revised Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**8011 & 8053 170A Street,
Surrey,
British Columbia**

Drawn By
YG Date
2/04/2016

Checked By
JW Project ID
2024-01-23

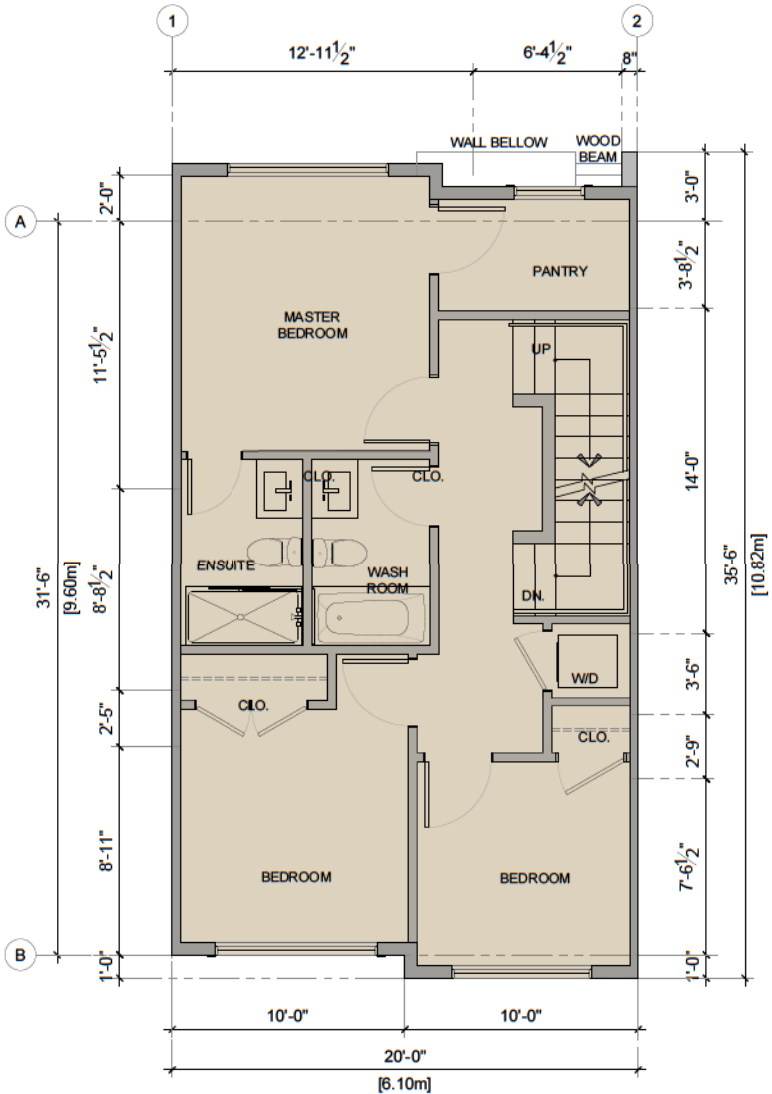
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UNIT PLANS

Scale
3/16" = 1'-0"

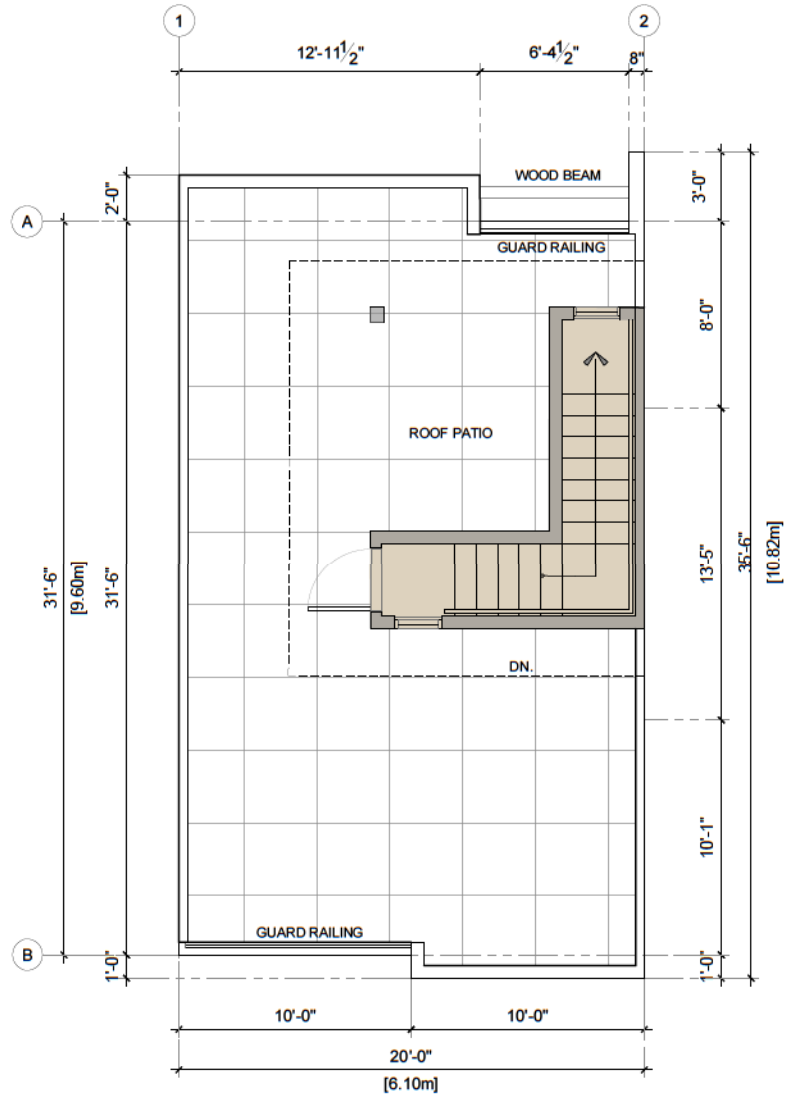
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A-5.0

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1 UNIT A - LEVEL 3
 SCALE: 3/16" = 1'-0"



2 UNIT A - ROOF PATIO
 SCALE: 3/16" = 1'-0"

Date	Description
2024-08-08	Revised Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application



Project Title
 TOWNHOUSE DEVELOPMENT

Project Address
 8011 & 8053 170A Street,
 Surrey,
 British Columbia

Drawn By
 YG

Checked By
 JY

Date
 2/04/2024

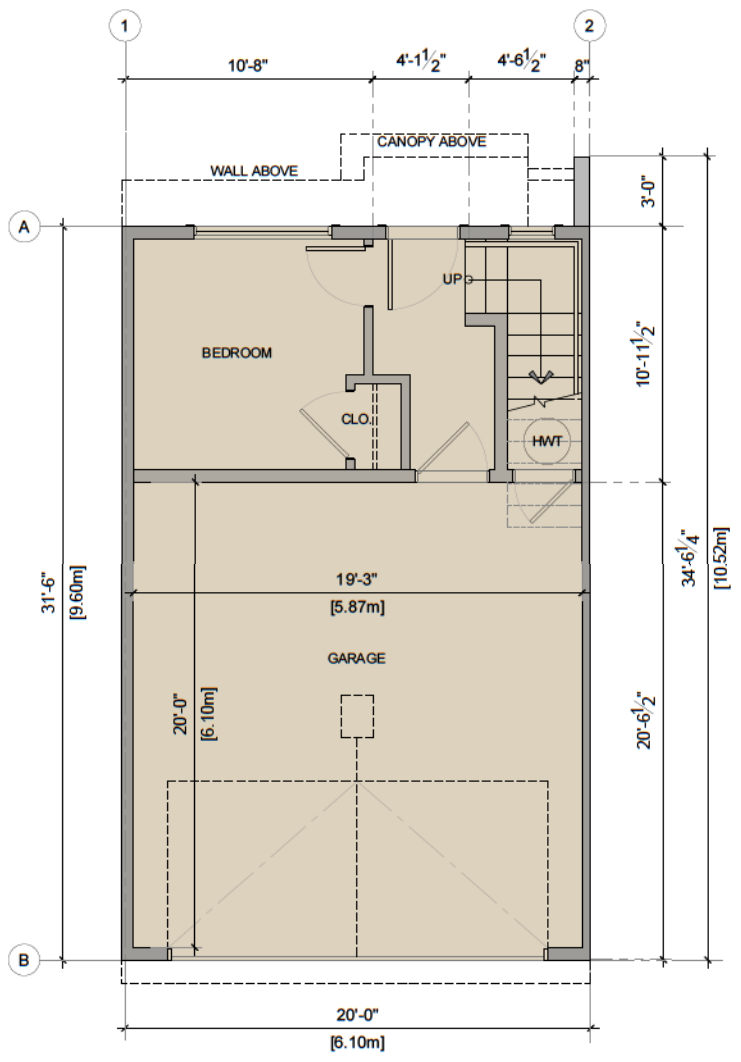
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 2024-01

Sheet Title
 UNIT PLANS

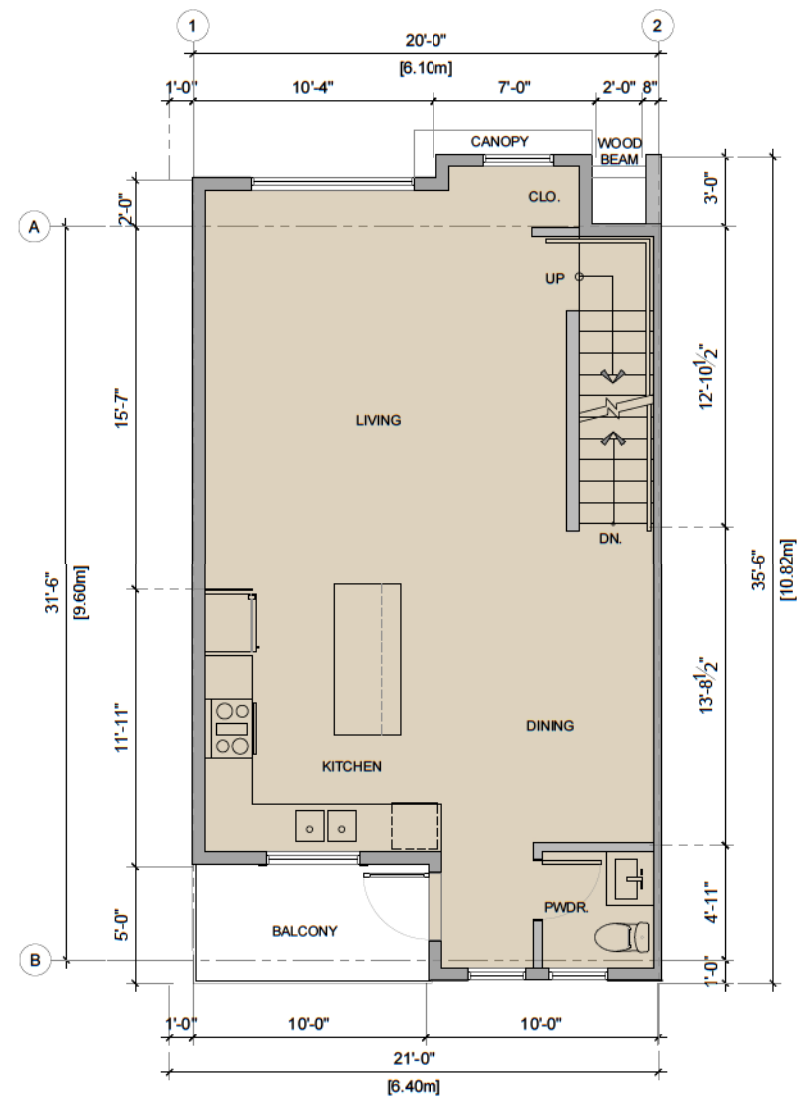
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Sheet No.

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1 UNIT A1 - LEVEL 1
 SCALE: 3/16" = 1'-0"



2 UNIT A1 - LEVEL 2
 SCALE: 3/16" = 1'-0"

Date	Description
2024-08-08	Revised Comments
2024-04-01	DP Application
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Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**8011 & 8053 170A Street,
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 British Columbia**

Drawn By
 YG Date: 2/24/2024

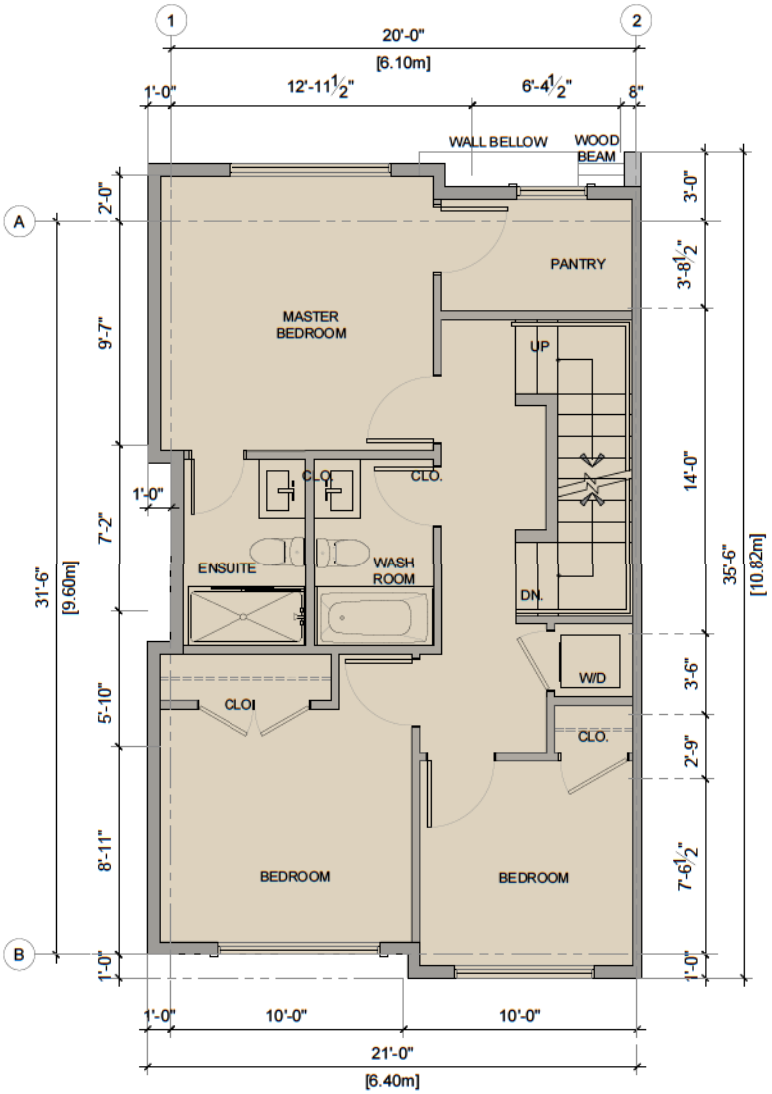
Checked By
 JYV Project ID: 24032401

Sheet Title
UNIT PLANS

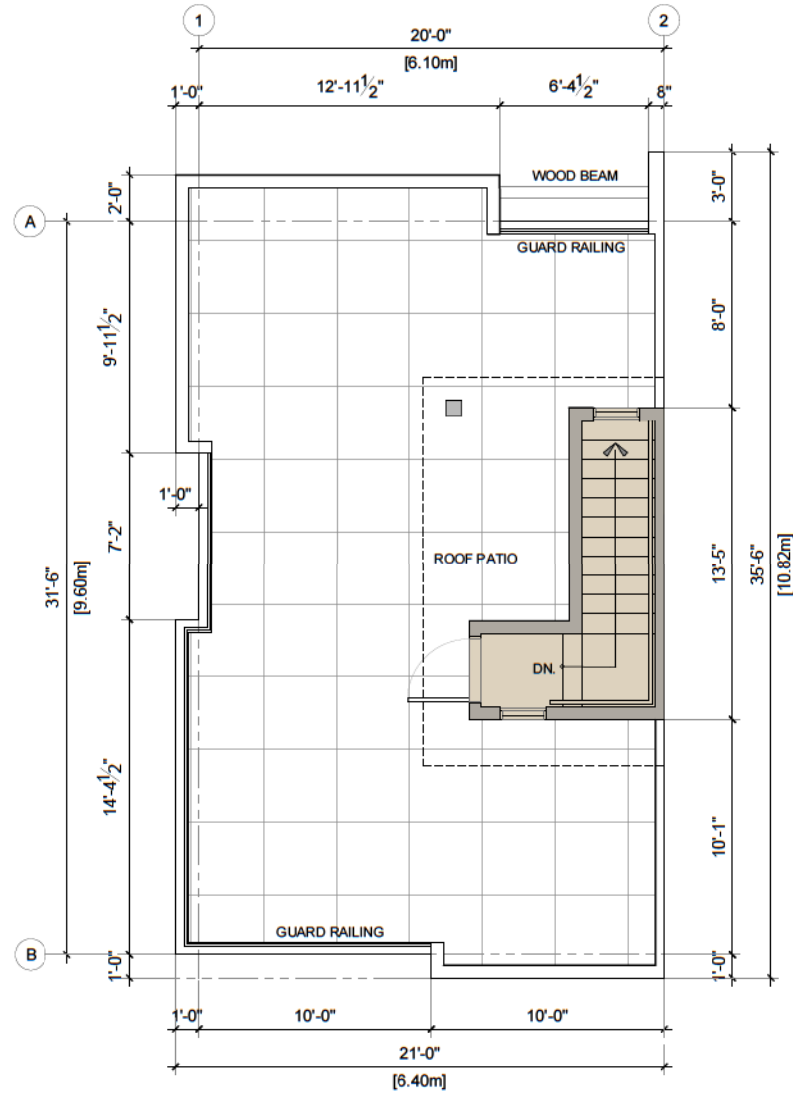
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Sheet No.

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1 UNIT A1 - LEVEL 3
 SCALE: 3/16" = 1'-0"



2 UNIT A1 - ROOF PATIO
 SCALE: 3/16" = 1'-0"

Date	Description
2024-08-08	Revised Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application



Project Title
 TOWNHOUSE DEVELOPMENT

Project Address
 8011 & 8053 170A Street,
 Surrey,
 British Columbia

Drawn By
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Date
 2/24/2024

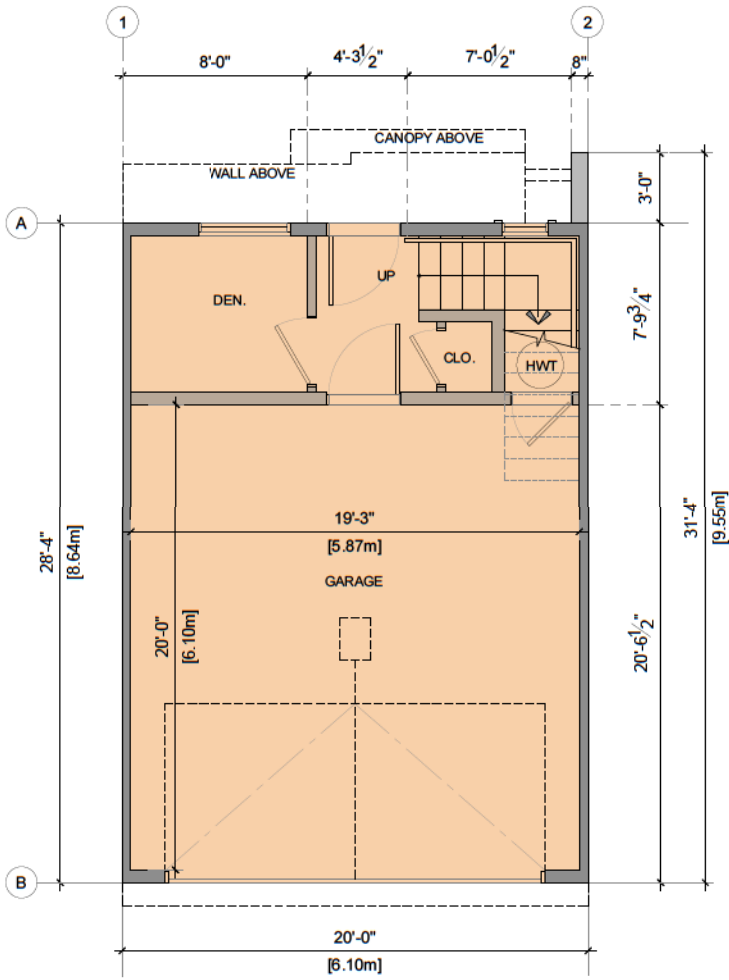
Project ID
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Sheet Title
 UNIT PLANS

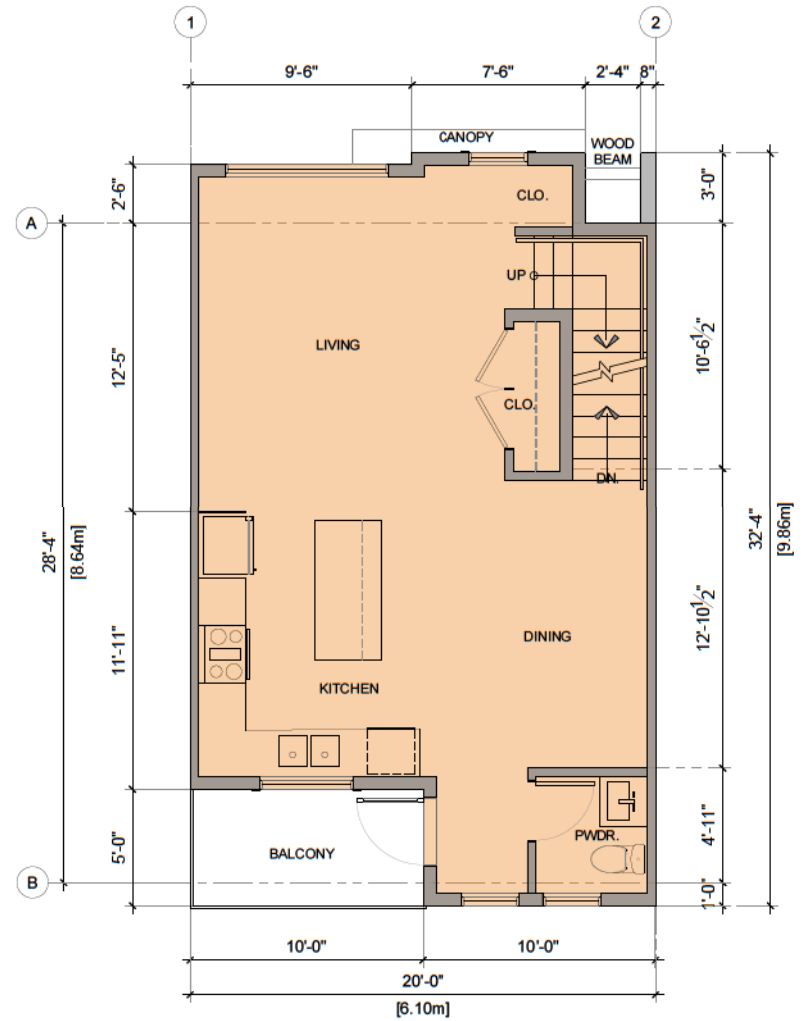
Scale
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1 UNIT B - LEVEL 1
 SCALE: 3/16" = 1'-0"



2 UNIT B - LEVEL 2
 SCALE: 3/16" = 1'-0"

Date	Description
2024-08-08	Revised Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application



Project Title
 TOWNHOUSE DEVELOPMENT

Project Address
 8011 & 8053 170A Street,
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 YG Date: 2/24/2024

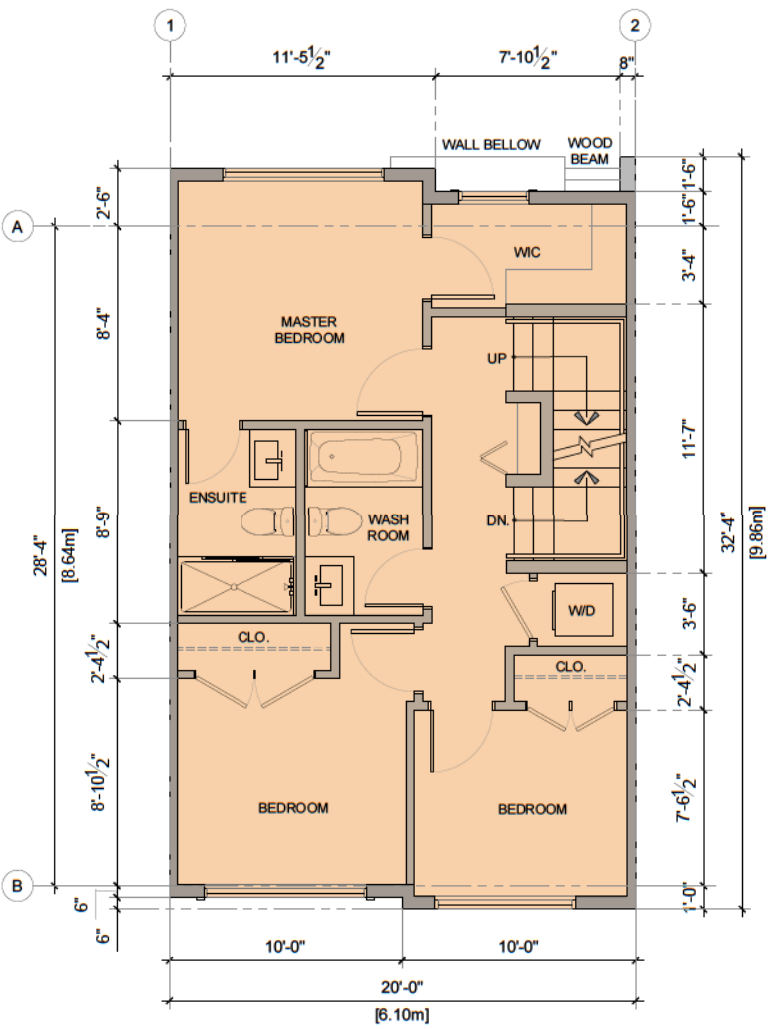
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 JYV Project ID: 24032401

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 UNIT PLANS

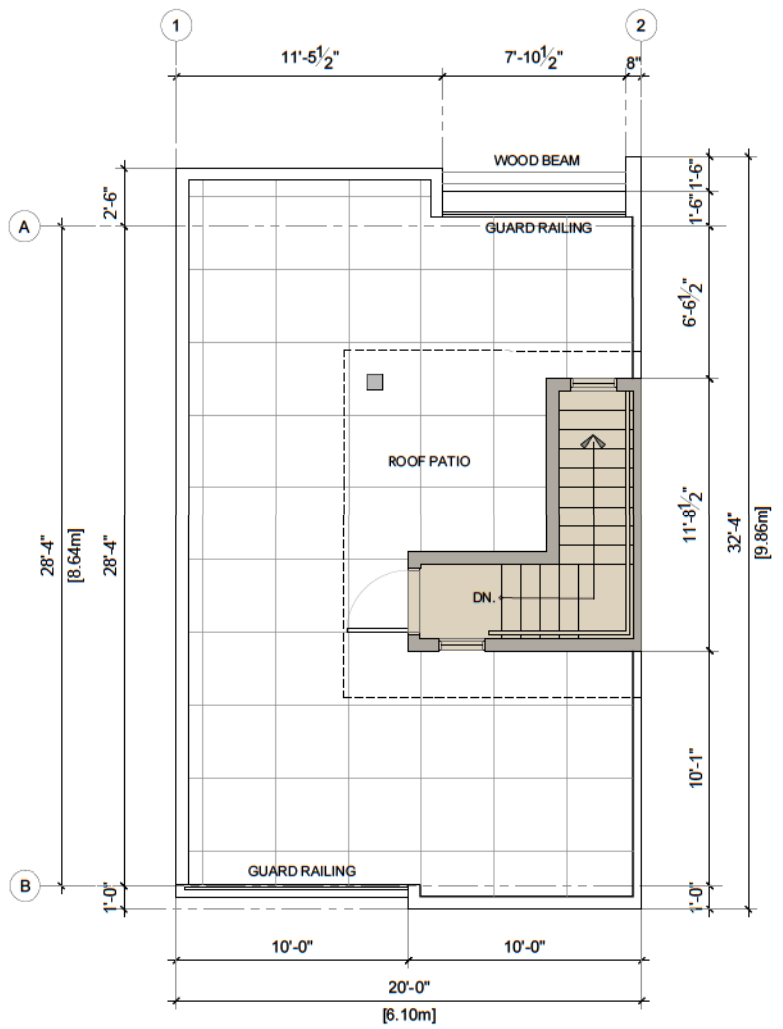
Scale
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1 UNIT B - LEVEL 3
 SCALE: 3/16" = 1'-0"



2 UNIT B - ROOF PATIO
 SCALE: 3/16" = 1'-0"

Date	Description
2024-06-08	Revised Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**8011 & 8053 170A Street,
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Drawn By
 YG Date
 2/24/2024

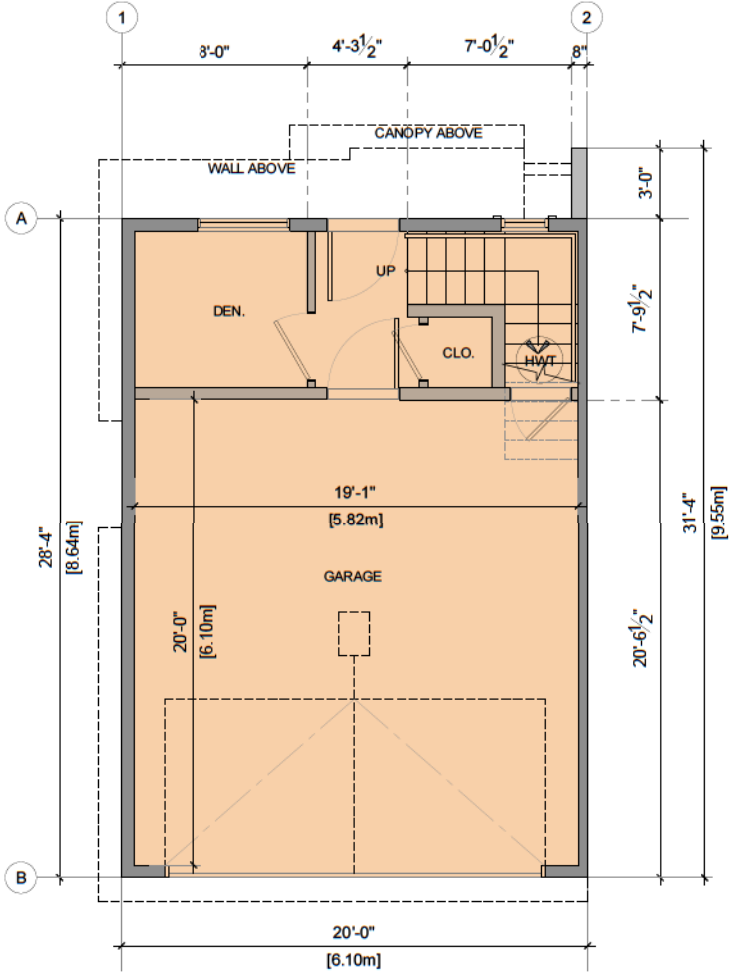
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 JYV Project ID
 2024-01

Sheet Title
UNIT PLANS

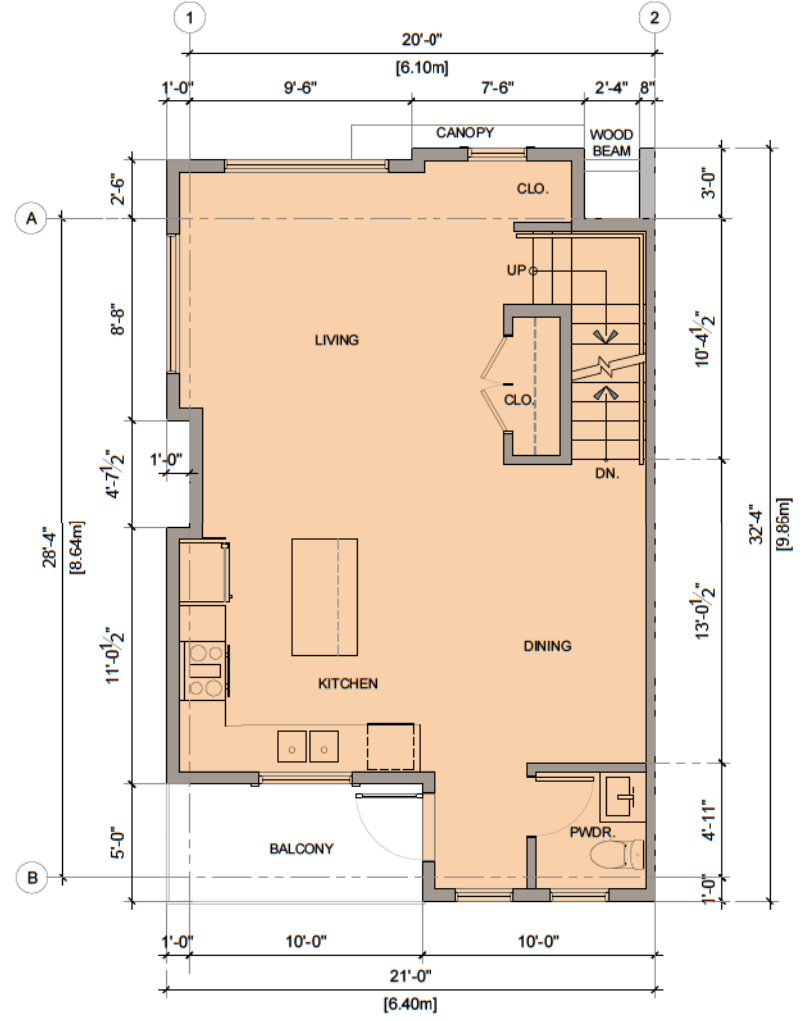
Scale
3/16" = 1'-0"

Sheet No.
A-5.5

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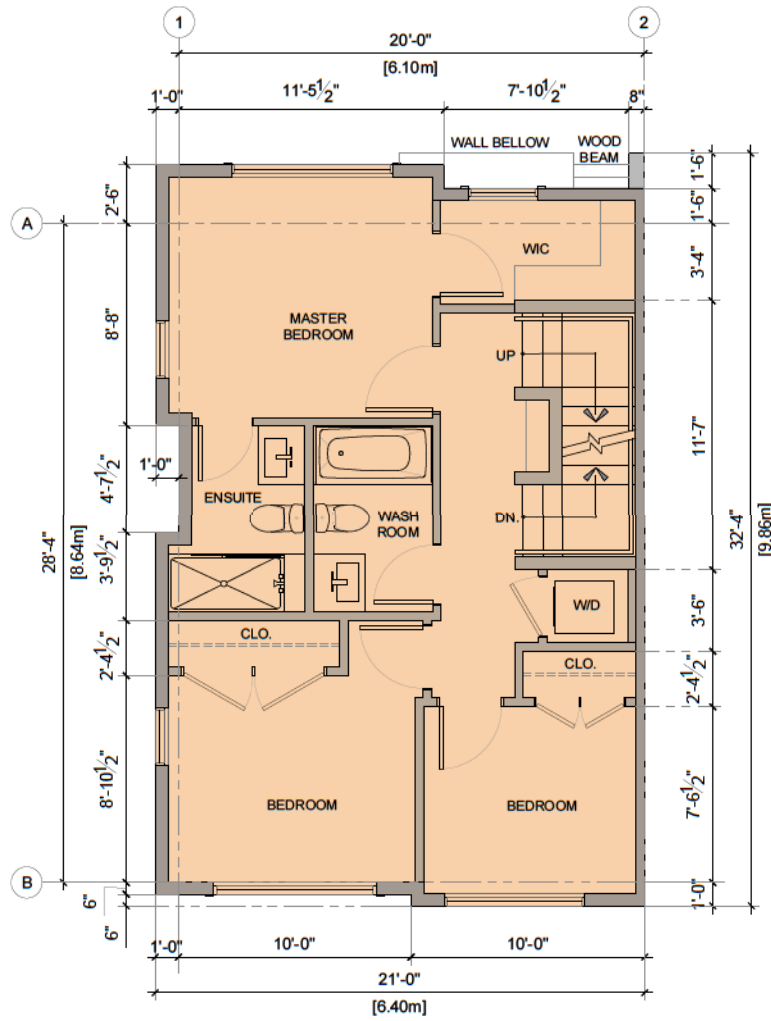
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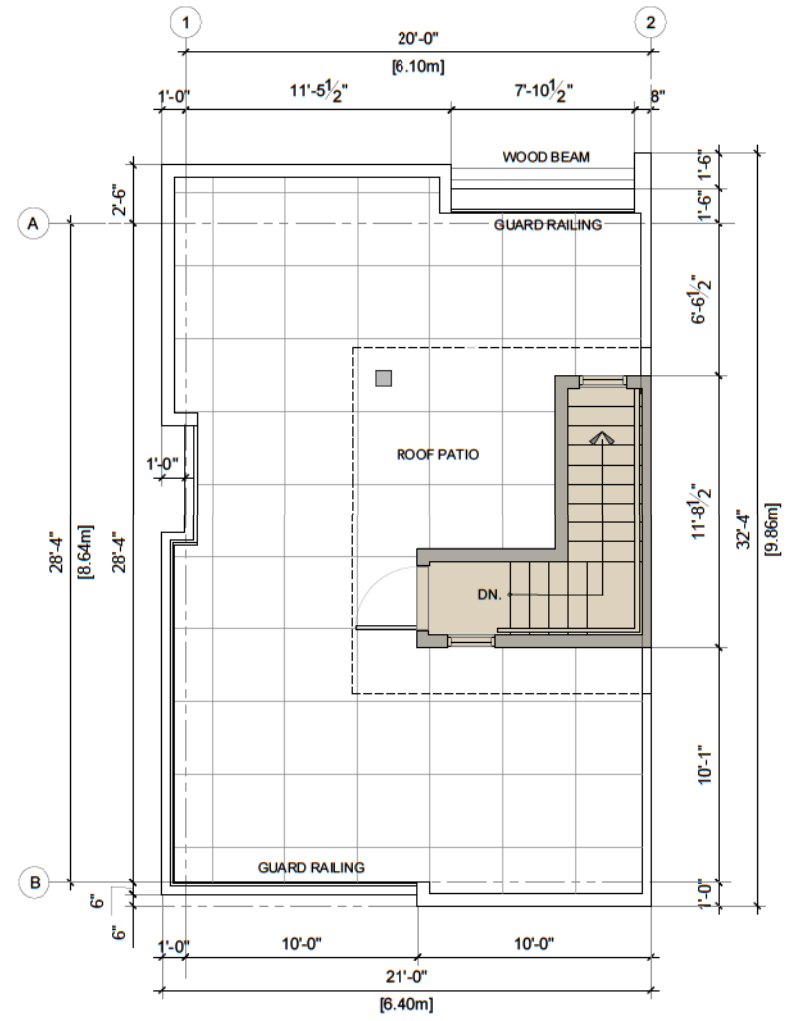
2 UNIT B1 - LEVEL 2
SCALE: 3/16" = 1'-0"

2024-08-08	Revised/Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application
Date	Description
Issues / Revisions	
Seal	
	
Project Title	
TOWNHOUSE DEVELOPMENT	
Project Address	
8011 & 8053 170A Street, Surrey, British Columbia	
Drawn By	Date
YG	2024-02-16
Checked By	Project ID
JV	2024-01-23
Sheet Title	
UNIT PLANS	
Scale	
3/16" = 1'-0"	
Sheet No.	
A-5.6	

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1 UNIT B1 - LEVEL 3
 SCALE: 3/16" = 1'-0"



2 UNIT B1 - ROOF PATIO
 SCALE: 3/16" = 1'-0"

Date	Description
2024-08-08	Revised/Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**8011 & 8053 170A Street,
 Surrey,
 British Columbia**

Drawn By
 YG **Date**
 2/04/2016

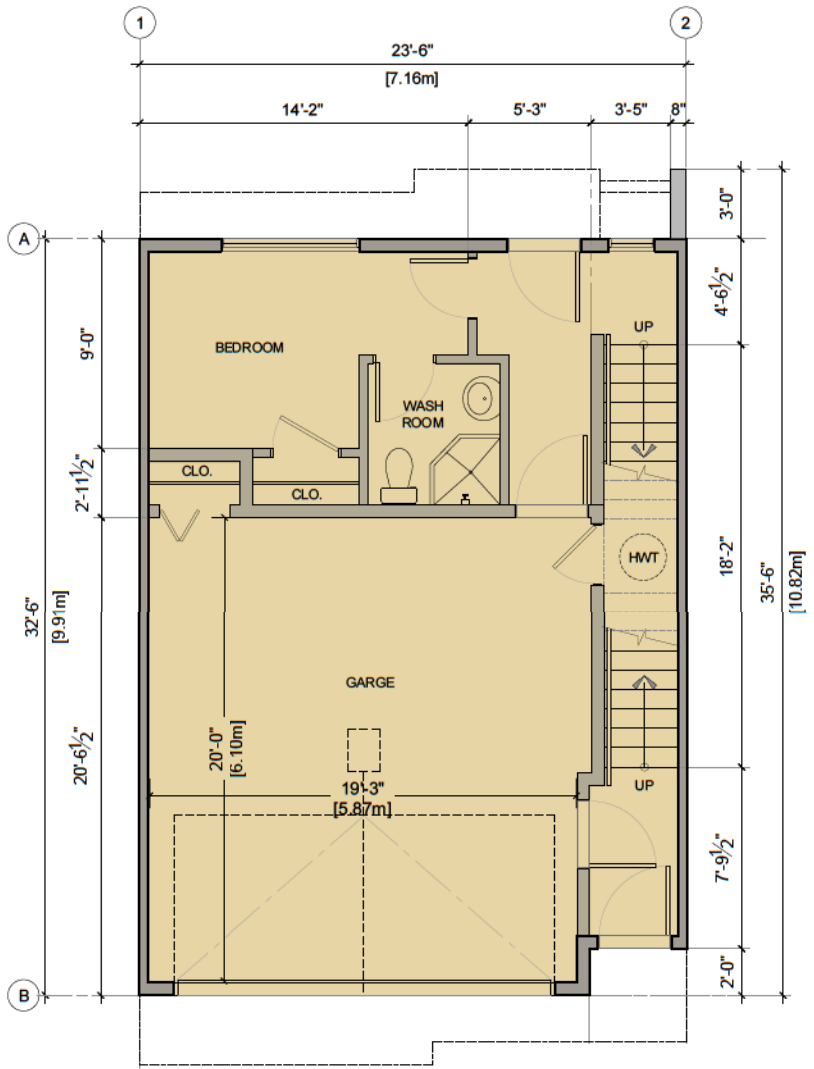
Checked By
 JYV **Project ID**
 2013_01

Sheet Title
UNIT PLANS

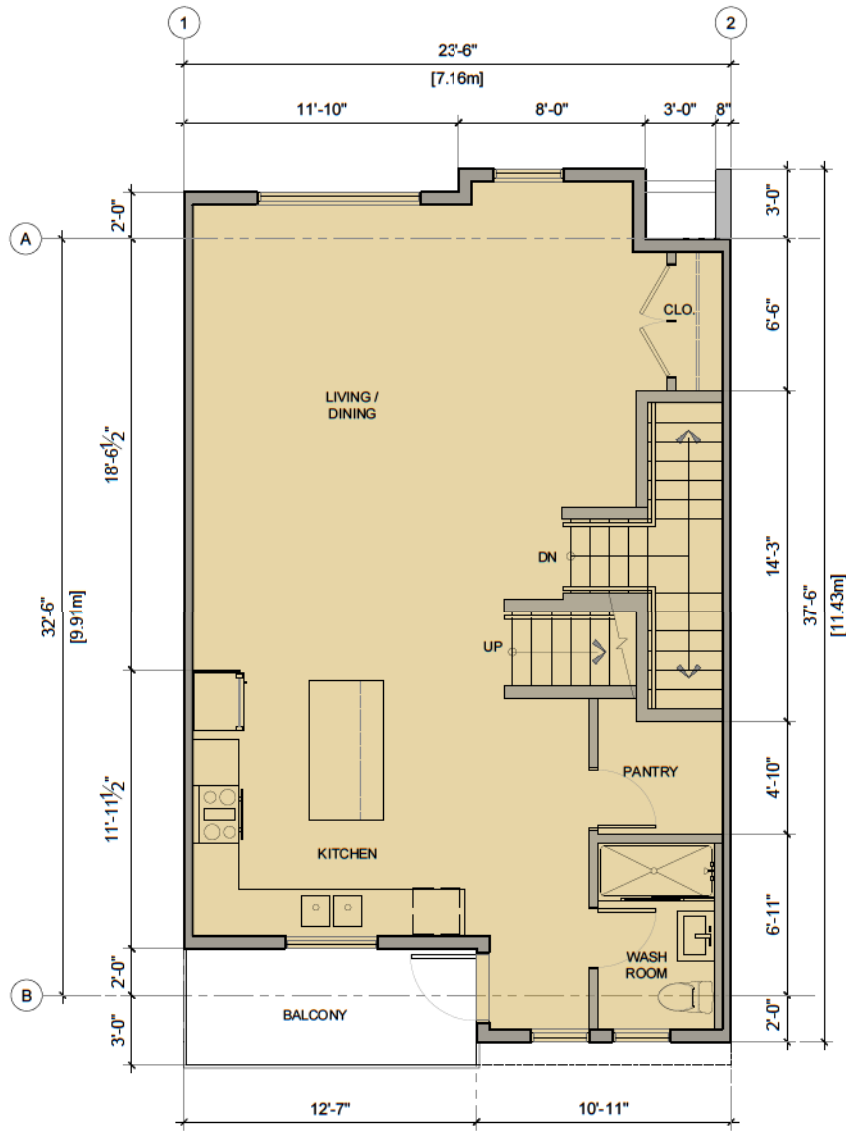
Scale
 3/16" = 1'-0"

Sheet No.

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1 UNIT C - LEVEL 1
 SCALE: 3/16" = 1'-0"



2 UNIT C - LEVEL 2
 SCALE: 3/16" = 1'-0"

2024-04-01	DP Application
2024-01-23	Preliminary Application
Date	Description



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**8011 & 8053 170A Street,
 Surrey,
 British Columbia**

Drawn By
 YG Date
 2024-02-16

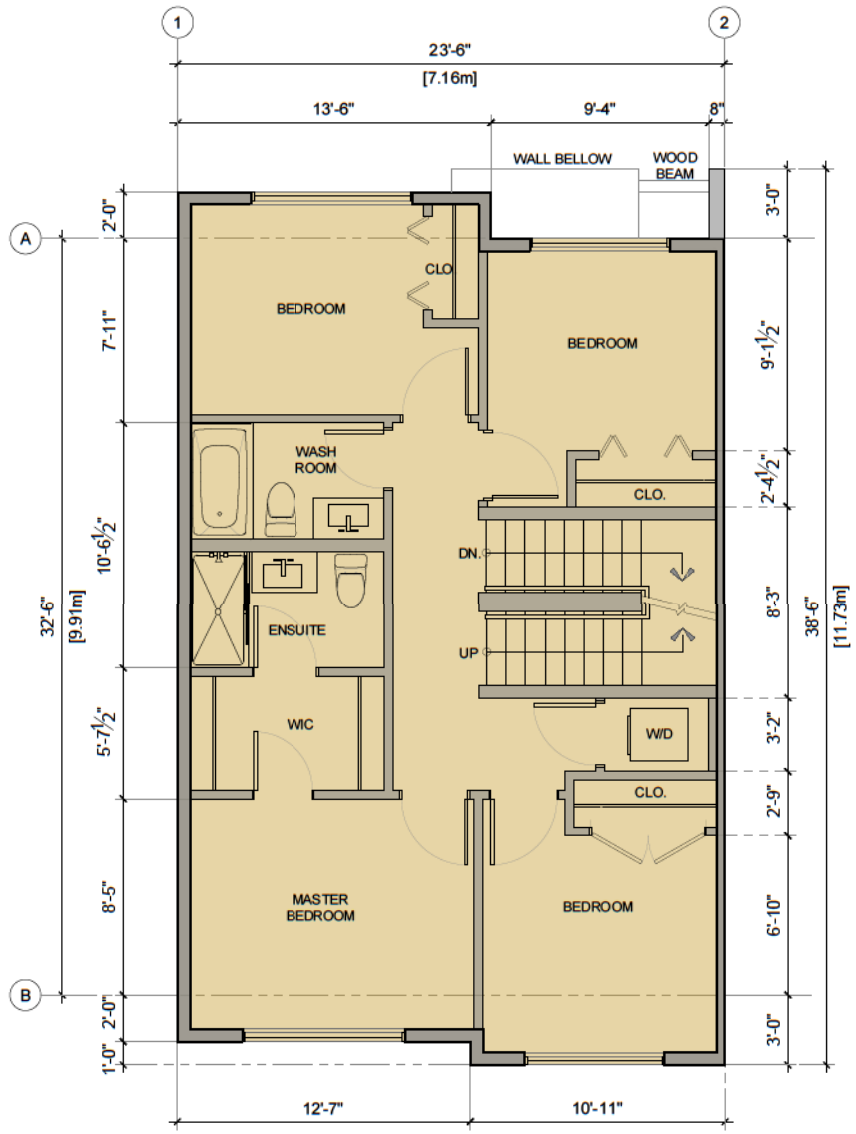
Checked By
 JYV Project ID
 24032401

Sheet Title
UNIT PLANS

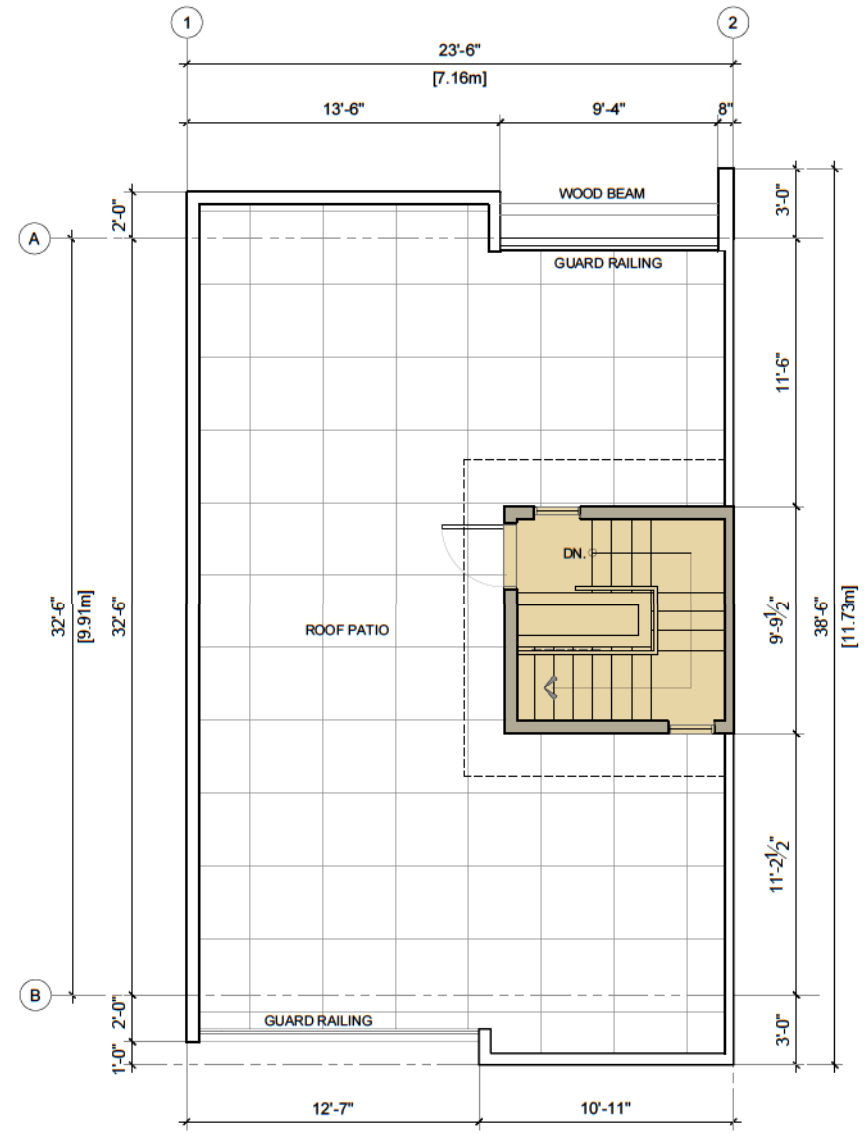
Scale
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Sheet No.

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1 UNIT C - LEVEL 3
 SCALE: 3/16" = 1'-0"



2 UNIT C - ROOF PATIO
 SCALE: 3/16" = 1'-0"

2024-04-01	DP Application
2024-01-23	Preliminary Application
Date	Description



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**8011 & 8053 170A Street,
 Surrey,
 British Columbia**

Drawn By YJ	Date 2024-03-10
Checked By JW	Project ID 24032401

Sheet Title
UNIT PLANS

Scale
 3/16" = 1'-0"

Sheet No.
A-5.9

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2024-04-01	DP Application
2024-01-23	Preliminary Application
Date	Description



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**8011 & 8053 170A Street,
 Surrey,
 British Columbia**

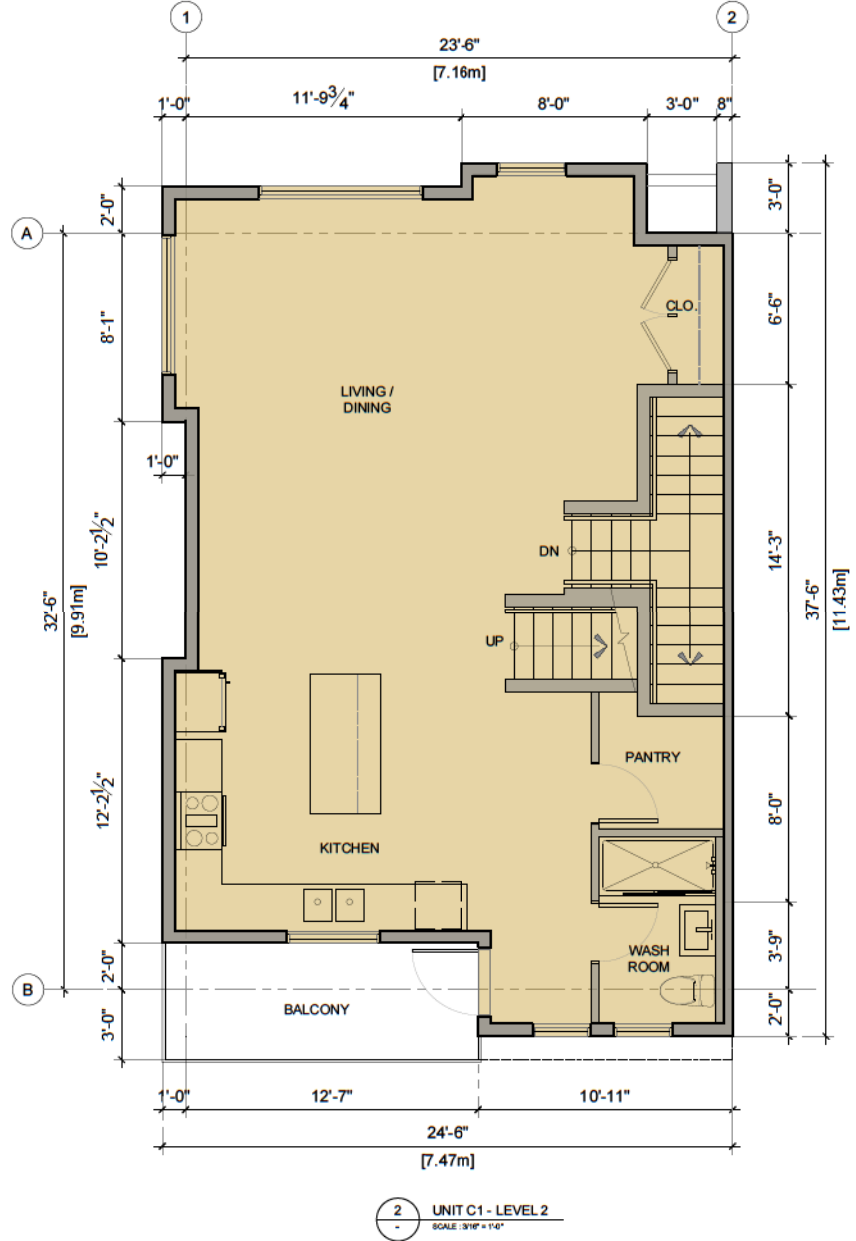
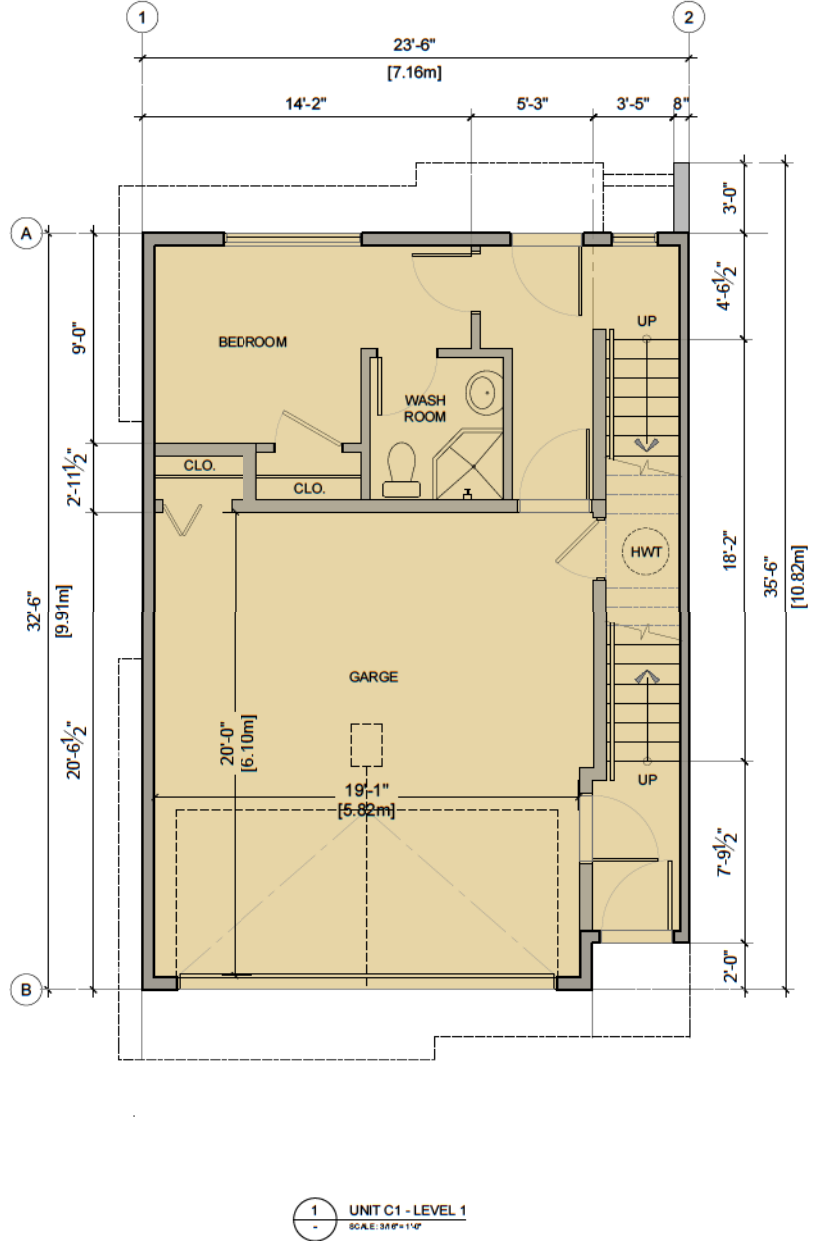
Drawn By YQ	Date 2024-03-10
Checked By JW	Project ID 24032401

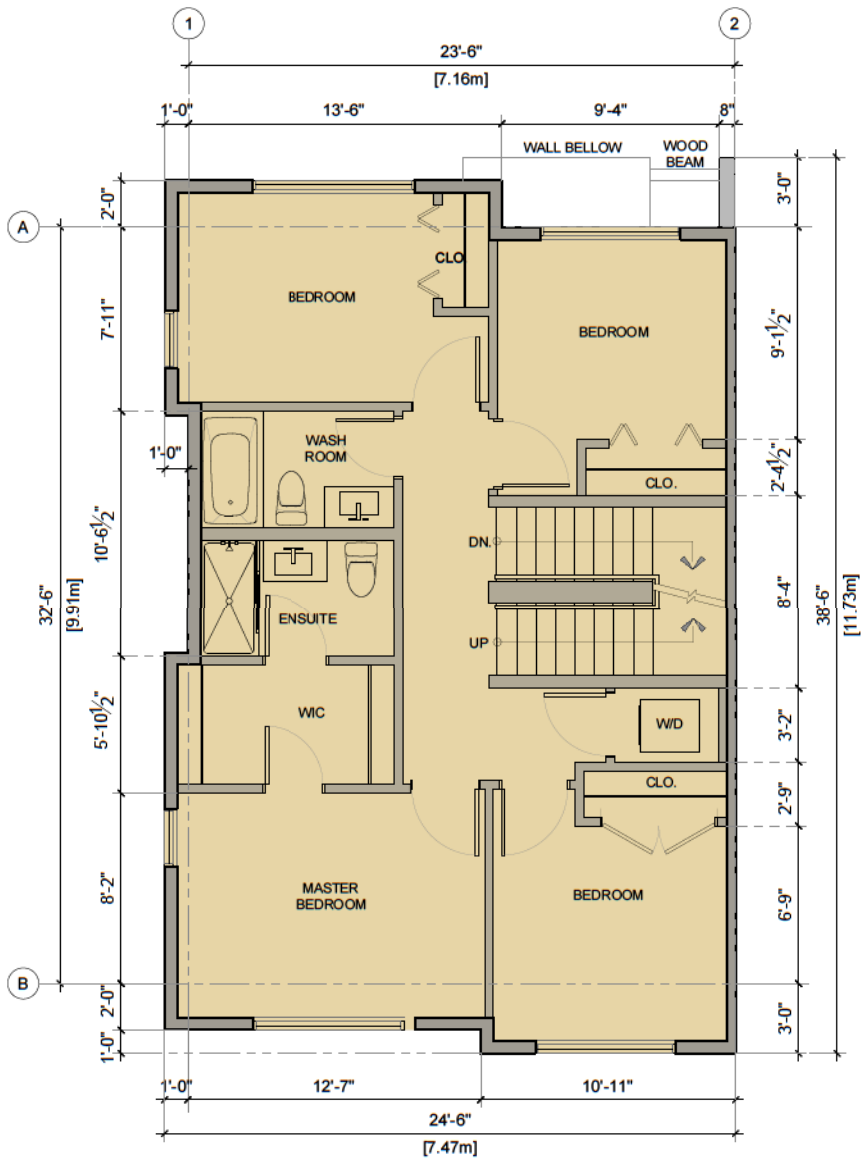
Sheet Title
UNIT PLANS

Scale
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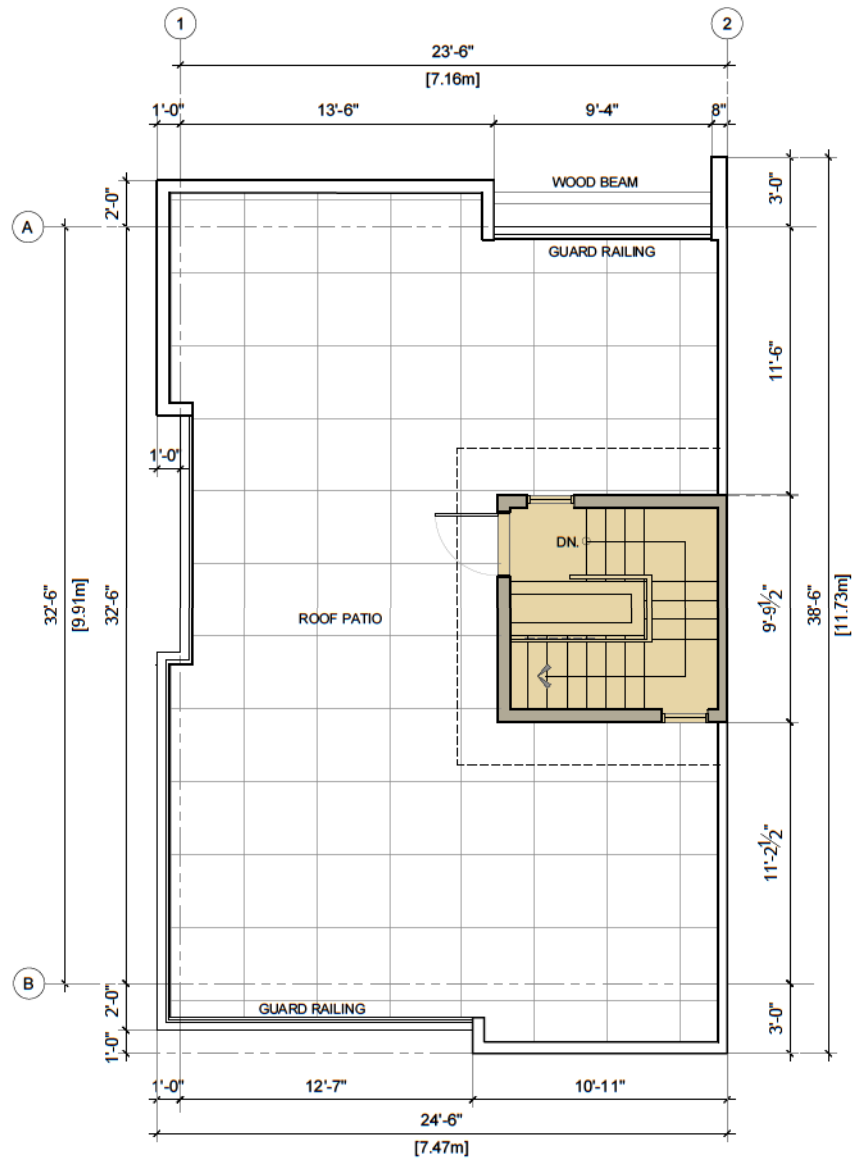
Sheet No.

A-5.10





1 UNIT C1 - LEVEL 3
SCALE: 3/16" = 1'-0"



2 UNIT C1 - ROOF PATIO
SCALE: 3/16" = 1'-0"

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2024-04-01	DP Application
2024-01-23	Preliminary Application
Date	Description



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**8011 & 8053 170A Street,
Surrey,
British Columbia**

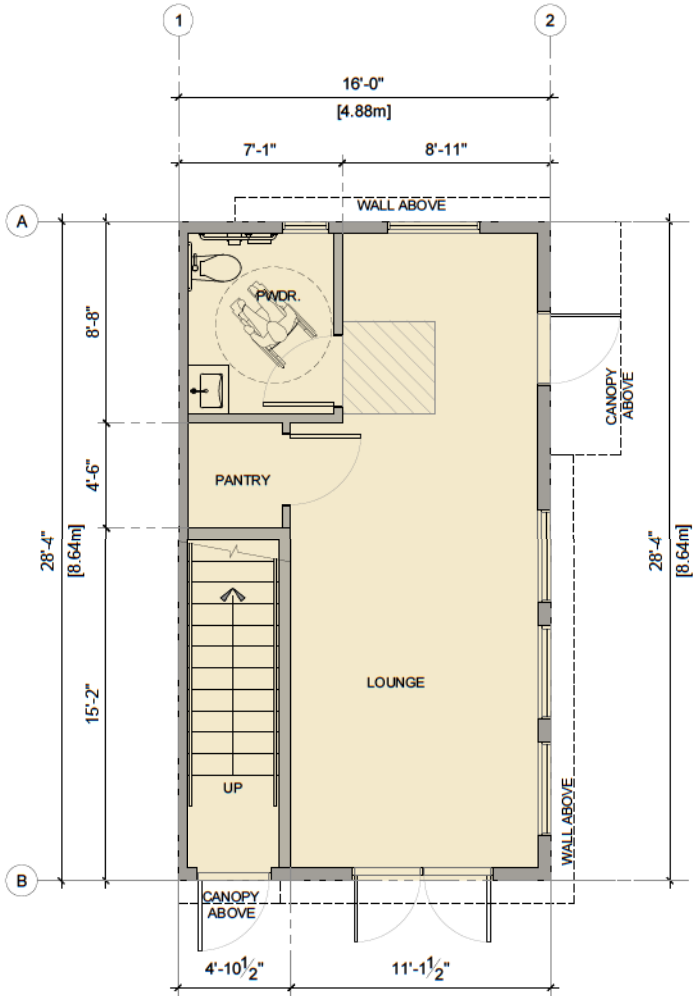
Drawn By YG	Date 2024-03-10
Checked By JW	Project ID 24032401

Sheet Title
UNIT PLANS

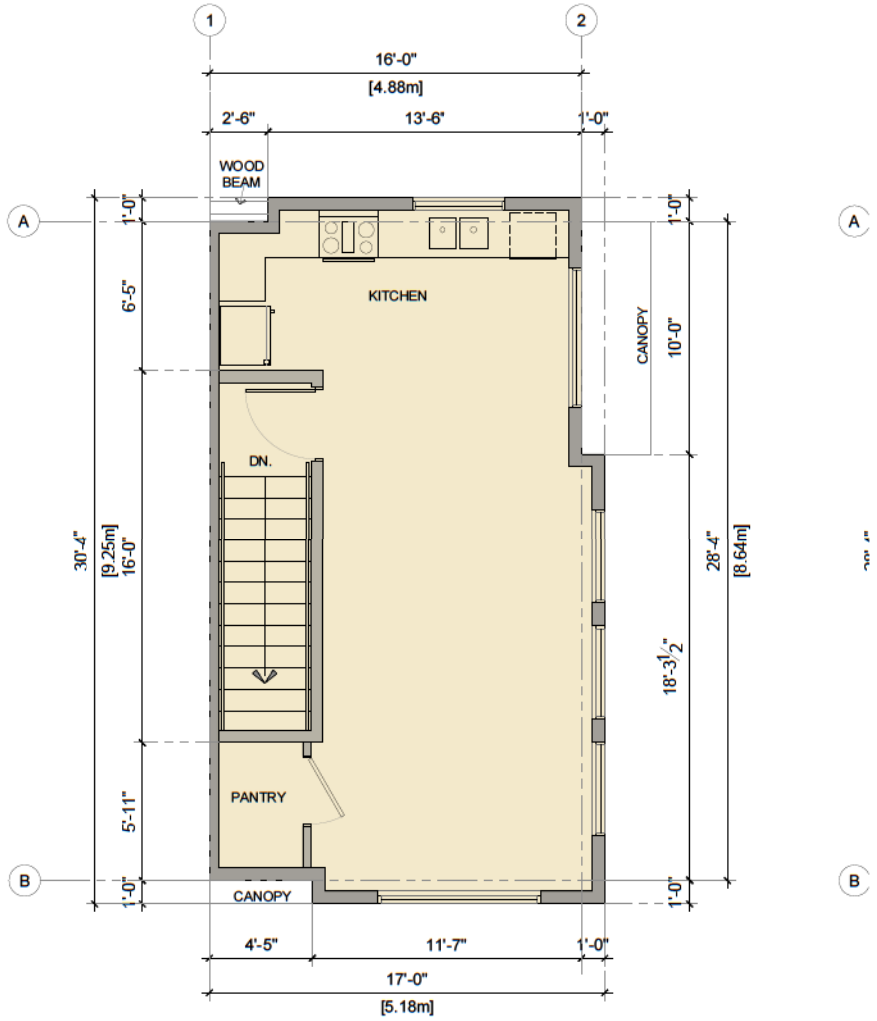
Scale
3/16" = 1'-0"

Sheet No.

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1 AMENITY - LEVEL 1
 SCALE: 3/16" = 1'-0"



2 AMENITY - LEVEL 2
 SCALE: 3/16" = 1'-0"

Date	Description
2024-08-08	Reviewed/Comments
2024-04-01	DP Application
2024-01-23	Preliminary Application



Project Title
 TOWNHOUSE DEVELOPMENT

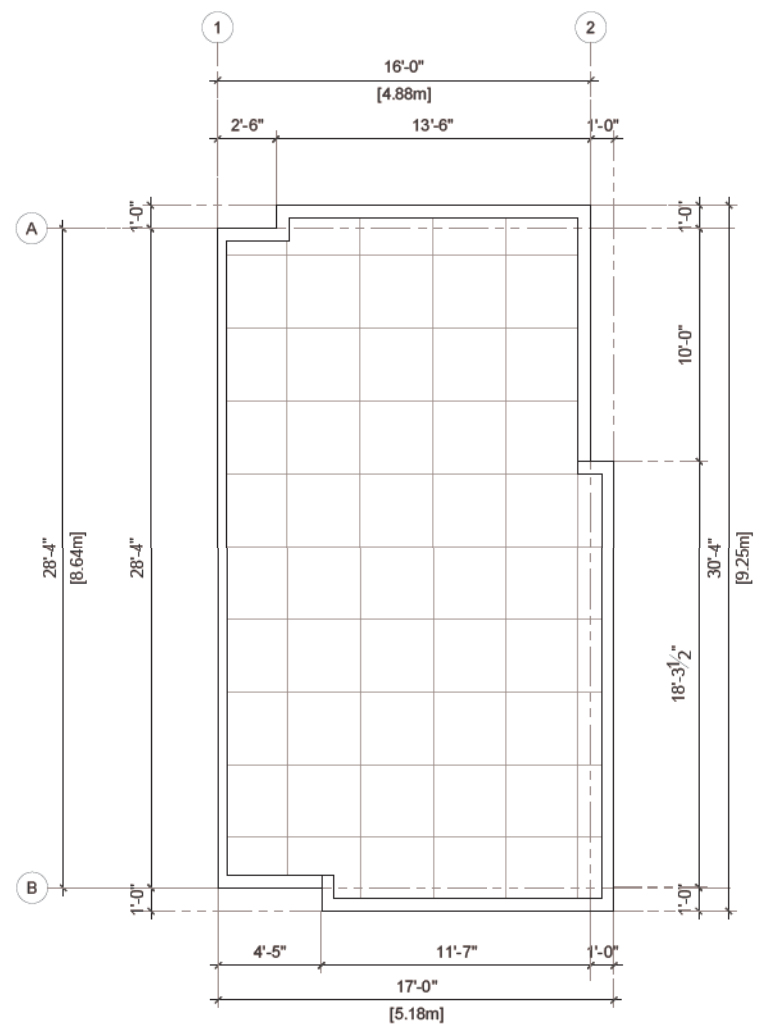
Project Address
 8011 & 8053 170A Street,
 Surrey,
 British Columbia

Drawn By YG **Date** 2/24/2024
Checked By JYV **Project ID** 2024-01

Sheet Title
 UNIT PLANS
Scale
 3/16" = 1'-0"
Sheet No.

A-5.12

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1 AMENITY - ROOF
 SCALE: 3/16" = 1'-0"

Date	Description
2024-06-08	Reviewed/Comments
2024-04-01	CP Application
2024-01-23	Preliminary Application

Issues / Revisions

Seal

Project Title
 TOWNHOUSE DEVELOPMENT

Project Address
 8011 & 8053 170A Street,
 Surrey,
 British Columbia

Drawn By
 YG **Date**
 2024-03-10

Checked By
 PV **Project ID**
 2024-01-01

Sheet Title
 UNIT PLANS

Scale
 3/16" = 1'-0"

Sheet No.

A-5.13



**HOMING
LANDSCAPE
ARCHITECTURE**
ADDRESS: 1423 11TH AVENUE
VANCOUVER, BC, CANADA V6H 1W9
CELL: 778-923-2638
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

Revisions

NO.	Date	Note
1	2024-04-29	ISSUED FOR REZONING & DP
2	2024-11-15	ISSUED FOR REZONING & DP

8011/8053 170A ST

PROJECT ADDRESS:
8011/8053 170A STREET
SURREY, BC, CANADA

PROJECT NUMBER: 24-12

SCALE: 1:150

DRAWN BY: EL

REVIEWED BY: EL

**Landscape Layout
and Materials**

L1.0



LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS	SYMBOL	MATERIALS	DETAILS
	CIP CONCRETE PAVING	1L4.0		SAND BASED SODDED LAWN	4L4.3
	15"x15" HYDRESSED CONCRETE SLABS	5L4.0		PLANTING BED	3L4.3
	CONCRETE UNIT PAVER	4L4.0		URBAN AGRICULTURE PLANTING AREA	
	STAMPED ASPHALT PAVING			GRAVEL	2L4.0
	WOOD CHIPS PLAYGROUND SURFACE			ASPHALT PAVING PER CIVIL	
	BIKE RACKS	5L4.2		6" HIGH PRIVACY SCREEN	3L4.1
	42" HIGH WOOD FENCE	2L4.1		BENCH	6L4.2

LANDSCAPE NOTES

- DO NOT SCALE DRAWINGS.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ON-SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF SURREY STANDARDS.
- LANDSCAPE LAYOUT OF ALL OFF-SITE WORKS TO BE CONFIRMED WITH CITY OF SURREY PRIOR TO INSTALLATION.



HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1403 WYTH AVENUE
VANCOUVER, BC, CANADA V6H 1W9
CELL: 778-923-2636
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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Revisions

NO.	Date	Note
1	2024-04-29	ISSUED FOR REZONING & DP
2	2024-11-15	ISSUED FOR REZONING & DP

8011/8053 170A ST

PROJECT ADDRESS:
8011/8053 170A STREET
SURREY, BC, CANADA

PROJECT NUMBER: 24-12

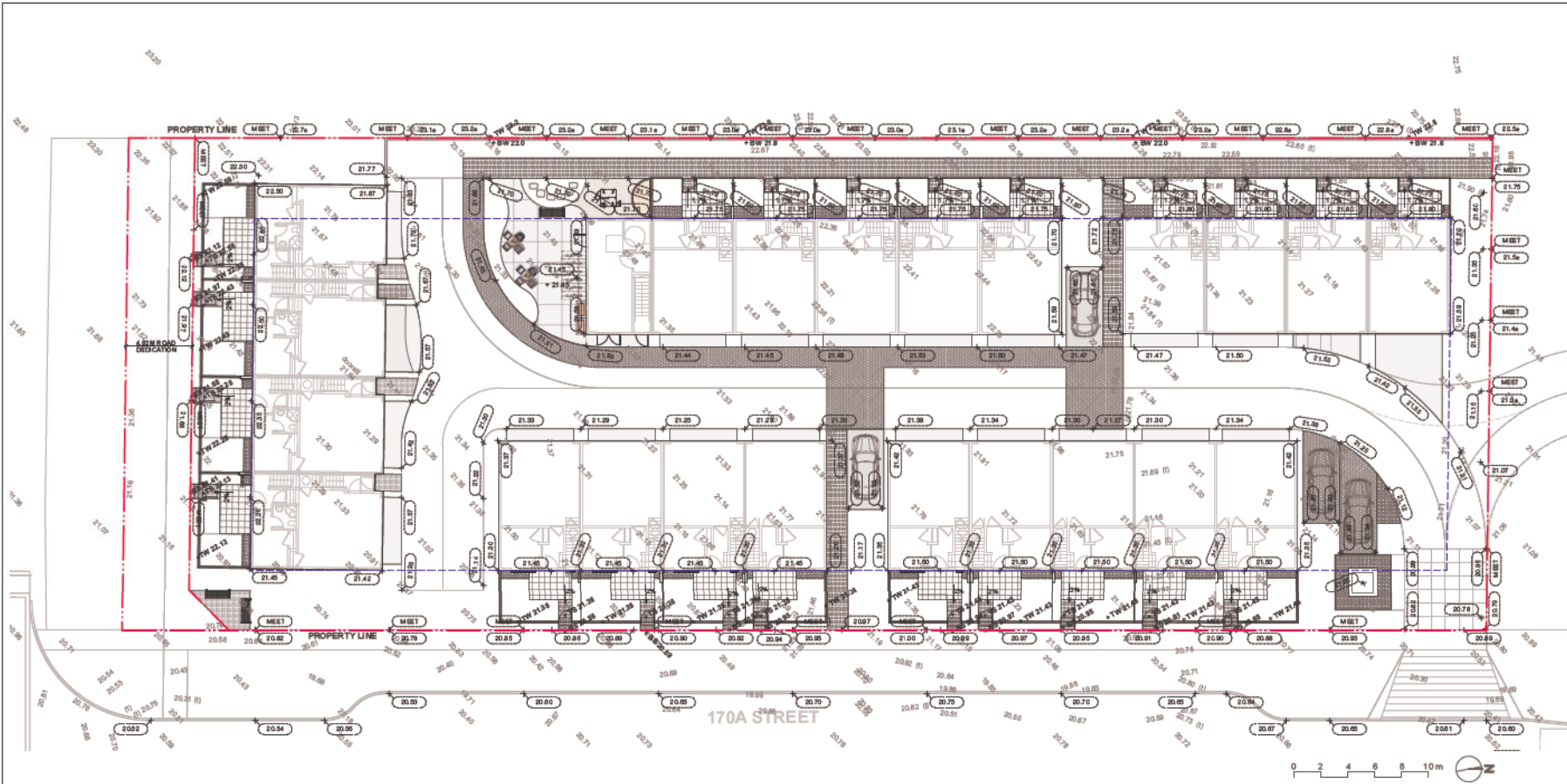
SCALE: 1:50

DRAWN BY: EL

REVIEWED BY: EL

Landscape Grading Plan

L1.2



GRADING LEGEND

KEY	DESCRIPTION
+ 21.45	PROPOSED SPOT ELEVATIONS
+ TW 23.2	PROPOSED TOP OF WALL ELEVATION
+ BW 22.0	PROPOSED BOTTOM OF WALL ELEVATION
+ TS 22.58	PROPOSED TOP OF STAIR ELEVATION
+ BS 22.12	PROPOSED BOTTOM OF STAIR ELEVATION
22.50	PROPOSED ELEVATIONS PER CIVIL
2%	SLOPE PERCENTAGE
23.10	EXISTING ELEVATIONS, PER SURVEY

GRADING NOTES

1. ALL DIMENSIONELEVATIONS ARE METRIC (METER, UNLESS OTHERWISE NOTED), DO NOT SCALE DRAWINGS.
2. ALL GRADING INFORMATION IS PRELIMINARY ONLY.
3. REFER TO CIVIL DRAWINGS OFF-SITE ROAD GRADING INFORMATION.
4. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.
5. ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL EXISTING GRADES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
6. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM PRIOR TO PROCEEDING.
7. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT LANDSCAPE AREAS TO BE A MAXIMUM 3:1 SLOPE.

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

FROM: **Director, Land Development, Engineering Department**

DATE: **February 18, 2025**

PROJECT FILE: **7824-0140-00**

RE: **Engineering Requirements**
Location: 8011 170A St

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 4.92m on 80 Ave.
- Dedicate gazette road from the east side of 16870 80 Avenue to 172 Street.
- Dedicate 3.0m x 3.0m corner cut at the intersection of 170A St and 80 Ave.
- Register 0.5m wide on-site Statutory Right-of-Way along 80 ave and 170A St property lines.

Works and Services

- Construct west side of 170A St.
- Construct sidewalk on north side of 80 Ave.
- Construct a 200mm water main on 170A St.
- 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.
Director, Land Development
DC

NOTE: Detailed Land Development Engineering Review available on file



Department: **Planning and Demographics**
 Date: **February 13, 2025**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **24-0140-00**

The proposed development of **22** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	20
---	----

Projected Number of Students From This Development In:	
Elementary School =	11
Secondary School =	6
Total Students =	17

Current Enrolment and Capacities:	
Coast Meridian Elementary	
Enrolment	281
Operating Capacity	309
# of Portables	0
North Surrey Secondary	
Enrolment	1451
Operating Capacity	1175
# of Portables	9

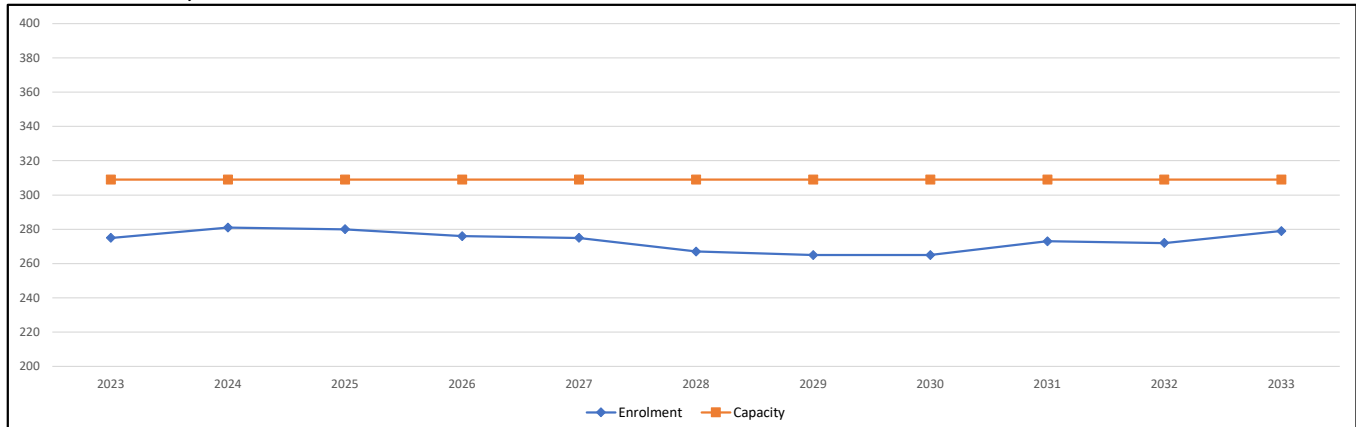
Summary of Impact and Commentary

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 2024, Coast Meridian is operating at 91% capacity. With the pending Fleetwood Plan and recent Provincial legislative changes yet to be formally incorporated into projections, the District will provide updated enrolment projections for this school as they are expected to increase significantly.

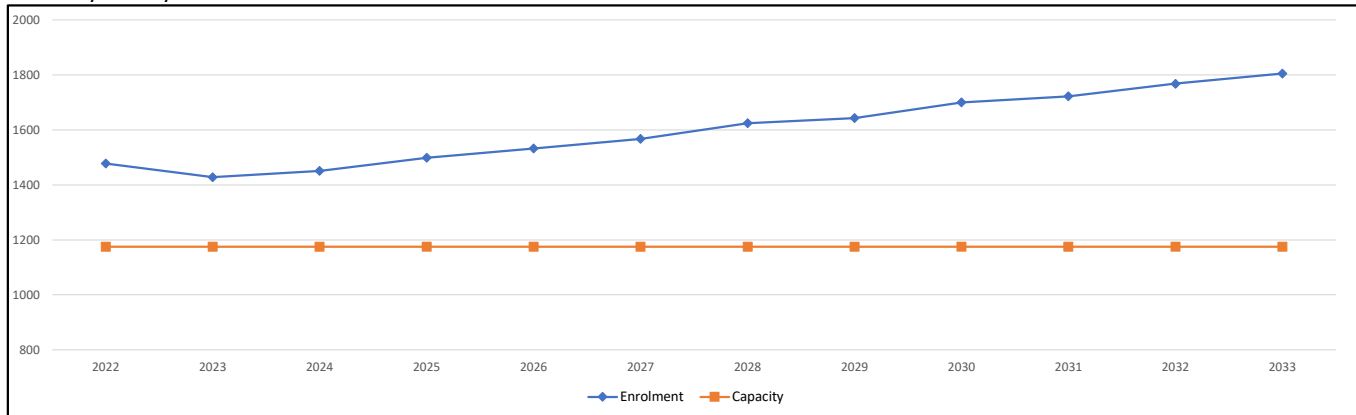
As of September 2024, North Surrey Secondary is operating at 123% and projected to grow to 1500+ students by the middle of this decade. As part of the 2025/2026 Capital Plan submission to the Ministry of Education, the District is requesting a 525 capacity addition. This project has not been approved 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.

8.0 SUMMARY OF TREE PRESERVATION BY TREE SPECIES:

On-site	Alder and Cottonwood Tree(s)			
	Tree Species	Existing	Remove	Retain
	Alder/Cottonwood (<i>Outside Riparian Area</i>)	1	1	0
	Alder/Cottonwood (<i>Within Riparian Area</i>)	0	0	0
	Total	1	1	0
	Deciduous Trees (<i>Excluding Alder and Cottonwood Tree(s)</i>)			
	Tree Species	Existing	Remove	Retain
	Bigleaf maple	1	1	0
	Black cherry	1	1	0
	Common cherry	2	2	0
Common dogwood	1	1	0	
Common hazel	1	1	0	
Weeping willow	1	1	0	
Deciduous Subtotal	7	7	0	
Coniferous Tree(s)				
Tree Species	Existing	Remove	Retain	
Colorado spruce	1	1	0	
Douglas fir	3	3	0	
Western redcedar	2	2	0	
Coniferous Subtotal	6	6	0	
Deciduous & Coniferous Subtotal	13	13	0	
On-site Tree Totals	14	14	0	
On-site Replacement Trees Proposed				
Total On-site Retained & Replacement Trees				

Off-site	Alder and Cottonwood Tree(s)			
	Tree Species	Existing	Remove	Retain
	Alder/Cottonwood (<i>Outside Riparian Area</i>)	0	0	0
	Alder/Cottonwood (<i>Within Riparian Area</i>)	0	0	0
	Total	0	0	0
	Deciduous & Coniferous Trees (<i>Excluding Alder and Cottonwood Tree(s)</i>)			
	Tree Species	Existing	Remove	Retain
	Common cherry	1	0	1
	Deciduous & Coniferous total	1	0	1
Off-site Tree Totals	1	0	1	
Total Off-site Retained Trees				

City	Tree Species	Existing	Remove	Retain
	Park/City Lot Trees	0	0	0
	Boulevard Trees	2	1	1
	Total	2	1	1

**Please note: The trees identified in the table consists of only on-site, shared trees that are bylaw sized and includes trees within boulevards, proposed streets, and lanes*

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 8011 & 8053 170A St, Surrey

Registered Arborist: Francis Klimo

Date of Report/Revision: February 19, 2025

Arborist signature: *Francis Klimo*

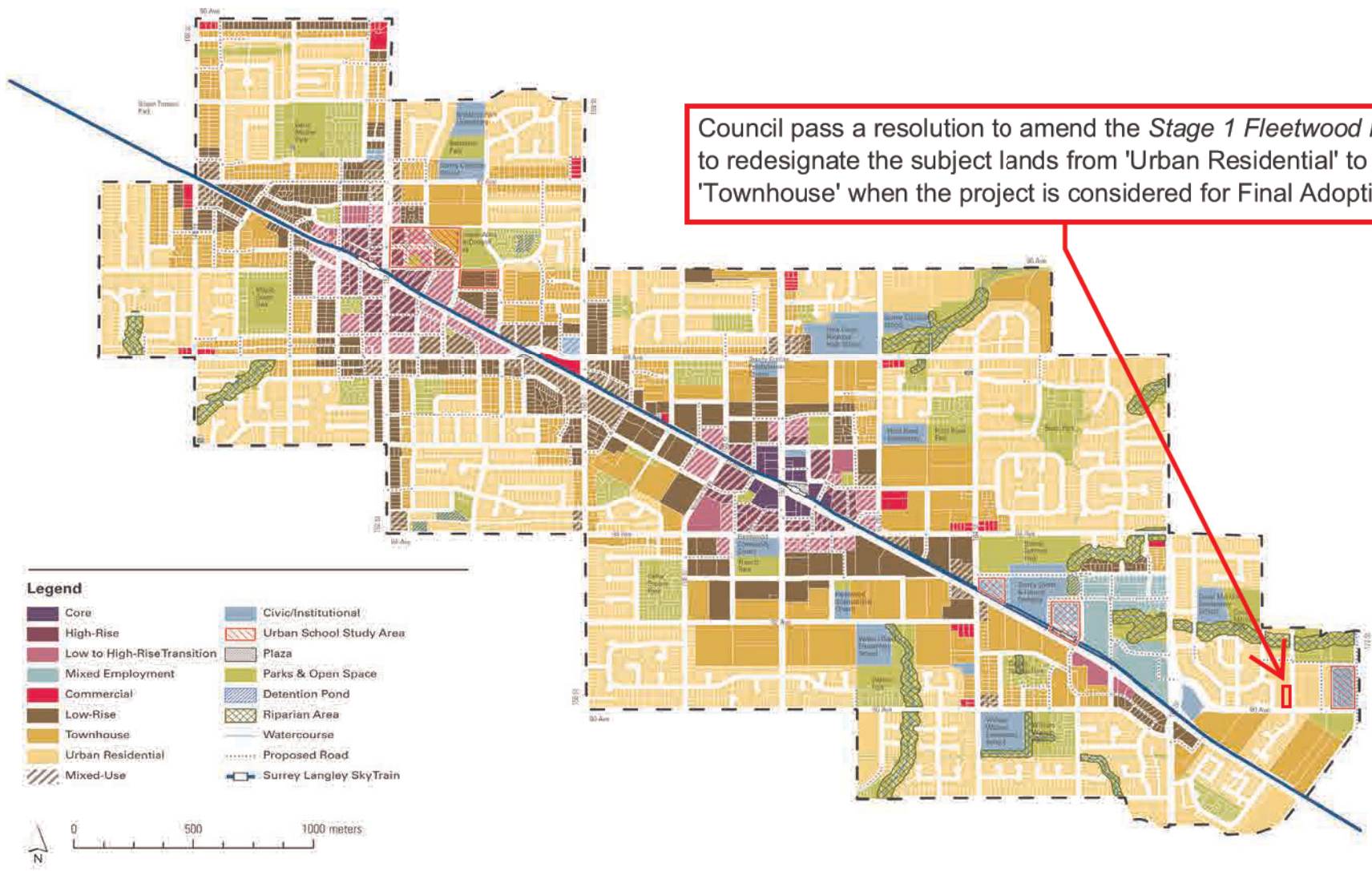
<i>All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the Arborist report</i>	
On-Site Trees	Number of Trees
Existing Bylaw Sized Trees	14
Proposed Removed Bylaw Trees	14
Proposed Retained Bylaw Trees	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
Removed	Subtotal
1 X 1 =	1
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio	
Removed	Subtotal
0 X 2 =	0
All other Trees Requiring 2 to 1 Replacement Ratio	
Removed	Subtotal
13 X 2 =	26
Required Replacement Trees	27
Proposed Replacement Trees	30
Deficit of Replacement Trees	0
Total On-site Retained and Replacement Trees	30

Off-Site Trees	Number of Trees
Existing Bylaw Sized Trees	1
Proposed Removed Bylaw Trees	0
Proposed Retained Bylaw Trees	1
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
Removed	Subtotal
0 X 1 =	0
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio	
Removed	Subtotal
0 X 2 =	0
All other Trees Requiring 2 to 1 Replacement Ratio	
Removed	Subtotal
0 X 2 =	0
Required Replacement Trees (to be taken as Cash in Leu)	0
Total Off-site Retained Trees	1

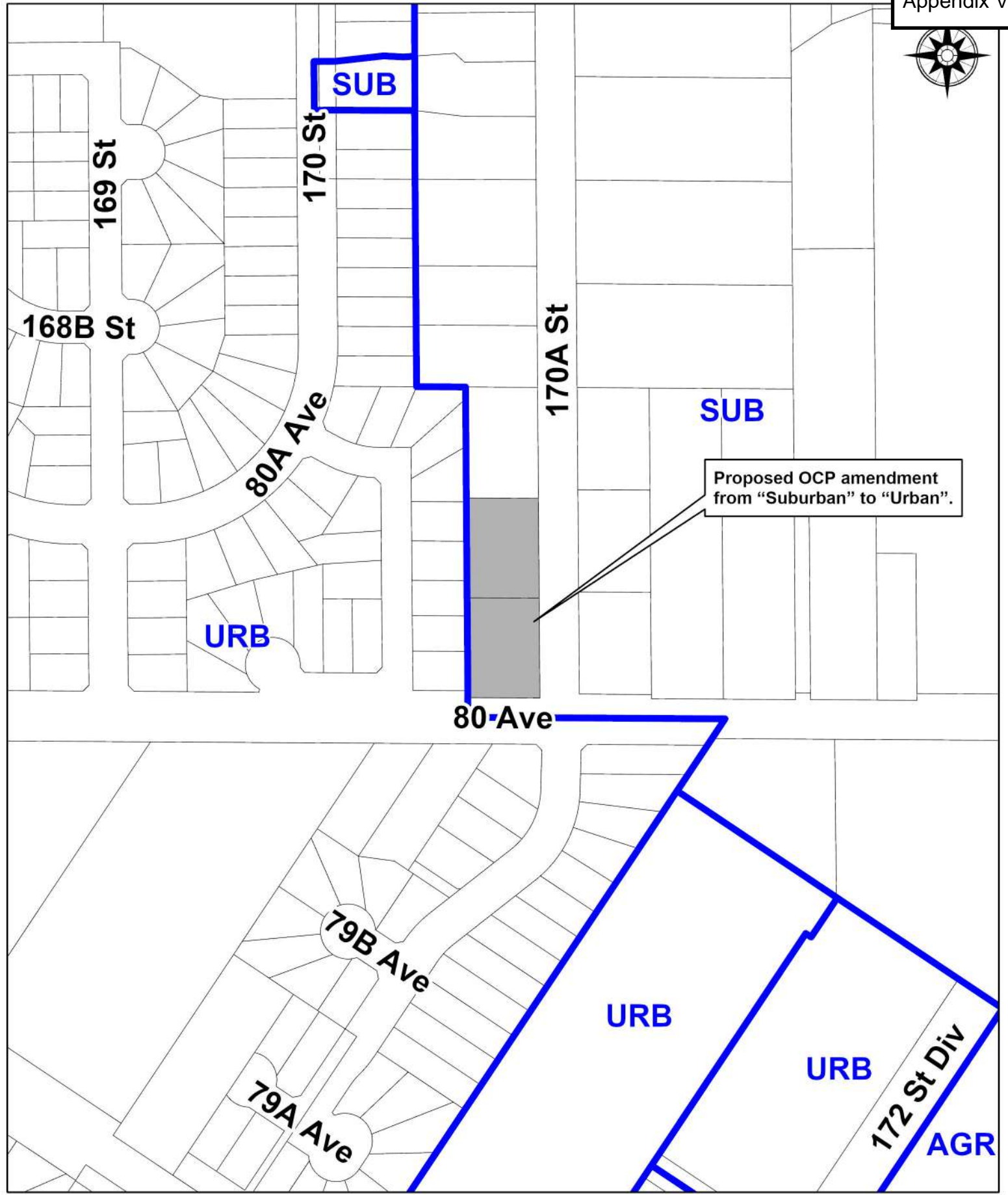
City Trees	Existing	Removed	Retained
Park/City Lot Trees	0	0	0
Boulevard Trees	2	1	1
Total	2	1	1

Stage 1 Fleetwood Plan | Summary

Proposed Land Use Concept



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



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0140-00

Issued To:

(the Owner)

Address of Owner:

Issued To:

(the Owner)

Address of Owner:

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: 007-883-528

Lot 2 Section 30 Township 8 New Westminster District Plan 74794

8053 170A Street

Parcel Identifier: 007-883-544

Lot 3 Section 30 Township 8 New Westminster District Plan 74794 PART SW 1/4

8011 170A Street

(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) to reduce the minimum rear yard (north) setback of the "Multiple Residential 30 Zone (RM-30)" for unit 22 (building 5) from 6.0 metres to 3.0 metres to the northern principal building face

(b) to reduce the minimum rear yard (west) setback of the "Multiple Residential 30 Zone (RM-30)" for unit 13 (building 3) from 6.0 metres to 3.4 metres to the western principal building face

6. This development variance permit applies to only the 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

This drawing is an extract of sheets in the project set. It is not to be used in isolation. All dimensions and notes on this drawing are subject to the project set as a whole. The project set includes all drawings and specifications. The project set is the final authority for all dimensions and notes.

2024/05/08	Revised Comments
2024/04/01	DP Application
2024/01/23	Preliminary Application
	Date
	Issues / Revisions
	Staff



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**8011 & 8033 170A Street,
 Surrey,
 British Columbia**

Drawn By
 Date
 2024-05-08

Checked By
 Project ID
 2403_01

Sheet Title
SITE PLAN

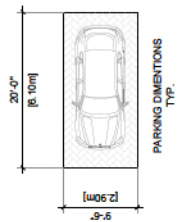
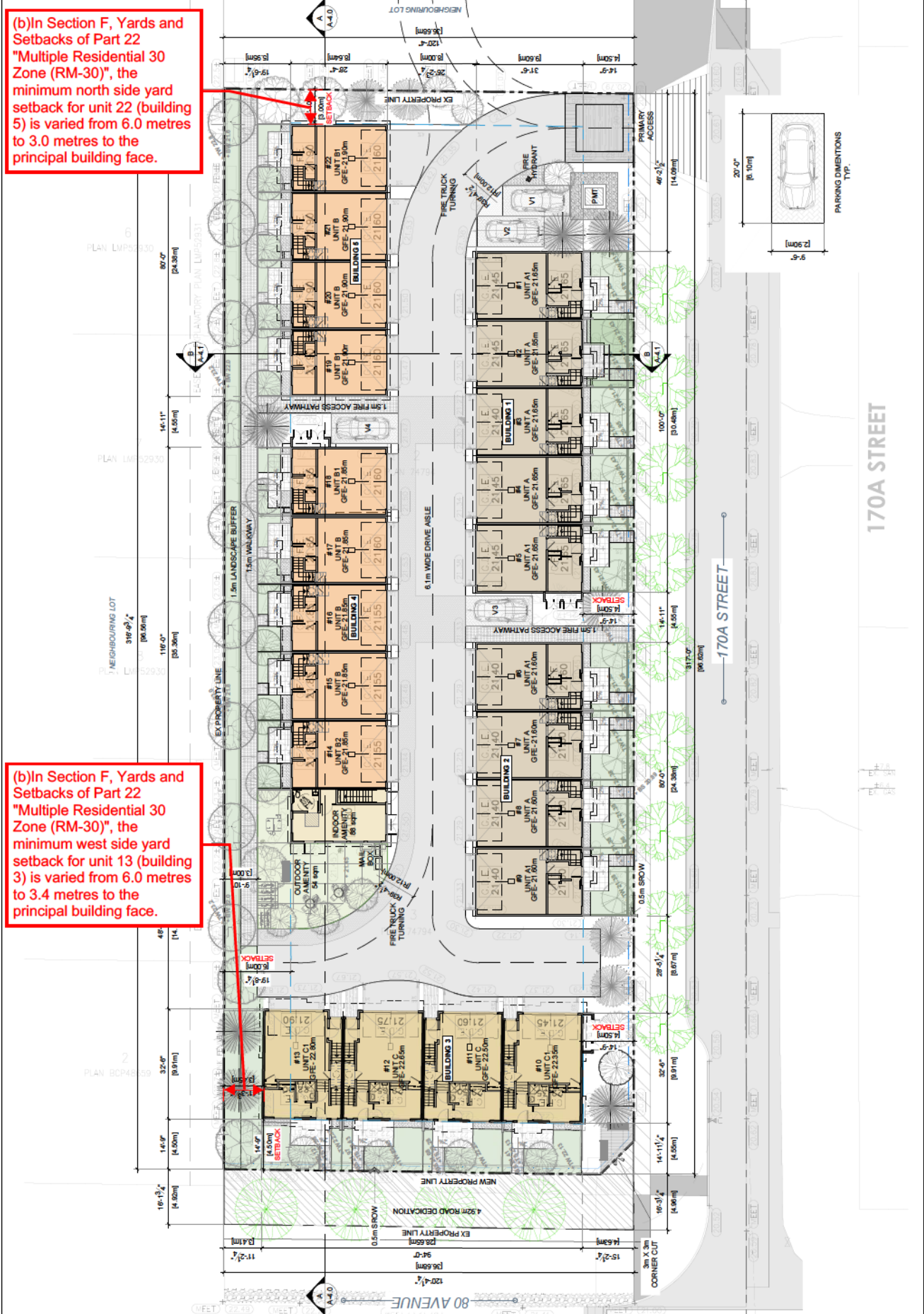
Scale
A-1.0

Sheet No.

Scale	A-1.0
Sheet No.	

(b) In Section F, Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum north side yard setback for unit 22 (building 5) is varied from 6.0 metres to 3.0 metres to the principal building face.

(b) In Section F, Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum west side yard setback for unit 13 (building 3) is varied from 6.0 metres to 3.4 metres to the principal building face.



170A STREET