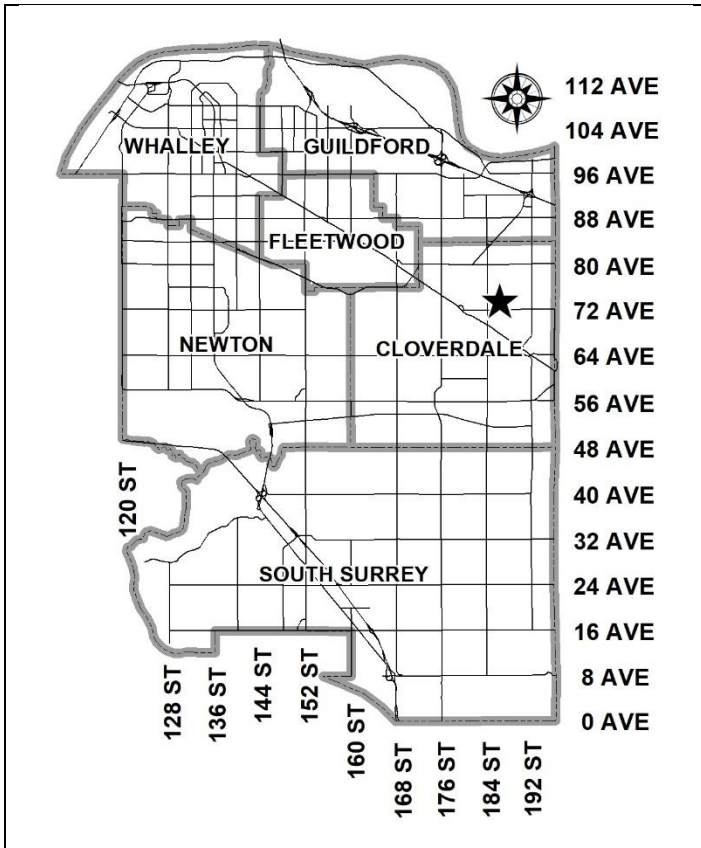


City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7917-0116-00,
7917-0116-01

Planning Report Date: January 15, 2024



PROPOSAL:

- **NCP Amendment** to amend the road network and Biodiversity Conservation Strategy Corridor location in the West Clayton NCP
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

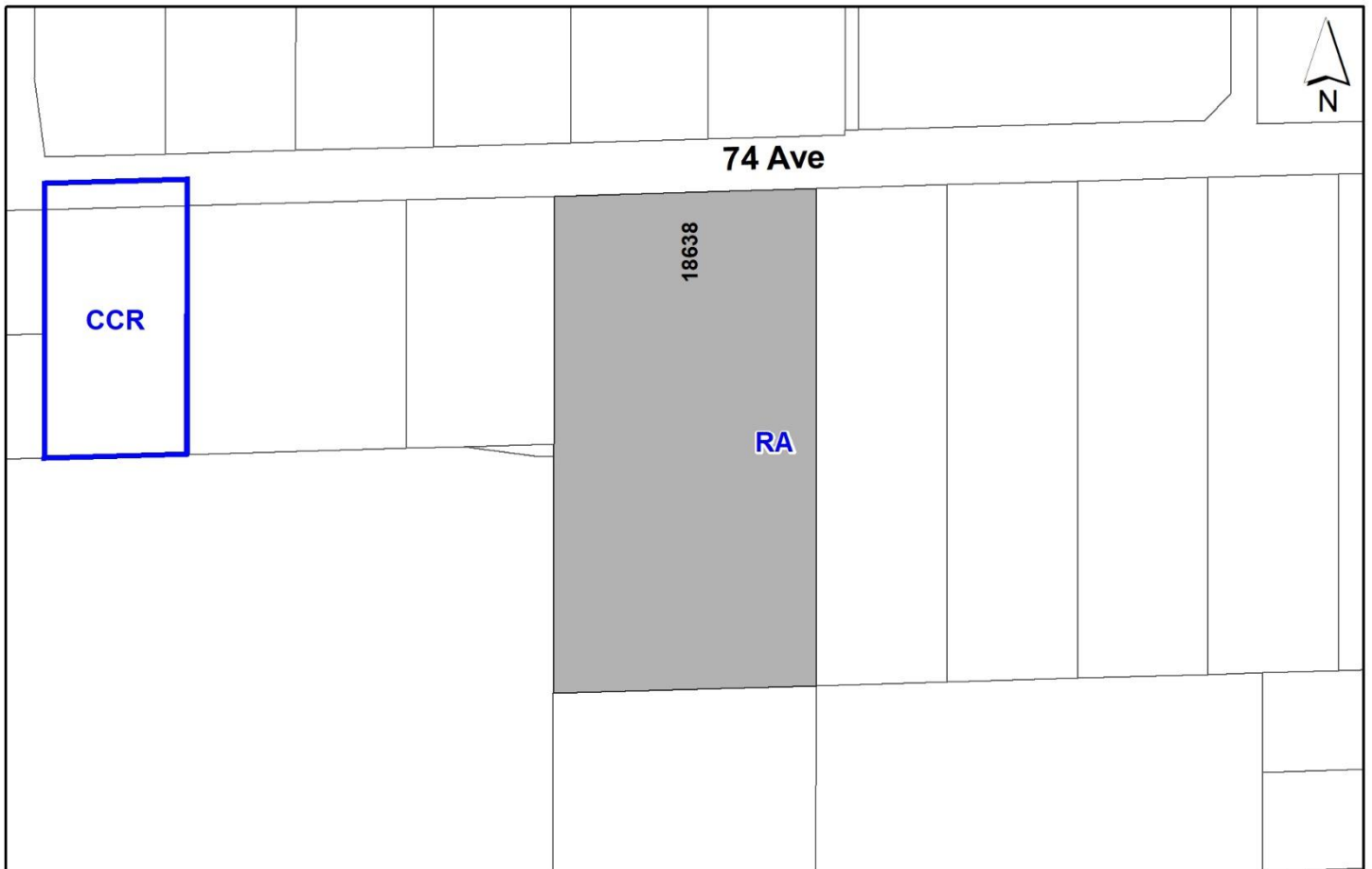
to permit the development of 79 townhouse units.

LOCATION: 18638 - 74 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouse Residential (22 + 5 upa)



RECOMMENDATION SUMMARY

- Council file Rezoning Bylaw No. 19649 that received Third Reading at the September 17, 2018, Regular Council – Public Hearing meeting.
- Council file Development Variance Permit No. 7917-0116-00
- Rezoning Bylaw to proceed to Public Notification. If supported the Bylaw will be brought forward for First, Second and Third Reading.
- Approval for Development Variance Permit No. 7917-0116-01 to proceed to Public Notification.
- Approval to draft amended Development Permit No. 7917-0116-00 in accordance with the updated design drawings and ecosystem development plan.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the building setback requirements of the RM-30 Zone.
- Proposing to vary the number of permitted back-to-back units within the “Multiple Residential 30 Zone (RM-30)”.

RATIONALE OF RECOMMENDATION

- The subject development application was considered by Council at the Regular Council – Land Use meeting on July 23, 2018, where First and Second Readings were granted to the proposed Rezoning Bylaw (No. 19649). At the September 17, 2018, Regular Council – Public Hearing meeting, Council granted Third Reading to the Rezoning Bylaw (No. 19649) for the subject land development application (RES. R18-1500 and RES. R18-1882 respectively).
- Following the granting of Third Reading, the Planning & Development Department and Parks, Recreation & Culture Department put forward an amendment to the West Clayton NCP designation for the subject site. The proposed amendment was to redesignate the southern portion of the subject site from “Proposed Park” to “Townhouse Residential”. Council endorsed the amendment on July 10, 2023.
- The applicant has subsequently amended their proposal to provide additional townhouse units on the southern portion of the site, in accordance with the amended NCP.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the West Clayton Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Rezoning Bylaw No. 19649 that received Third Reading at the September 17, 2018, Regular Council – Public Hearing meeting.
2. Council file Development Variance Permit No. 7917-0116-00.
3. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
4. Council authorize staff to draft an amended Development Permit No. 7917-0116-00 generally in accordance with the attached updated drawings (Appendix I) and the Ecosystem Development Plan.
5. Council approve Development Variance Permit No. 7917-0116-01 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the upper storey projections for buildings 1 and 2;
 - (b) to reduce the minimum north yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for buildings 10, 13 and 14;
 - (c) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 5.5 metres to the principal building face and 5.0 metres to the upper storey projections for buildings 2 and 10;
 - (d) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face and 4.0 metres to the upper storey projections for buildings 3, 4 and 11;
 - (e) to reduce the minimum south yard setback of the RM-30 Zone from 6.0 metres to 4.3 metres for building 4;
 - (f) to reduce the minimum south yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face and 4.2 metres to the upper storey projections for buildings 11 and 12;
 - (g) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 4.1 metres for building 6;
 - (h) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face and 2.5 metres to the upper storey projections for building 12;
 - (i) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face and 4.4 metres to the upper storey projections for building 13;

- (j) to vary the Zoning By-law to increase the number of risers permitted within the setback area from 3 to 5 for Units 1-9 and 51-56;
 - (k) to permit visitor parking stalls 8 and 9 to be located within the west yard setback;
 - (l) to increase the maximum percentage of back-to-back townhouse units from 20% to 30%; and
 - (m) to reduce the outdoor amenity space requirement for back-to-back ground-oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) final acceptance from FortisBC;
 - (h) registration of an easement for public access over the strata drive aisle in the FortisBC right-of-way for a future green way;
 - (i) registration of a Section 219 Restrictive Covenant required increased rear yard setbacks for Buildings 5 and 6;
 - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services;
 - (k) finalization of an Ecosystem Development Plan to the satisfaction of City staff;
 - (l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and

- (m) the applicant convey riparian areas and Biodiversity Conservation Strategy areas to the City as a lot. The City is to acquire the remaining undeveloped areas of the site for parkland in accordance with the West Clayton NCP.
7. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to re-align the Biodiversity Conservation Strategy Green Infrastructure Network and the road network, in accordance with Appendix VI, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling on a large suburban property	Townhouse Residential	RA
North (Across 74 Avenue):	Single family dwellings on large acreage lots.	Proposed Elementary School	RA
East:	Single family dwelling on large acreage lot.	Biodiversity Conservation Strategy Corridor	RA
South:	Single family dwelling on large acreage lot. Development Application 7917-0518-00 to permit 83 townhouse units (Third Reading).	Townhouse Residential	RA
West:	Single family dwelling on large acreage lot and Salish Secondary School.	Townhouse Residential and School.	RA

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following in order permit the development of 79 townhouse units:
 - West Clayton Neighbourhood Concept Plan (NCP) amendment to realign the Biodiversity Conservation Strategy Green Infrastructure Network and the road network;
 - Rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)";
 - Development Variance Permit to reduce the minimum building setbacks and increase the number of back-to-back units; and
 - Development Permit for Form and Character.

- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	19,385 square metres
Road Dedication:	196 square metres
Undevelopable Area:	5,403 square metres
Net Site Area:	13,786 square metres
Number of Lots:	2 (1 development lot and 1 lot for conservation purposes)
Building Height:	3 storeys
Unit Density:	57 units/hectare
Floor Area Ratio (FAR):	0.94
Floor Area	12,949 square metres
Number of Units	79

- The subject development application was considered by Council at the Regular Council – Land Use meeting on July 23, 2018, where First and Second Readings were granted to the proposed Rezoning Bylaw (No. 19649). At the September 17, 2018, Regular Council – Public Hearing meeting, Council granted Third Reading to the Rezoning Bylaw (No. 19649) for the subject land development application (RES. R18-1500 and RES. R18-1882 respectively).
- Following the granting of Third Reading, the Planning & Development Department and Parks, Recreation & Culture Department put forward an amendment to the West Clayton NCP designation for the subject site. The proposed amendment was to redesignate the southern portion of the subject site from “Proposed Park” to “Townhouse Residential”. Council endorsed the amendment on July 10, 2023.
- The applicant has subsequently amended their proposal to provide additional townhouse units on the southern portion of the site, in accordance with the amended NCP.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the West Clayton Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

Referrals

Engineering: The Engineering Department has no objection to the revised proposal.

School District: **The School District has advised that there will be approximately 67 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

37 Elementary students at Regent Road Elementary School
19 Secondary students at Ecole Salish 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 December 2025.

Parks, Recreation & Culture:

Parks has no objection to the revised proposal.

Future active parkland is proposed within 255 metres walking distance of the development as part of the West Clayton Neighbourhood Concept Plan (NCP).

Natural area parkland will be acquired through the development.

FortisBC:

FortisBC has no concerns, subject to further review.

Surrey Fire Department:

The Fire Department has no concerns.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" 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)", streamside setbacks and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 units/hectare	57 units/hectare
Floor Area Ratio:	1.00	0.94
Lot Coverage:	45%	41%
Yards and Setbacks		
North:	4.5 metres	3.0? 4.5 metres*
East:	6.0 metres	4.5 metres*
South:	6.0 metres	4.3 metres*
West:	6.0 metres	3 metres*
Height of Buildings		
Principal buildings:	13 metres	9 metres
Indoor amenity buildings:	11 metres	11 metres
Accessory buildings:	4.5 metres	4.5 metres
Amenity Space		
Indoor Amenity:	237 square metres	The proposed 204 m ² + CIL meets the Zoning By-law requirement.
Outdoor Amenity:	309 square metres	260 square metres*
Streamside (Part 7A)		
Streamside Setbacks		
Class B (yellow-coded) Stream:	15 metres	15 metres
Parking (Part 5)		
Number of Stalls		
Residential:	158	158
Residential Visitor:	16	16
Total:	174	174
Tandem (%):	50%	8%
Bicycle Spaces		
Residential Secure Parking:	N/A	
Residential Visitor:	6	6

*Variance Requested

Setback Variances

- The applicant is requesting the following variances:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the upper storey projections for buildings 1 and 2;
 - (b) to reduce the minimum north yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for buildings 10, 13 and 14;
 - (c) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 5.5 metres to the principal building face and 5.0 metres to the upper storey projections for buildings 2 and 10;

- (d) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face and 4.0 metres to the upper storey projections for buildings 3, 4 and 11;
 - (e) to reduce the minimum south yard setback of the RM-30 Zone from 6.0 metres to 4.3 metres for building 4;
 - (f) to reduce the minimum south yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face and 4.2 metres to the upper storey projections for buildings 11 and 12;
 - (g) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 4.1 metres for building 6;
 - (h) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face and 2.5 metres to the upper storey projections for building 12;
 - (i) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face and 4.4 metres to the upper storey projections for building 13;
 - (j) vary the Zoning By-law to increase the number of risers permitted within the setback area from 3 to 5 for Units 1-9 and 51-56;
 - (k) to permit visitor parking stalls 8 and 9 to be located within the west yard setback;
 - (l) to increase the maximum percentage of back-to-back townhouse units from 20% to 30%; and
 - (m) to reduce the outdoor amenity space requirement for back-to-back ground-oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit.
- On October 16, 2023, Council received Corporate Report No. R161, introducing changes to the Zoning By-law, which include limiting the percentage of back-to-back units to a maximum of 20% of the total units for development under the RM-30 Zone. The proposed changes to the RM-30 Zone were subsequently adopted on November 20, 2023.
 - The proposed changes to the RM-30 Zone were adopted subsequent to the updated proposal being submitted to the City, with significant work having been completed by the applicant in coordination with staff. As a result, variances are now required for the subject site, as it proposes 24 back-to-back units out of 79 total units (30% of the proposed units).
 - The variances are to increase the maximum percentage of back-to-back units that are permitted from 20% to 30%, and to reduce the required outdoor amenity space from 6.0 square metres per back-to-back dwelling unit to 3.0 square metres per back-to-back dwelling unit, as was previously required prior to the amendments to the Zoning By-law for back-to-back townhouse units (see amenity section below).

- The reduced setbacks along all lot lines will create an appropriate urban, pedestrian-friendly streetscape along the streets and parkland interfaces.
- Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 13, 2023, and the Development Proposal Signs were installed on December 1, 2023. Staff did not receive any responses from neighbouring residents.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The proposal relating to the Streamside Protection Area remains unchanged from the previous proposal.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The proposal relating to the Green Infrastructure Area remains unchanged from the previous proposal.

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 West Clayton Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the West Clayton Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to:
 - Minimize tandem and back-to-back unit typologies; and
 - Orient and set back the units to appropriately interface with the future parkland to the south and the BCS Corridor to the east.
- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, as follows:
 - Update the landscape plans to include an accurate and coordinated fencing plan and to remove proposed fencing along the BCS corridor; and
 - Update the landscape plans to clearly show the location of the proposed visitor bicycle parking.

Landscaping

- The landscape plan shows a total of 51 trees to be planted throughout the subject site including Lilac, Red Flowering Dogwood, October Glory Maple and Japanese Maple.
- A significant number of shrubs and ground cover species are proposed throughout the subject site, including azaleas, hydrangea, laurel, rhododendron and hostas.

Indoor Amenity

- The Zoning Bylaw requires the applicant to provide a minimum of 3 square metres per unit. The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.
- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 237 square metres of indoor amenity space. Of this 237-square metre requirement, a minimum of 74 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through cash-in-lieu.
- The applicant proposes 204 square metres of indoor amenity space, which exceeds the minimum on site requirements of 74 square metres but is less than the 237 square metre total indoor amenity space requirement for the project.
- The applicant has agreed to provide a monetary contribution to address the remaining shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended. Cash-in-lieu contributions for indoor amenity space are increased on an annual basis and must be paid at the rate in effect at the time of Final Adoption.
- The proposed 2-level indoor amenity space is located at the south end of Building 7. The space incorporates washrooms and a kitchen and can be programmed in a variety of ways to meet the needs of the residents.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit and 6 square metres per back-to-back unit, the proposed development must provide a total of 309 square metres of outdoor amenity space to serve the residents of the proposed 79 units.
- The applicant is proposing 260 square metres of outdoor amenity, which requires a variance to allow the applicant to provide less than 6 square metres of outdoor amenity space for each of the back-to-back units. At a consistent rate of 3 square metres of outdoor amenity space for all 79 units, the applicant is required to provide 237 square metres and exceeds this amount.
- The requested variance is considered to have merit since the subject development application was well-advanced prior to the amendments to the Zoning By-law with respect to outdoor amenity requirements associated with back-to-back unit types being adopted by Council.
- The applicant is proposing an outdoor amenity area adjacent to the indoor amenity building which consists of a children's play area and a variety of seating.

Outstanding Items

- There are a limited number of items that remain outstanding, and which do not effect the overall character or quality of the project. These generally include:
 - Refining the fencing plan to remove all fencing along the east property line adjacent to the BCS corridor; and
 - Detailed development of the public realm, especially regarding the interface with the BCS corridor along the east property line.

TREES

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

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	39	39	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Cherry	3	3	0
Vine Maple	1	1	0
Oak	1	1	0
English Oak	1	1	0
Tulip	1	1	0
Willow	1	1	0
Coniferous Trees			
Douglas Fir	9	9	0
False Cypress	3	3	0
Giant Sequoia	1	1	0
Grand Fir	3	3	0
Pine	1	1	0
Spruce	2	2	0
Western Red Cedar	9	9	0
Total (excluding Alder and Cottonwood Trees)	37	37	0
Additional Trees in the proposed Open Space / Riparian Area	115	1	114
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		51	
Total Retained and Replacement Trees Proposed		51	

Estimated Contribution to the Green City Program	\$24,800
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- The Arborist Assessment states that there are a total of 37 mature trees on the site, excluding Alder and Cottonwood trees. Thirty-nine (39) existing trees, approximately 51% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain no 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.
- Table 1 includes an additional 115 protected trees that are located within the proposed open space and riparian area. The trees within the proposed open space and riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- 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 113 replacement trees on the site. Since the proposed 51 replacement trees can be accommodated on the site, the proposed deficit of 62 replacement trees will require an estimated cash-in-lieu payment of \$24,800, representing \$400 per tree to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 74 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 51 trees are proposed to be replaced on the site with an estimated contribution of \$24,800 to the Green City Fund.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. Development Variance Permit No. 7917-0116-01
- Appendix VI. Initial Planning Report No. 7917-0116-00, dated July 23, 2018

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

LM/ar

**SUBDIVISION PLAN OF LOT 44, SECTION 21,
TOWNSHIP 8, NEW WESTMINSTER DISTRICT,
PLAN 31589**

APPENDIX I

PLAN EPP121988

City of Surrey B.C.G.S. 92G.027



All distances are in metres

The intended plot size of this plan is 560mm in height by 864mm in width (D Size) when plotted at a scale of 1:1000.

Integrated Survey Area No. 1
City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.GVRD

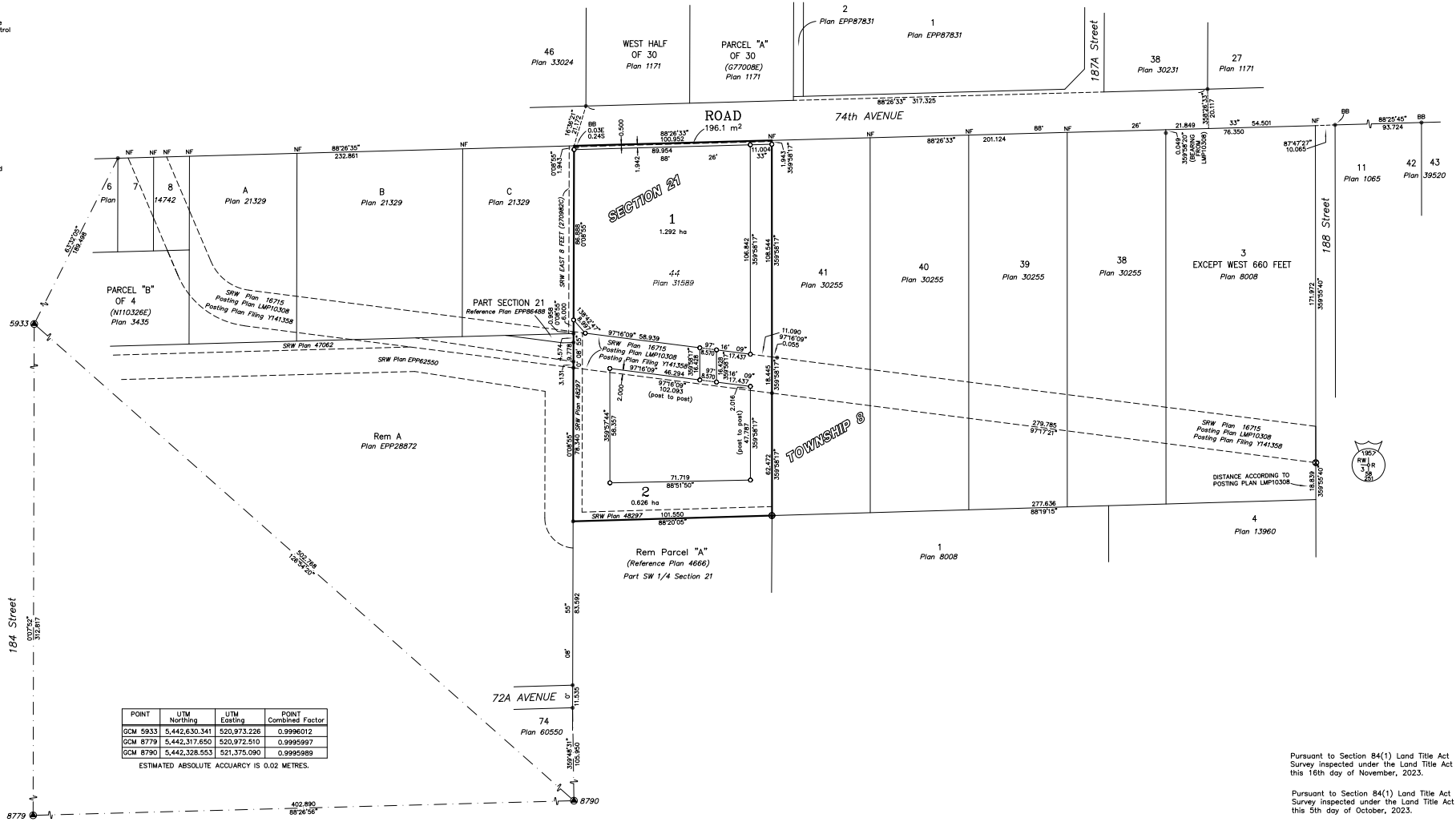
Grid Bearings are derived from observations between Control Monuments numbers 8790 and 5993.

The UTM coordinates and horizontal positional accuracy achieved have been derived from the Mascon published coordinates for geodetic control monuments 8770 and 5993.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995997 which has been derived from geodetic control monument 8779.

Legend:

- Denotes control monument found
- Denotes standard iron post found
- Denotes standard iron post set
- Denotes standard pipe post found
- Denotes non-standard iron post found (found iron post = 2 cm diameter)
- BB Denotes tied base of bent iron post found
- NF Denotes nothing found



POINT	UTM Northing	UTM Easting	POINT Combined Factor
GCM 5933	5,442,630.341	520,973.226	0.9996012
GCM 8779	5,442,317.650	520,972.510	0.9995997
GCM 8790	5,442,328.553	521,375.090	0.9995989

ESTIMATED ABSOLUTE ACCURACY IS 0.02 METRES.

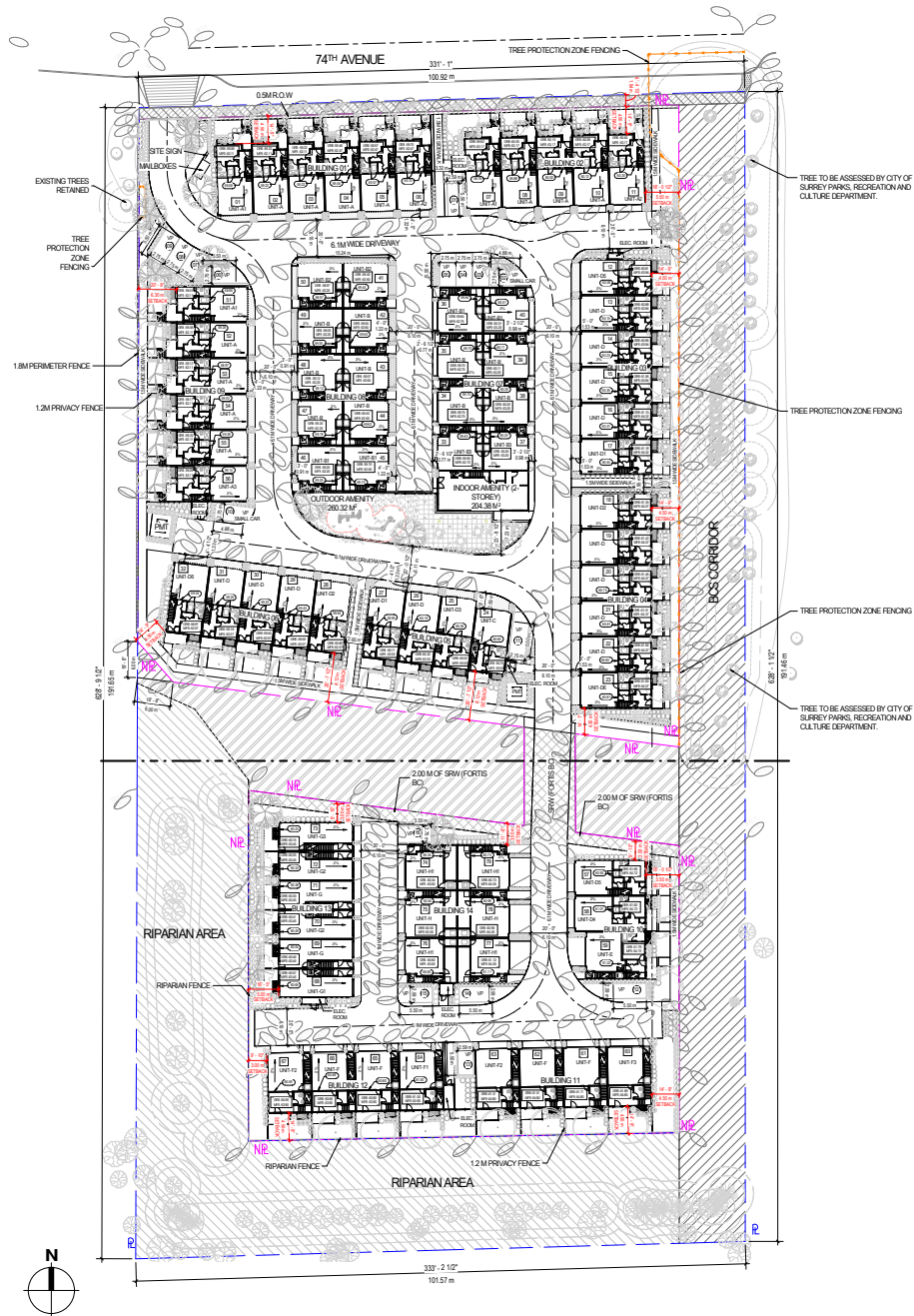
Cameron Land Surveying (2014) Ltd.
B.C. Land Surveyors
Unit 234, 18525 - 53 Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
Fax: 6472-SUB

This plan lies within the jurisdiction of the Approving Officer for the City of Surrey.
This plan lies within the Metro Vancouver Regional District

Pursuant to Section 84(1) Land Title Act Survey inspected under the Land Title Act this 16th day of November, 2023.

Pursuant to Section 84(1) Land Title Act Survey inspected under the Land Title Act this 5th day of October, 2023.

The field survey represented by this plan was completed on the 16th day of June, 2022.
Kenneth W. Schuurman, BCLS 800



- LEGEND**
- TREE TO BE RETAINED
 - MINIMUM NO DISURBANCE ZONE
 - 1.5m EXCAVATION OFFSET
 - TREE PROTECTION FENCING
 - TREE TO BE ASSESSED BY CITY OF SURREY PARKS, RECREATION AND CULTURE DEPARTMENT

1 SITE PLAN
A-010 SCALE: 1/32" = 1'-0"



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and Planning Ltd

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Vancouver, BC Canada V6G 2G5
T: 604-683-4145 F: 604-683-2627
www.kasian.com

NO.	DATE	DESCRIPTION	BY	CHECKED	REVIEWED
1	2023-12-19	ISSUED FOR DP SUBMISSION			
		DESIGN DEVELOPMENT		REVEAL	DRAWING ISSUE
		CONTRACT			REVIEW

PROJECT NAME

SCALE

PROJECT

18638 TOWNHOUSES

18638, 74 AVE, SURREY

DRAWING TITLE

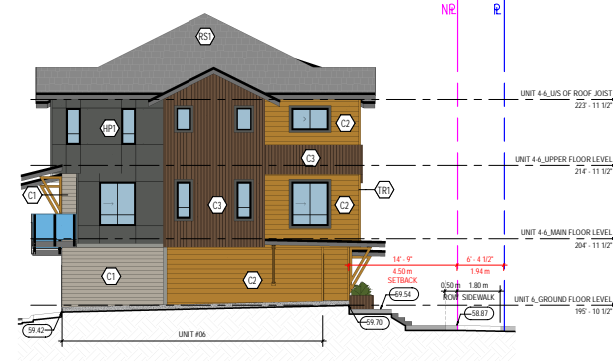
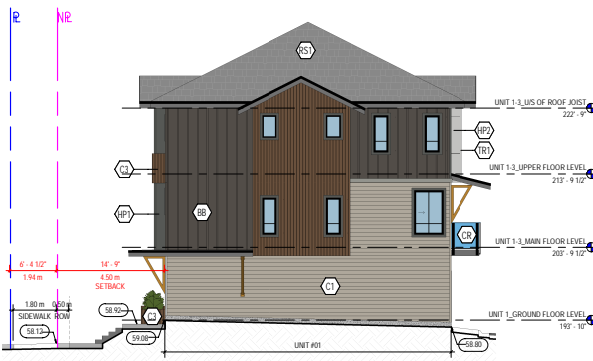
SITE PLAN

DRAWING ISSUE

ISSUED FOR DP SUBMISSION

PROJECT NO. 722006	PLOT DATE 20/11/2023	DRAWN Author
DRAWING NO. A-010	SCALE As indicated	REVIEWED Checker

1



MATERIAL LEGEND :

MATERIAL	COLOR	
(C1) HARDIE HORIZONTAL PLANK SIDING	COBBLESTONE	
(C2) HARDIE HORIZONTAL PLANK SIDING	CEDAR (SW-3561)	
(C3) NORWEGIAN CLADDING - NEW TECH WOOD	BRAZILLIAN IPE	
(BB) HARDIE BOARD AND BATTEN	RICH ESPRESSO	
(HP1) HARDIE PANEL	GRAY (SW-7068)	
(HP2) HARDIE PANEL	WHITE (SW-7063)	
(RS1) ASPHALT SHINGLE ROOF	GRAY	
(TR1) 3" TRIMS	COLOR TO MATCH ADJACENT CLADDING	
(TR2) 6" TRIMS	GRAY	
(GD) GARAGE DOOR PANEL	GRAY	
(CB1) ALUMINUM FRAME GUARDRAIL, CW TEMPERED GLASS - POWDERED COATED	RAILING COLOUR: BLACK GLASS: TRANSPARENT	

NOTE: COLOURS FROM SHERWIN WILLIAMS
UNLESS NOTED

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PROJECT

18638 TOWNHOUSES

18638, 74 AVE, SURREY

DRAWING TITLE

BUILDING-01_ELEVATIONS

DRAWING ISSUE

ISSUE FOR DP SUBMISSION

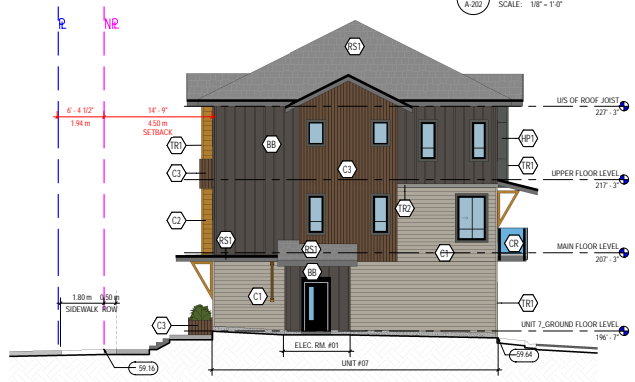
PROJECT NO.	722006	PLLOT DATE	13/12/2023	DESIGN	Author
SCALE	As Indicated	REVIEWED	Checker	REVISION	1



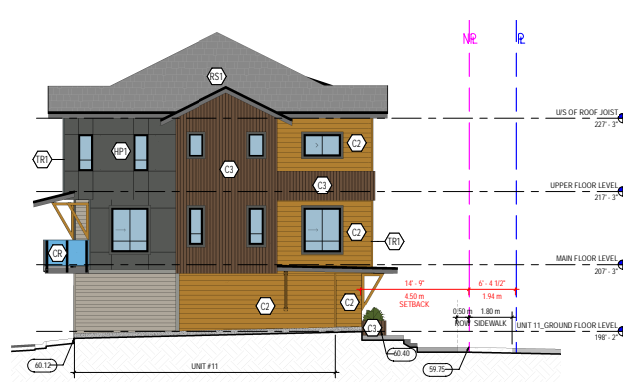
1 BUILDING-02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING-02 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING-02 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING-02 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
CS1 HARDIE HORIZONTAL PLANK SIDING	COBBLESTONE	
CS2 HARDIE HORIZONTAL PLANK SIDING	CEDAR (SW-3561)	
CS3 NORWEGIAN CLADDING - NEW TECH WOOD	BRAZILIAN IPE	
GBB HARDIE BOARD AND BATTEN	RICH ESPRESSO	
HP1 HARDIE PANEL	GRAY (SW-7068)	
HP2 HARDIE PANEL	WHITE (SW-7093)	
AS1 ASPHALT SHINGLE ROOF	GRAY	
TR1 3" TRIMS	COLOR TO MATCH ADJACENT CLADDING	
TR2 6" TRIMS	GRAY	
GD0 GARAGE DOOR PANEL	GRAY	
CR1 ALUMINUM FRAME GUARDRAIL, CAV TEMPERED GLASS - POWDERED COATED	RAILING COLOUR: BLACK GLASS: TRANSPARENT	

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PROJECT

18638 TOWNHOUSES

18638, 74 AVE, SURREY

DRAWING TITLE

BUILDING-02_ELEVATIONS

DRAWING ISSUE

ISSUE FOR DP SUBMISSION

PROJECT NO. 722006 PLOT DATE 13/12/2023 DRAWN BY Author

SCALE As Indicated REVIEWED Checker

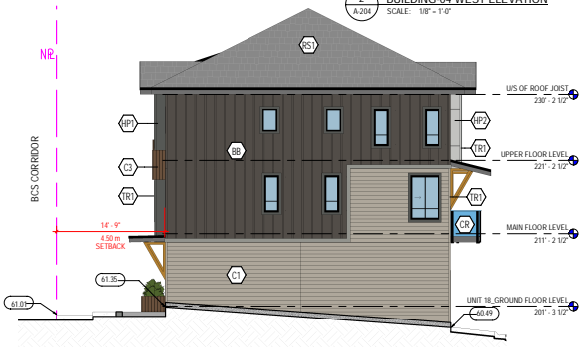
DRAWING NO. A-202 REVISION 1



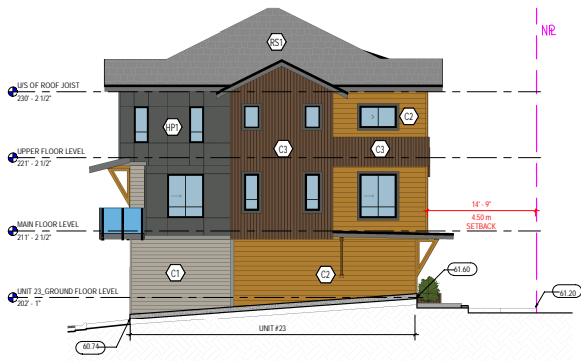
1 BUILDING-04 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING-04 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING-04 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING-04 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
C1 HARDIE HORIZONTAL PLANK SIDING	COBBLESTONE	
C2 HARDIE HORIZONTAL PLANK SIDING	CEDAR (SW-3561)	
C3 NORWEGIAN CLADDING - NEW TECH WOOD	BRAZILLIAN IPE	
BB HARDIE BOARD AND BATTEN	RICH ESPRESSO	
HP1 HARDIE PANEL	GRAY (SW-7066)	
HP2 HARDIE PANEL	WHITE (SW-7063)	
AS ASPHALT SHINGLE ROOF	GRAY	
TR1 3" TRIMS	COLOR TO MATCH ADJACENT CLADDING	
TR2 6" TRIMS	GRAY	
GD GARAGE DOOR PANEL	GRAY	
CR ALUMINUM FRAME GUARDRAIL C/W TEMPERED GLASS - POWDERED COATED	RAILING COLOUR: BLACK GLASS: TRANSPARENT	

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PROJECT

18638 TOWNHOUSES

18638, 74 AVE, SURREY

DRAWING TITLE

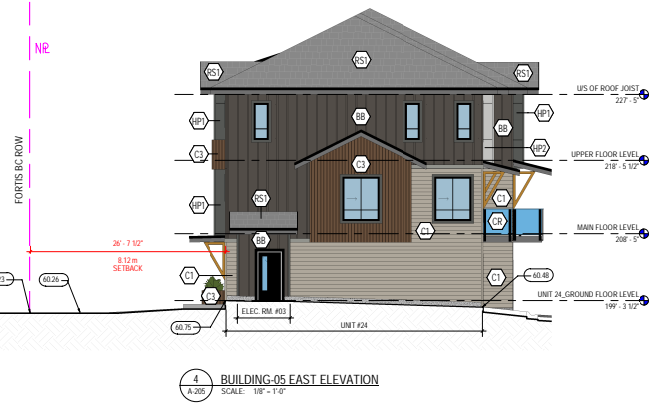
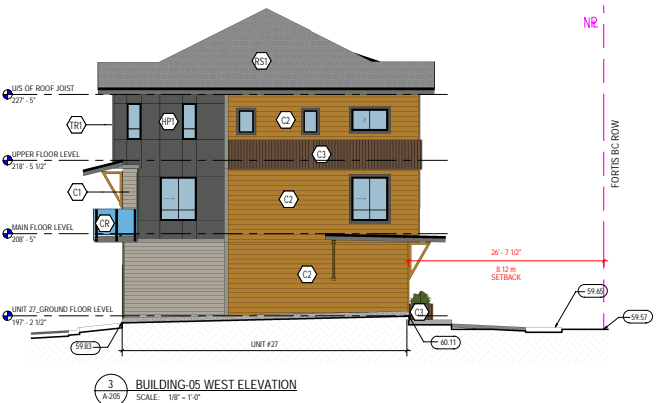
BUILDING-04_ELEVATIONS

DRAWING ISSUE

ISSUE FOR DP SUBMISSION

PROJECT NO.	722006	PLOT DATE	19/12/2023	DRAWN	Author
SCALE	As Indicated	REVIEWED	Checker	REVISION	1

DRAWING NO. A-204



MATERIAL LEGEND :

MATERIAL	COLOR	
C1 HARDIE HORIZONTAL PLANK SIDING	COBBLESTONE	
C2 HARDIE HORIZONTAL PLANK SIDING	CEDAR (SW-3561)	
C3 NORWEGIAN CLADDING - NEW TECH WOOD	BRAZILLIAN IPE	
C4 HARDIE BOARD AND BATTEN	RICH ESPRESSO	
H1 HARDIE PANEL	GRAY (SW-7068)	
H2 HARDIE PANEL	WHITE (SW-7063)	
R1 ASPHALT SHINGLE ROOF	GRAY	
TR1 3" TRIMS	COLOR TO MATCH ADJACENT CLADDING	
TR2 6" TRIMS	GRAY	
GD GARAGE DOOR PANEL	GRAY	
CR1 ALUMINUM FRAME GUARDRAIL CIV TEMPERED GLASS - POWDERED COATED	RAILING COLOUR: BLACK GLASS: TRANSPARENT	

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

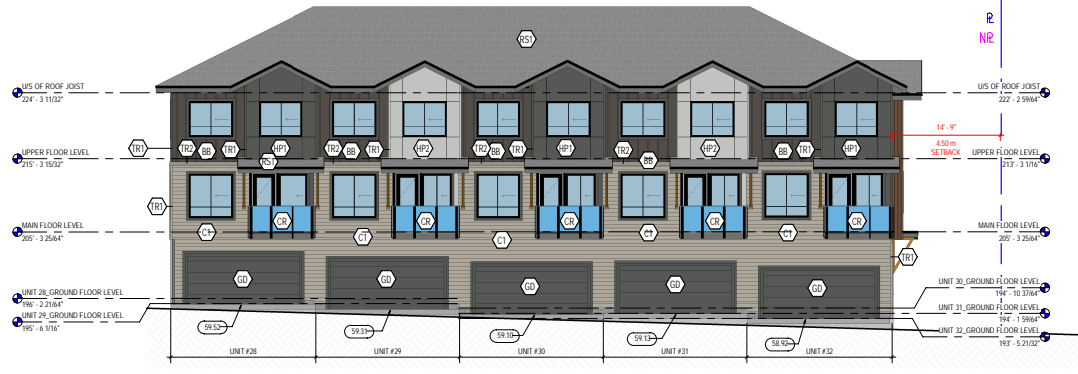
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PROJECT
18638 TOWNHOUSES
18638, 74 AVE, SURREY

DRAWING TITLE
BUILDING-05_ELEVATIONS

DRAWING ISSUE
ISSUE FOR DP SUBMISSION

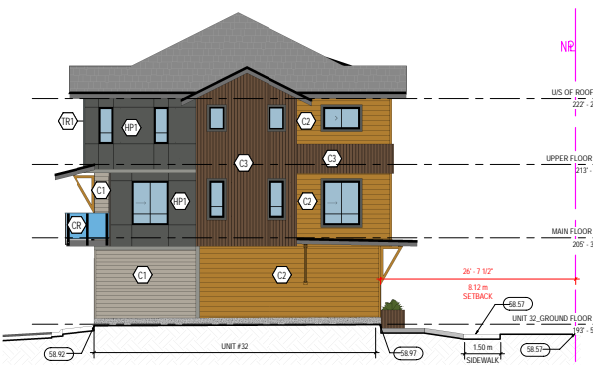
PROJECT NO. 722006	PLOT DATE 19/12/2023	DRAWN REVIEWED	Author Checker
DRAWING NO. A-205	SCALE As Indicated	REVISION	1



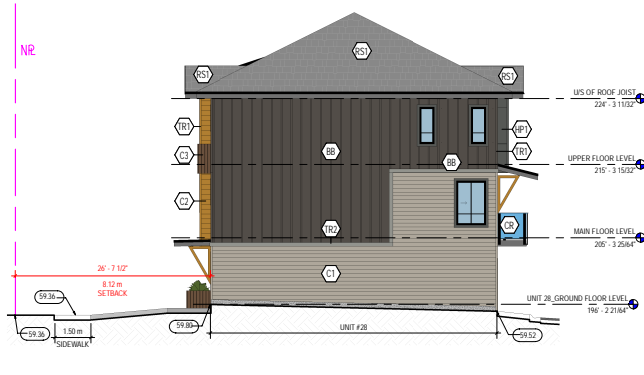
1 BUILDING-06 NORTH ELEVATION
A.206 SCALE: 1/8" = 1'-0"



2 BUILDING-06 SOUTH ELEVATION
A.206 SCALE: 1/8" = 1'-0"



3 BUILDING-06 WEST ELEVATION
A.206 SCALE: 1/8" = 1'-0"



4 BUILDING-06 EAST ELEVATION
A.206 SCALE: 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
C1	HARDIE HORIZONTAL PLANK SIDING	COBBLESTONE
C2	HARDIE HORIZONTAL PLANK SIDING	CEDAR (SW-3561)
C3	NORWEGIAN CLADDING - NEW TECH WOOD	BRAZILIAN IPE
BB	HARDIE BOARD AND BATTEN	RICH ESPRESSO
HP1	HARDIE PANEL	GRAY (SW-7068)
HP2	HARDIE PANEL	WHITE (SW-7063)
AS	ASPHALT SHINGLE ROOF	GRAY
TR1	3" TRIMS	COLOR TO MATCH ADJACENT CLADDING
TR2	6" TRIMS	GRAY
GD	GARAGE DOOR PANEL	GRAY
CR	ALUMINUM FRAME GUARDRAIL CW/ TEMPERED GLASS - POWDERED COATED	RAILING COLOUR: BLACK GLASS: TRANSPARENT

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PROJECT

18638 TOWNHOUSES

18638, 74 AVE, SURREY

DRAWING TITLE

BUILDING-06_ELEVATIONS

DRAWING ISSUE

ISSUE FOR DP SUBMISSION

PROJECT NO.	722006	PILOT DATE	19/12/2023	DRAWN	Author
DRAWING NO.		SCALE	As Indicated	REVIEWED	Checker
					REVISION

A-206

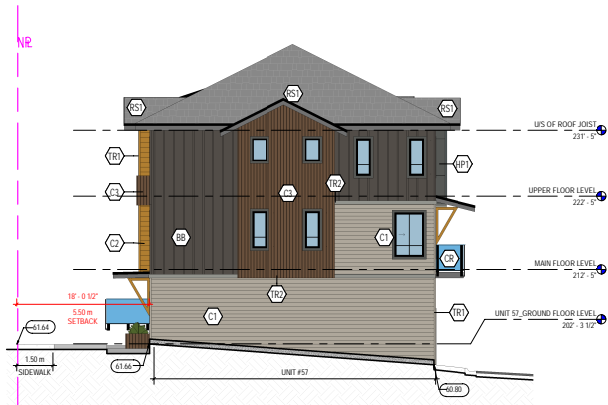
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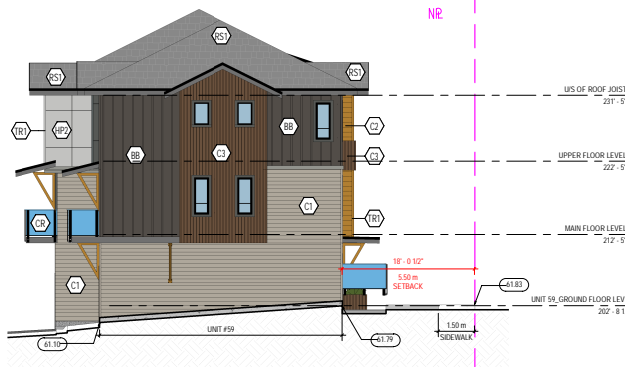
1 BUILDING-10 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING-10 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING-10 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING-10 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
C1 HARDIE HORIZONTAL PLANK SIDING	COBBLESTONE	
C2 HARDIE HORIZONTAL PLANK SIDING	CEDAR (SW-3561)	
C3 NORWEGIAN CLADDING - NEW TECH WOOD	BRAZILLIAN IPE	
B6 HARDIE BOARD AND BATTEN	RICH ESPRESSO	
HP1 HARDIE PANEL	GRAY (SW-7068)	
HP2 HARDIE PANEL	WHITE (SW-7063)	
RS1 ASPHALT SHINGLE ROOF	GRAY	
TR1 3" TRIMS	COLOR TO MATCH ADJACENT CLADDING	
TR2 6" TRIMS	GRAY	
GD GARAGE DOOR PANEL	GRAY	
CR1 ALUMINUM FRAME GUARDRAIL, CIVY TEMPERED GLASS - POWDERED COATED	RAILING COLOUR: BLACK GLASS: TRANSPARENT	

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DATE: 2023/07/19 ISSUE: 01 FOR DP SUBMISSION

FILE: 23071910 REVISED: 08/08/2023

CONTRACT: 18638

FORMAT: STAMP

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PROJECT:

18638 TOWNHOUSES

18638, 74 AVE, SURREY

DRAWING TITLE:

BUILDING-10_ELEVATIONS

DRAWING ISSUE:

ISSUED FOR DP SUBMISSION

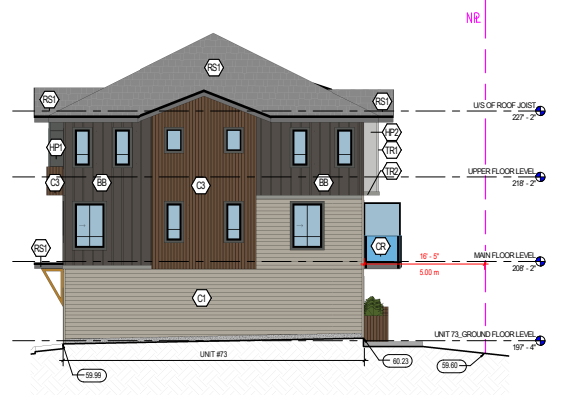
PROJECT NO: 722006 PLOT DATE: 19/12/2023 DRAWN: Author

SCALE: As Indicated REVIEWED: Checker

DRAWING NO: A-210 REVISION: 1



1 BUILDING-13 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING-13 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING-13 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING-13 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
C1 HARDIE HORIZONTAL PLANK SIDING	COBBLESTONE	
C2 HARDIE HORIZONTAL PLANK SIDING	CEDAR (SW-3561)	
C3 NORWEGIAN CLADDING - NEW TECH WOOD	BRAZILIAN IPE	
EB HARDIE BOARD AND BATTEN	RICH ESPRESSO	
HP HARDIE PANEL	GRAY (SW-7008)	
HP2 HARDIE PANEL	WHITE (SW-7003)	
RS1 ASPHALT SHINGLE ROOF	GRAY	
TR1 3" TRIMS	COLOR TO MATCH ADJACENT CLADDING	
TR2 6" TRIMS	GRAY	
GD GARAGE DOOR PANEL	GRAY	
CR ALUMINUM FRAME GLAZED ORAL CW TEMPERED GLASS - POWDERED COATED	RAILING COLOUR, BLACK GLASS: TRANSPARENT	

NOTE: COLOURS FROM SHERWIN WILLIAMS
UNLESS NOTED

NO.	DATE	DESCRIPTION	BY	CHKD.
01	2023/12/19	ISSUED FOR DP SUBMISSION		
02	XXXX/XXXX	REVISION: DRAWING ISSUE		

CONSULTANT

PROJECT STAMP

SCALE

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PROJECT

18638 TOWNHOUSES

18638, 74 AVE, SURREY

DRAWING TITLE

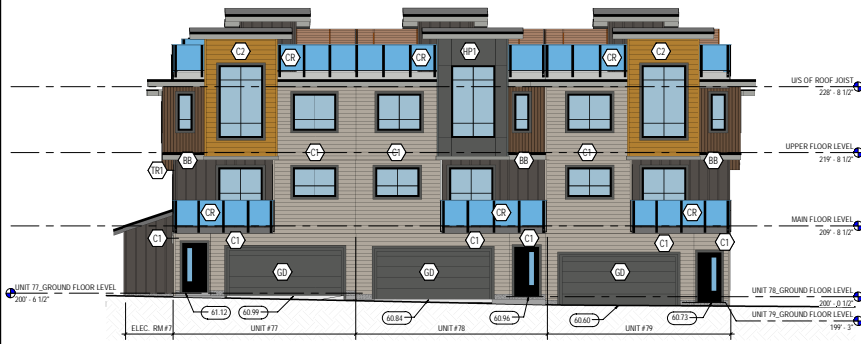
BUILDING-13_ELEVATIONS

DRAWING ISSUE

ISSUED FOR DP SUBMISSION

PROJECT NO.	PLOT DATE	DRAWN	Author
722006	19/12/2023		
	SCALE	As indicated	Checked

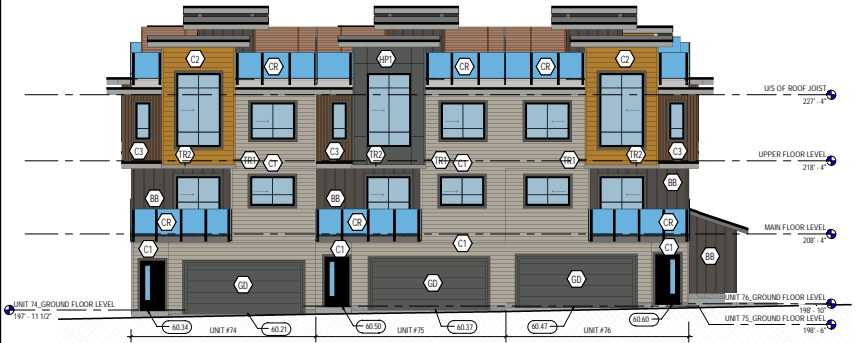
DRAWING NO. A-213 REVISION 1



1 BUILDING-14 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING-14 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING-14 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING-14 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
CT1 HARDIE HORIZONTAL PLANK SIDING	COBLESTONE	
CT2 HARDIE HORIZONTAL PLANK SIDING	CEDAR (SW-3561)	
CT3 NORWEGIAN CLADDING - NEW TECH WOOD	BRAZILIAN IPE	
BB HARDIE BOARD AND BATTEN	RICH ESPRESSO	
HP1 HARDIE PANEL	GRAY (SW-7068)	
HP2 HARDIE PANEL	WHITE (SW-7063)	
RS1 ASPHALT SHINGLE ROOF	GRAY	
TR1 3" TRIMS	COLOR TO MATCH ADJACENT CLADDING	
TR2 6" TRIMS	GRAY	
GD GARAGE DOOR PANEL	GRAY	
GR ALUMINUM FRAME GUARDRAIL C/W TEMPERED GLASS - POWDERED COATED	RAILING COLOUR: BLACK GLASS: TRANSPARENT	

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PROJECT

18638 TOWNHOUSES

18638, 74 AVE, SURREY

DRAWING TITLE

BUILDING-14_ELEVATIONS

DRAWING ISSUE

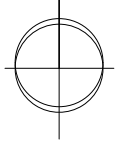
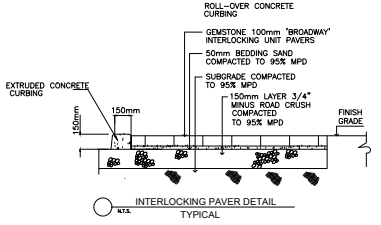
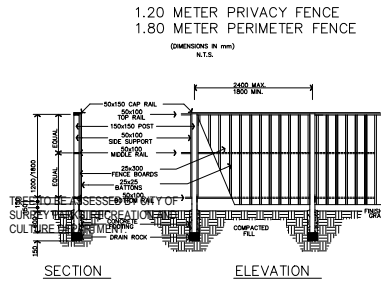
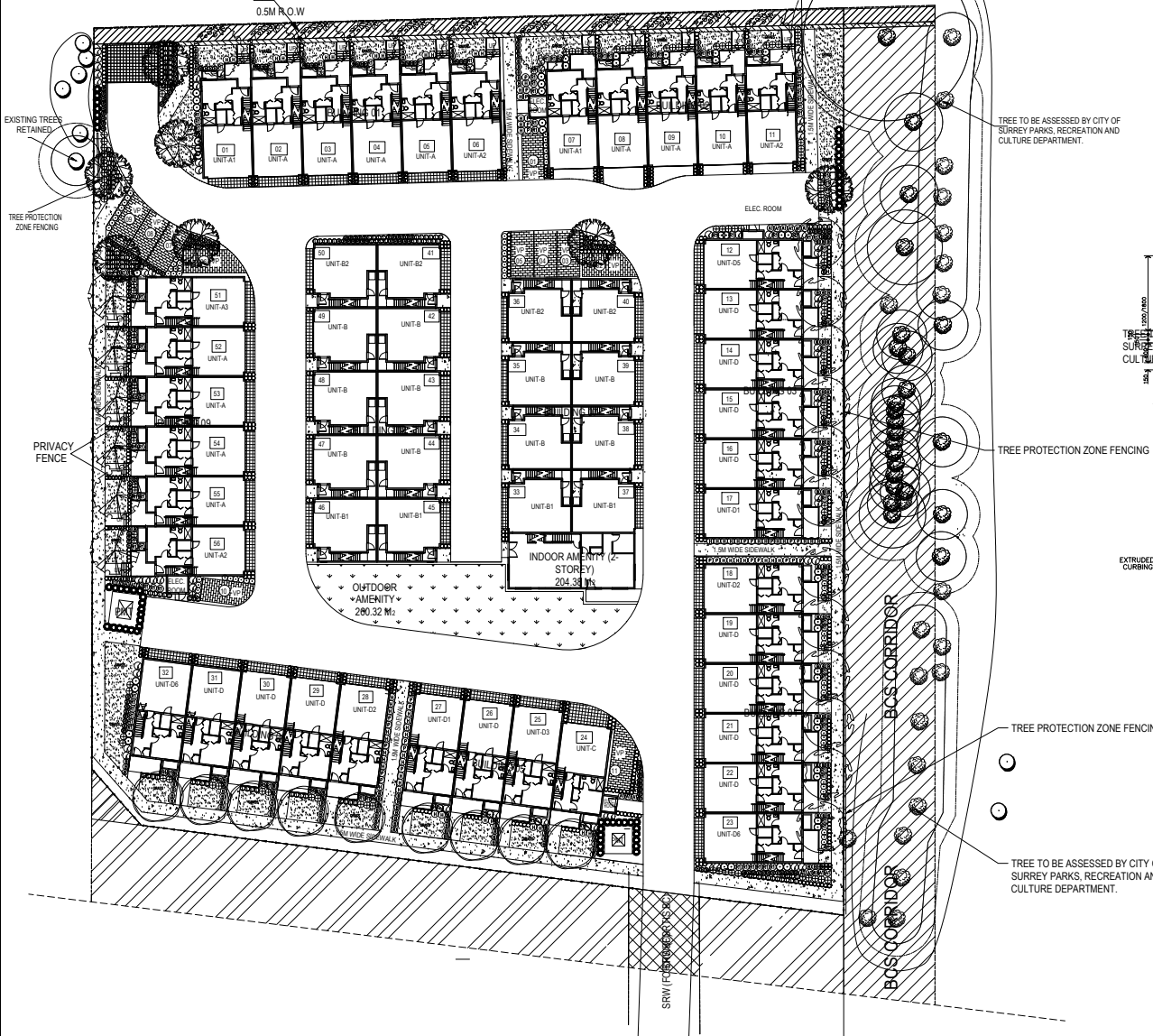
ISSUED FOR DP SUBMISSION

PROJECT NO. 722006	PLOT DATE 19/12/2023	DRAWN Author
SCALE As Indicated	REVIEWED Checker	REVISION 1

DRAWING NO. A-214

74TH AVENUE

0.5M F.O.W.



- CONCRETE PAVERS
- STAMPED CONCRETE
- BROOM FINISHED CONCRETE

NOV/23	REVISED SITE PLAN	1
DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONDUL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

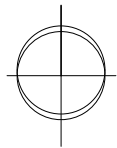
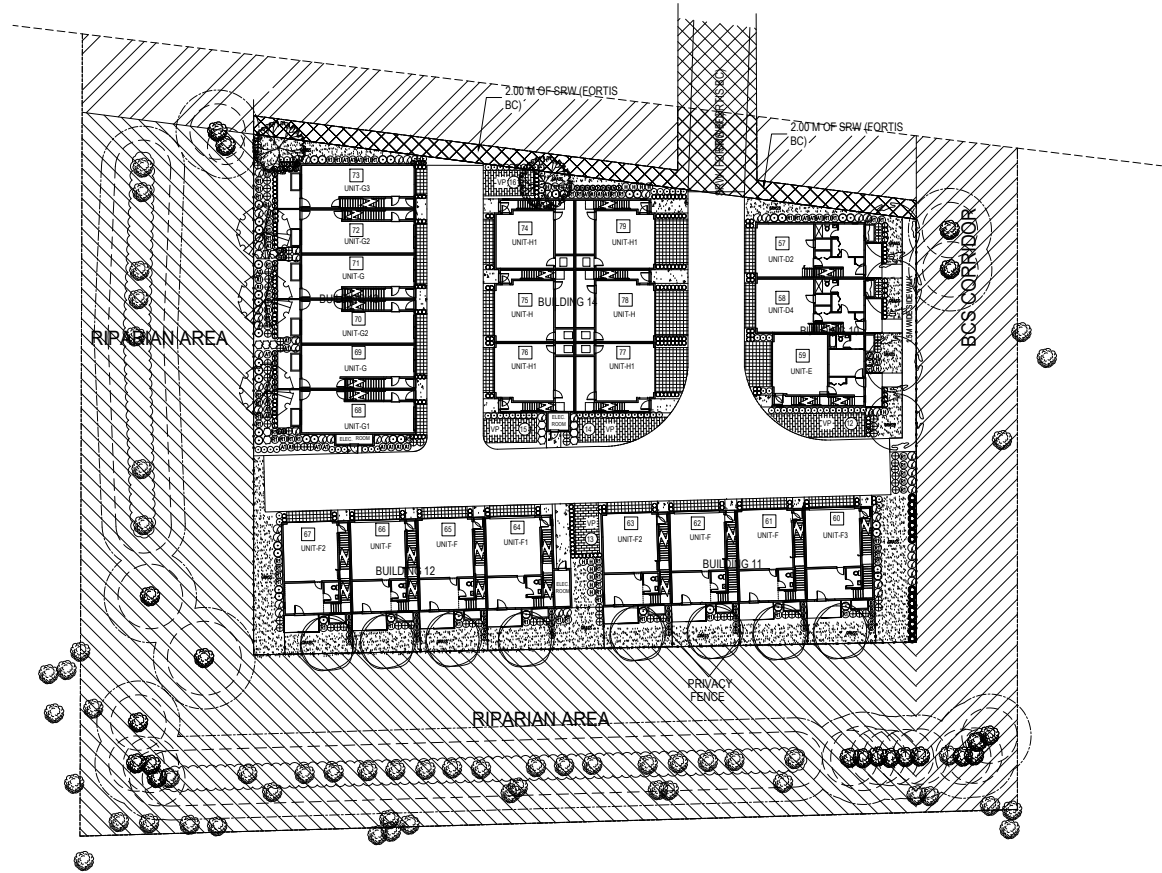
CLIENT
PADMINGTON PROPERTIES
ATTENTION: NISHAN QUEVASHA
SUITE #605
10833 - 160 STREET
SURREY, B.C.
VAN 1P3
604-




TITLE
PLAN VIEW

LANDSCAPE PLAN
WEST CLATON
TOWNHOUSE DEVELOPMENT
18638 - 74th AVENUE
SURREY, B.C.

SCALE	1:250	DATE	SEPT/23
DNW	DNW		
DNW	DNW		
APPRO	AS BUILT		

PRINTED
JOB NO.
DRAWING NO.
L-1A



-  CONCRETE PAVERS
-  STAMPED CONCRETE
-  BROOM FINISHED CONCRETE


NOV/23	REVISED SITE PLAN	1
DATE	REVISIONS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
 BCSCA CSIA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 PADDOCKTON PROPERTIES
 ATTENTION: NATHAN CUEWA
 SUITE #625
 10833 - 160 STREET
 SURREY, B.C.
 VAN 1P3
 604-

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 WEST CLATON
 TOWNHOUSE DEVELOPMENT
 18638 - 74th AVENUE
 SURREY, B.C.

SCALE	1:250	DATE	SEPT/23
DRAWN	DWD		
ENCL.	DWD		
APPROVED	AS BUILT		

PRINTED
 JOB No.
 DRAWING No.
 L-2A 

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

FROM: Development Process Manager, Engineering Department

DATE: June 29, 2018

PROJECT FILE: 7817-0116-00

REVISED: January 10, 2024

**RE: Engineering Requirements
Location: 18638 74 Ave**

NCP AMENDMENT

The following issues are to be addressed as a condition of the NCP Amendment:

- Provide 50% cash-in-lieu for construction of 187 Street roadworks and utilities.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 74 Avenue.
- Register 0.5 m statutory right-of-way along 74 Avenue frontage.

Works and Services

- Construct the south side of 74 Avenue.
- Construct storm, water, and sanitary mains and service connections to service the development as per the NCP.
- Construct downstream offsite storm and sanitary mains as per the NCP, if required.
- Implement on-site storm mitigation features per the West Clayton NCP Stage 2 Servicing Strategy and the Clayton Integrated Stormwater Management Plan.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Daniel Sohn, P.Eng.
Development Process Manager

M51

Department: **Planning and Demographics**
Date: **October 17, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **17 0116 00**

The proposed development of **79** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	67
---	----

Projected Number of Students From This Development In:	
Elementary School =	37
Secondary School =	19
Total Students =	56

Current Enrolment and Capacities:	
Regent Road Elementary	
Enrolment	335
Operating Capacity	612
# of Portables	0
Ecole Salish Secondary	
Enrolment	1473
Operating Capacity	1500
# of Portables	0

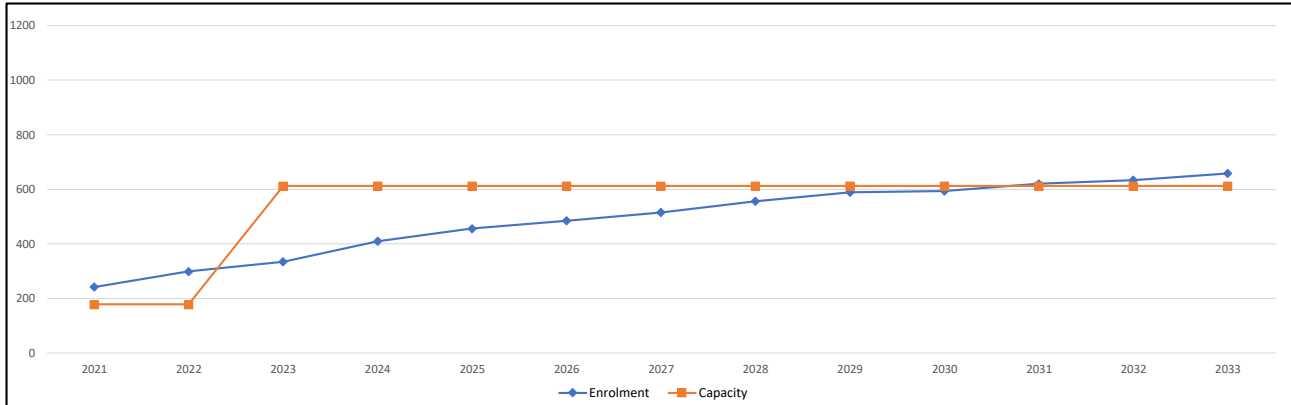
Summary of Impact and Commentary
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2022, Clayton Elementary has moved into the new Regent Road Elementary. Both Regent Road and Madaugh Elementary that opened in the beginning of 2021 can handle enrolment growth resulting from the West Clayton NCP and the proposed Clayton Corridor Plan.

However, the enrolment projections in the chart assumes that the neighbourhood will develop in accordance with the approved NCP and does not include any potential increases to housing density and population made by the City to support the SkyTrain in the future or as a result of bonus density supported through applications.

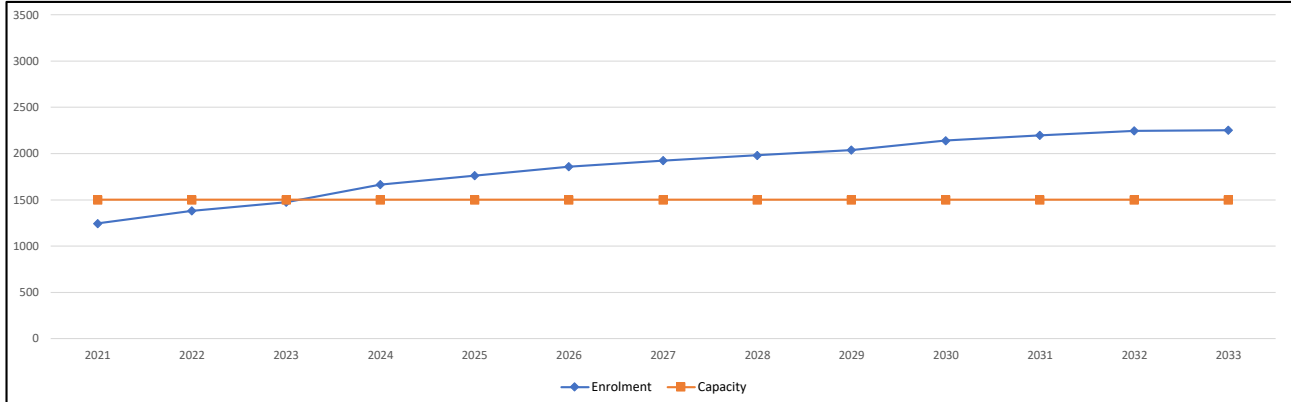
E'cole Salish Secondary opened in September 2018. This school has been built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. Salish is projected to continue to grow because of the strong in-migration of new secondary students moving into the community. The growth trend will surpass capacity in 2024; the enrolment will continue to grow in this school well beyond 2024.

Regent Road 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.

Ecole Salish 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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 17-0116-00


Address: 18638 - 74th Avenue, Surrey, BC

Registered Arborist: Corey Plester

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	76
Protected Trees to be Removed	76
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 39 X one (1) = <u>39</u> - All other Trees Requiring 2 to 1 Replacement Ratio 37 X two (2) = <u>74</u>	113
Replacement Trees Proposed	38
Replacement Trees in Deficit	75
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	114

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

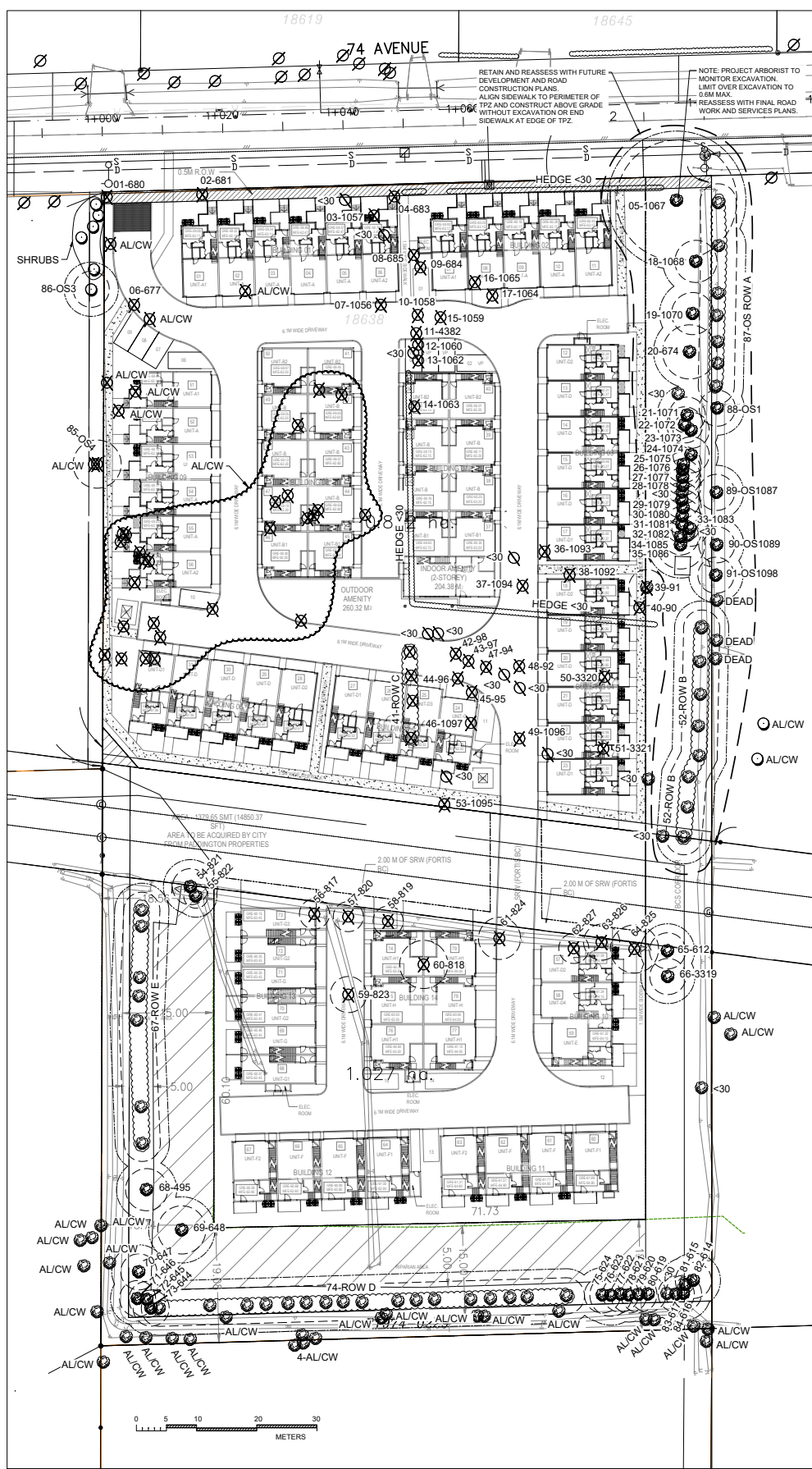
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: December 5, 2023
--	------------------------



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





MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
 18638 - 74 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	DEC/12/16	MK	REVISED SITE PLAN
2	SEPT/22/17	MK	REVISED SITE PLAN
3	DEC/11/17	MK	REVISED SITE PLAN
4	JAN/15/18	MK	REVISED SITE PLAN
5	MAY/03/18	SL	REVISED SITE PLAN
6	JUL/05/18	MK	REVISED SITE PLAN
7	JUL/17/18	SL	REVISED SITE PLAN
8	AUG/19/22	MK	REVISED SITE PLAN
9	JAN/08/23	MK	REVISED SITE PLAN
10	SEP/11/23	MK	REVISED SITE PLAN
11	OCT/28/23	MK	REVISED SITE PLAN UPDATED SURVEY

LIMIT UNDERSTORY VEGETATION REMOVAL AROUND TREES AT EAST SIDE OF SITE AS PER CITY OF SURREY.

SHEET TITLE

T1 - TREE REMOVAL AND PRESERVATION PLAN NORTH

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DRAWN

MK

SCALE

AS SHOWN

DATE

DECEMBER 1, 2016

T - 1
 SHEET 1 OF 2

LEGEND

- TREE TO BE RETAINED
- TREE NOT ASSESSED
- TREE TO BE ASSESSED BY CITY OF SURREY
PARKS, RECREATION AND CULTURE DEPARTMENT
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET
- NON-BY-LAW TREE



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

18638 - 74 AVENUE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	DEC12/16	MK	REVISED SITE PLAN
2	SEPT22/17	MK	REVISED SITE PLAN
3	DEC11/17	MK	REVISED SITE PLAN
4	JAN15/18	MK	REVISED SITE PLAN
5	MAY03/18	SL	REVISED SITE PLAN
6	JUL05/18	MK	REVISED SITE PLAN
7	JUL17/18	SL	REVISED SITE PLAN
8	AUG15/22	MK	REVISED SITE PLAN
9	JAN06/23	MK	REVISED SITE PLAN
10	SEP11/23	MK	REVISED SITE PLAN
11	OCT28/23	MK	REVISED SITE PLAN UPDATED SURVEY

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

NOTE: REPLACEMENT TREES SHALL CONFORM TO BC/SLA/BC/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

LIMIT UNDERSTORY VEGETATION REMOVAL AROUND TREES AT EAST SIDE OF SITE AS PER CITY OF SURREY.

SHEET TITLE

T2 - TREE PROTECTION PLAN NORTH

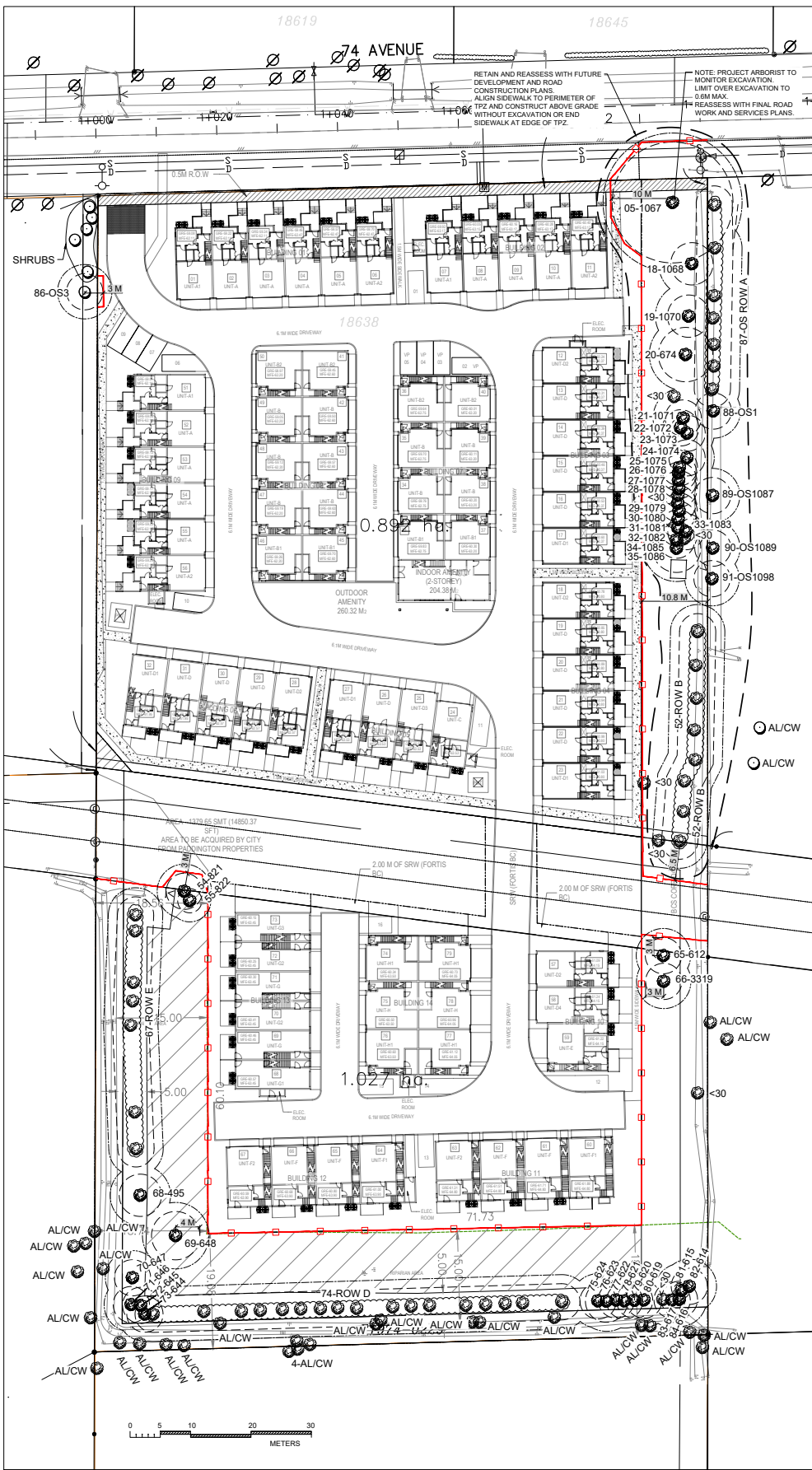
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DRAWN MK

SCALE AS SHOWN

DATE DECEMBER 1, 2016

T-2
SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE NOT ASSESSED
- NON-BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- TREE TO BE ASSESSED BY CITY OF SURREY PARKS, RECREATION AND CULTURE DEPARTMENT
- 1.5m EXCAVATION OFFSET
- TREE PROTECTION FENCING



APPENDIX V

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0116-01

Issued To:

("the Owner")

Address of Owner:

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

Parcel Identifier: 006-617-280

Lot 44 Section 21 Township 8 New Westminster District Plan 31589

18638 - 74 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) to reduce the minimum north yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the upper storey projections for buildings 1 and 2;
 - (b) to reduce the minimum north yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for buildings 10, 13 and 14;
 - (c) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 5.5 metres to the principal building face and 5.0 metres to the upper storey projections for buildings 2 and 10;
 - (d) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face and 4.0 metres to the upper storey projections for buildings 3, 4 and 11;
 - (e) to reduce the minimum south yard setback of the RM-30 Zone from 6.0 metres to 4.3 metres for building 4;
 - (f) to reduce the minimum south yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face and 4.2 metres to the upper storey projections for buildings 11 and 12;
 - (g) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 4.1 metres for building 6;
 - (h) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face and 2.5 metres to the upper storey projections for building 12;
 - (i) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face and 4.4 metres to the upper storey projections for building 13;
 - (j) vary the Zoning By-law to increase the number of risers permitted within the setback area from 3 to 5 for Units 1-9 and 51-56;
 - (k) to permit visitor parking stalls 8 and 9 to be located within the west yard setback;
 - (l) to increase the maximum percentage of back-to-back townhouse units from 20% to 30%; and
 - (m) to reduce the outdoor amenity space requirement for back-to-back ground-oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

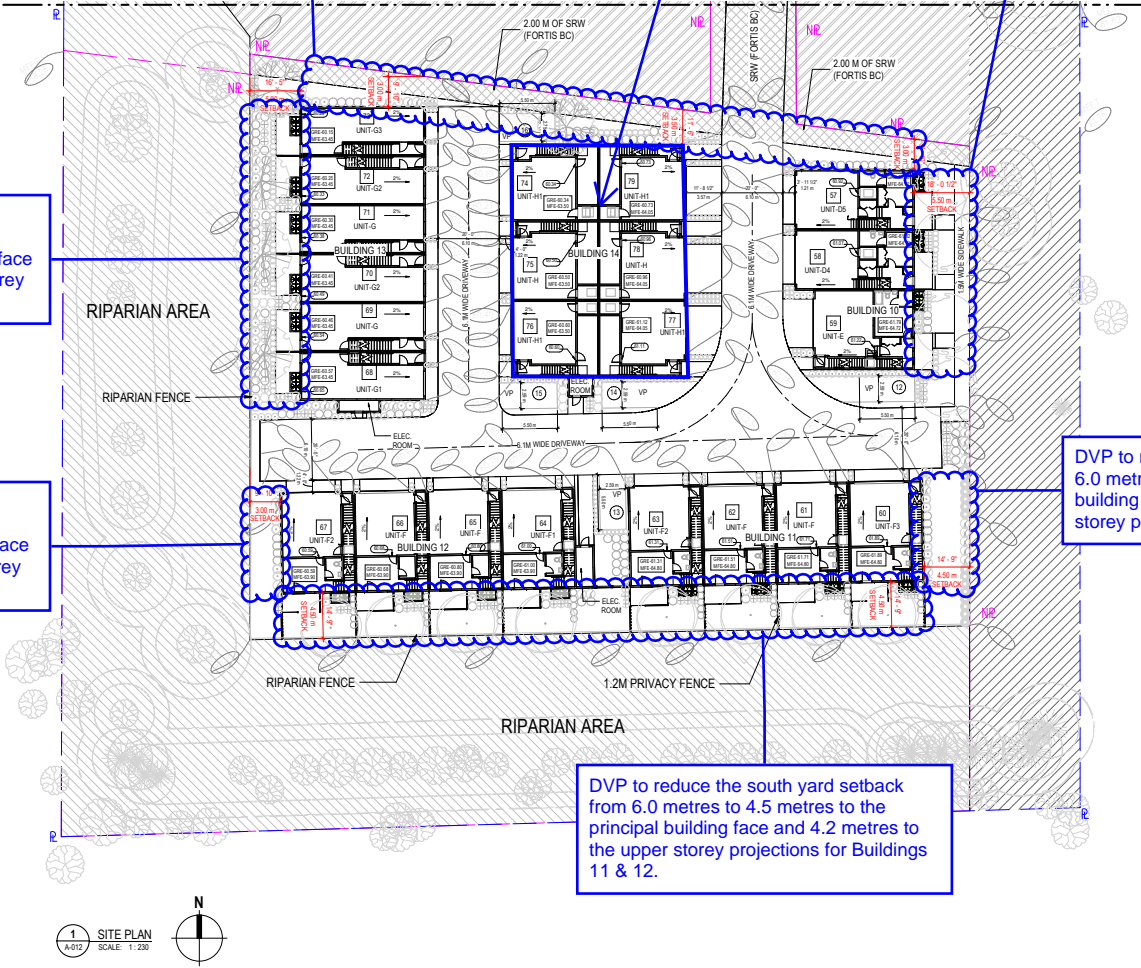
- DVP to reduce the north yard setback from 6.0 metres to 3.0 metres for Buildings 10, 13 & 14.
- DVP to increase the maximum percentage of back-to-back townhouse units from 20% to 30%.
- DVP to reduce the east yard setback from 6.0 metres to 5.5 metres to the principal building face and 5.0 metres to the upper storey projections for Building 10.

DVP to reduce the west yard setback from 6.0 metres to 5.0 metres to the principal building face and 4.4 metres to the upper storey projections for Building 13.

DVP to reduce the west yard setback from 6.0 metres to 3.0 metres to the principal building face and 2.5 metres to the upper storey projections for Building 12.

DVP to reduce the east yard setback from 6.0 metres to 4.5 metres to the principal building face and 4.0 metres to the upper storey projections for Building 11.

DVP to reduce the south yard setback from 6.0 metres to 4.5 metres to the principal building face and 4.2 metres to the upper storey projections for Buildings 11 & 12.



1	2023-2-19	ISSUED FOR DP SUBMISSION

CONTRACTOR REVIEWER DRAWING ISSUE REVIEW

PROJECT STAMP

SCALE

PROJECT

18638 TOWNHOUSES

18638, 74 AVE, SURREY

DRAWING TITLE

SITE PLAN PART 2

DRAWING ISSUE

ISSUED FOR DP SUBMISSION

PROJECT NO.	722006	DATE	20/11/2023	DRAWN	Author
SCALE	1:230	REVIEWED		CHECKER	
DRAWING NO.	A-012				

1

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0116-00

Planning Report Date: July 23, 2018

PROPOSAL:

- **NCP Amendment** to amend the road network and Biodiversity Conservation Strategy Corridor location in the West Clayton NCP;
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

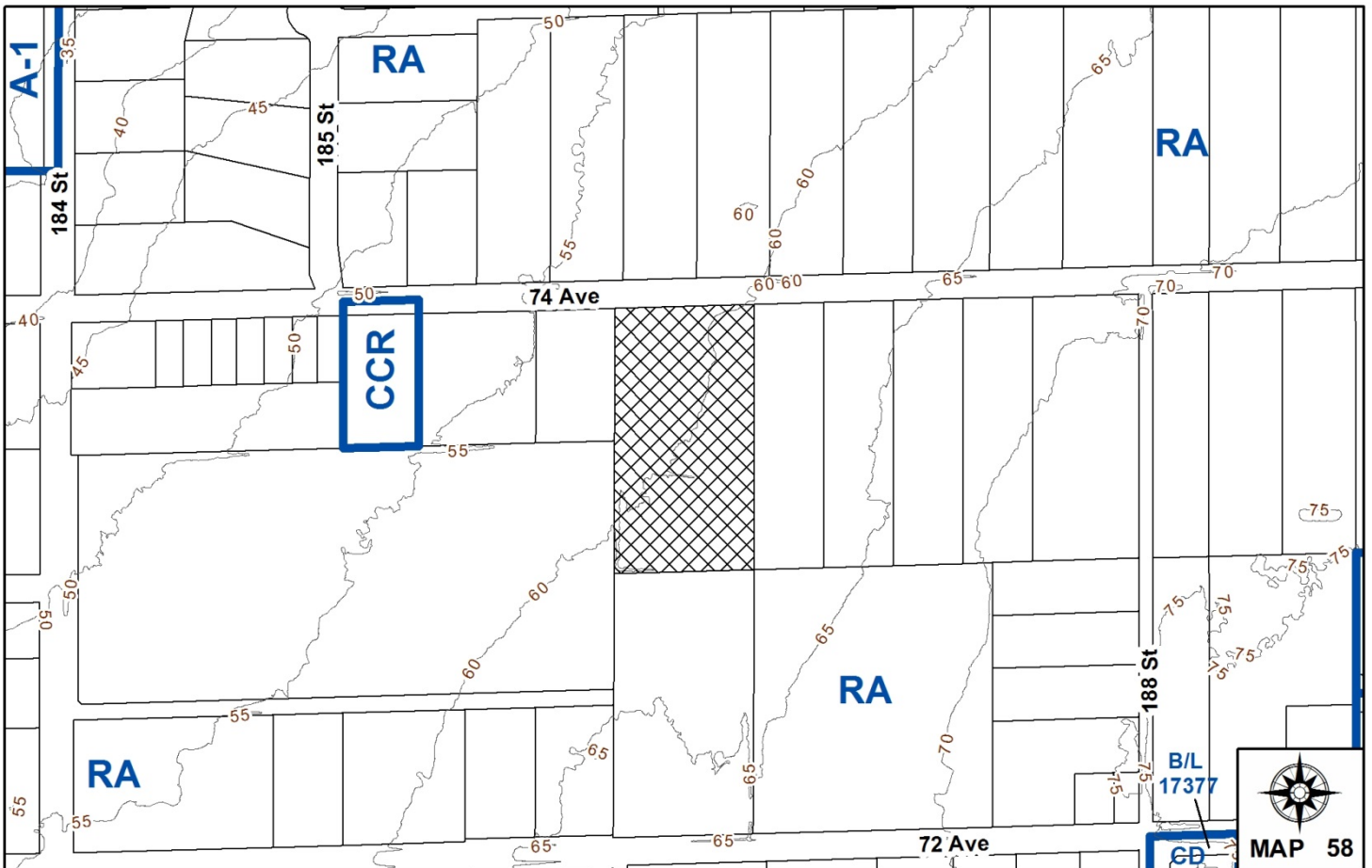
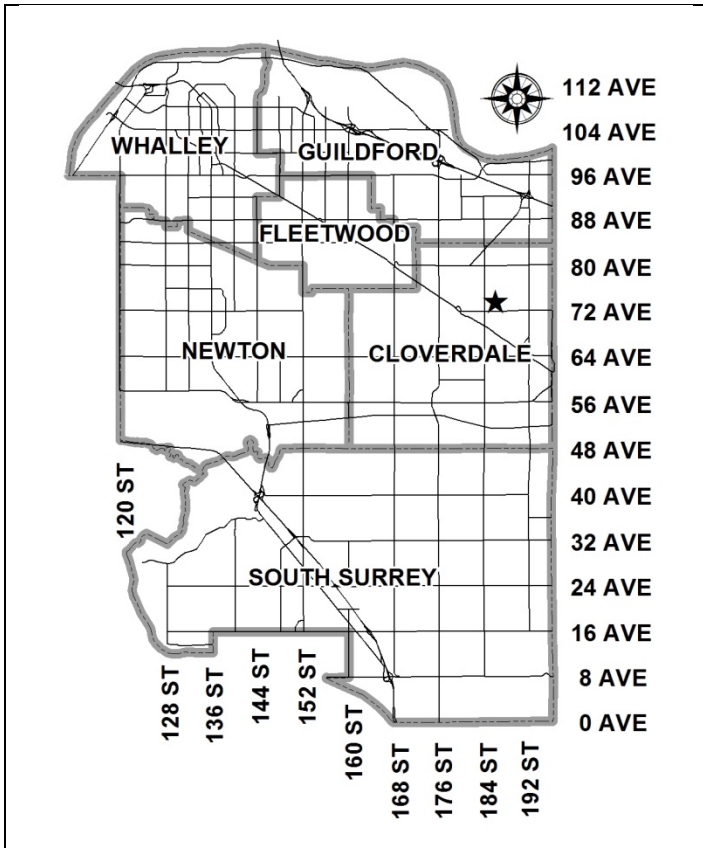
to permit the development of 55 townhouse units.

LOCATION: 18638 - 74 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouse Residential (22 + 5 upa) and Future School/Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the West Clayton Neighbourhood Concept Plan (NCP) to alter the road concept plan and Biodiversity Conservation Strategy Corridor location.
- Setback requirements of the RM-30 Zone are proposed to be reduced along all four lot lines.

RATIONALE OF RECOMMENDATION

- The proposal complies with the West Clayton Neighbourhood Network Plan (NCP) land use designation.
- An Amendment to the West Clayton NCP is proposed to alter the road network and to re-align the Biodiversity Conservation Strategy Green Infrastructure Network.
- The re-alignment of the Biodiversity Conservation Strategy Green Infrastructure Network and road network plan has been proposed in order to retain an existing Class B watercourse in its current location and to retain a row of mature trees. The West Clayton NCP currently proposes the re-location of the watercourse and the removal of the row of trees. The amendment to the road network plan is a result of this change.
- The proposed changes are supported by impacted property owners and reflect the existing site conditions. The properties affected by the proposed changes are under in-stream development applications that also reflect the proposed NCP amendment.
- The proposed setbacks achieve a more urban, pedestrian streetscape consistent with similar townhouse projects and are reflective of the West Clayton NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Family 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0116-00 generally in accordance with the attached drawings and the Ecosystem Development Plan (Appendix II).
3. Council approve Development Variance Permit No. 7917-0116-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face;
 - (b) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face; and
 - (c) to reduce the minimum south and west yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face.
 - (d) to vary the Zoning By-law to increase the maximum number of risers permitted within the setback area from 3 to 4 for Units 1, 3, 5, 7, 16 and 50-55.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of an acoustical report for the units adjacent to 74 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (i) registration of a Section 219 Restrictive Covenant to require energy efficiency features in accordance with the energy efficiency density bonus provisions in the West Clayton NCP, to the satisfaction of the Planning and Development Department;
 - (j) finalization of an Ecosystem Development Plan to the satisfaction of City staff;
 - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (l) the applicant convey riparian areas and Biodiversity Conservation Strategy areas to the City as a lot. The City is to acquire the remaining undeveloped areas of the site for parkland in accordance with the West Clayton NCP.
5. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to re-align the Biodiversity Conservation Strategy Green Infrastructure Network and the road network, in accordance with Appendix VIII, when the project is considered for final adoption.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- School District: **Projected number of students from this development:**
- 14 Elementary students at Clayton Elementary School
7 Secondary students at Salish Secondary School
- (Appendix IV)
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by October 2019.
- Parks, Recreation & Culture: Parks will accept the riparian areas and Biodiversity Conservation Strategy areas which must be conveyed to the City as a lot. Parks will acquire the remaining undeveloped area outside of these areas as parkland in accordance with the West Clayton NCP.
- Surrey Fire Department: The Fire Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family home on large suburban property with existing house to be demolished.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 74 Avenue):	Single family dwellings on large acreage lots.	Proposed School.	RA
East:	Single family dwelling on large acreage lot.	Biodiversity Conservation Strategy Corridor	RA
South:	Single family dwelling on large acreage lot.	Townhouse Residential (22+5 UPA Bonus)	RA
West:	Single family dwelling on large acreage lot and Salish Secondary School.	Townhouse Residential (22+5 UPA Bonus) and School.	RA

DEVELOPMENT CONSIDERATIONSBackground & Context

- The 1.77-hectare (4.38-acre) subject site is comprised of one lot located at 74 Avenue and 186 Street in West Clayton. The subject site is designated Urban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The site is laterally bisected by an 18-metre (59-ft.) wide Fortis gas right-of-way on which no structures are permitted. There is an existing channelized Class B stream to the south of the Fortis right-of-way, which flows along the south and west property lines of the subject property.
- The site is subject to the Sensitive Ecosystem Development Permit Area requirements of the Official Community Plan (OCP), given the location of the Class B watercourse and the Biodiversity Conservation Strategy corridor.
- On July 27, 2015, the West Clayton Neighbourhood Concept Plan (NCP) was approved by Council (Corporate Report No. R168;2015). The northern portion of the subject site (north of the Fortis right-of-way is designated "Townhouse Residential (22+5 UPA Bonus)" and the remaining southern portion is designated "Future School/Park" in the West Clayton NCP.

- The "Townhouse Residential (22+5 UPA Bonus)" designation in the West Clayton NCP allows for a base net density of 22 units per acre. An additional density of up to 5 units per acre may be granted as outlined in Section 5.3 of the West Clayton NCP to applicants who commit to constructing energy efficient buildings.
- Development Application No. 7917-0518-00 to the south of the subject site was granted First and Second Reading by Council on July 9, 2018. There are two other in-stream development applications in close proximity east and southeast of the subject site that will be brought forward for Council consideration at a future date (Appendix V).

Current Proposal

- The proposal includes an NCP amendment to re-align the Biodiversity Conservation Strategy Green Infrastructure Network and the road network, rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a Development Permit for Form and Character and Sensitive Ecosystems, to permit the development of 55 townhouse units on the northern portion of the site.
- The net density for the proposed development is 63 units per hectare (25 units per acre) with a floor area ratio (FAR) of 1.00, which meet the maximum unit density of 75 units per hectare (30 units per acre) and the maximum FAR of 1.00 permitted in the RM-30 Zone and also complies with the "Townhouse Residential (22+5 UPA Bonus)" designation in the West Clayton NCP. The applicant is seeking the energy efficiency bonus and will be required to register a Section 219 Covenant to secure the necessary building design features.
- The applicant also proposes a Development Variance Permit (DVP) to reduce the minimum building setbacks along all lot lines (see By-law Variances section).

Road Dedication Requirements

- The applicant will be required to dedicate 2.0 metres (6 ft.) for the completion of 74 Avenue to the Collector Road Standard.
- The West Clayton NCP shows the future 186A Street aligning north/south along the east property line, however the applicant is proposing to shift the alignment of 186A Street further east (see Justification for NCP Amendment section).
- The future 186A Street will be shifted to the east onto 15674 – 74 Avenue and 18702 – 74 Avenue. The applicant has agreed to pay for the construction of the east portion of 186A Street fronting 18702 – 74 Avenue and has registered a Restrictive Covenant on the Title of the subject property in order to secure this.

Parkland Requirements

- The southern portion of the subject site is designated as "Future School/Park" in the West Clayton NCP. The applicant will convey the riparian areas and Biodiversity Conservation Strategy areas to the City as a lot. Parks will acquire the remaining area outside of these areas, including the area encumbered by the Fortis right-of-way, as parkland, in accordance with the West Clayton NCP (Appendix VI).

JUSTIFICATION FOR PLAN AMENDMENT

- An Amendment to the West Clayton NCP is proposed, which includes changes to the road network plan and re-alignment of the Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN).
- The re-alignment of the BCS GIN and road network plan has been proposed in order to retain an existing row of mature trees along the east property line of the subject site and to retain the existing location of a Class B watercourse along the east property line on the adjacent property to the south (18611 – 72 Avenue). The West Clayton NCP currently proposes to re-locate the watercourse to the east, within the current BCS GIN and proposes a road where the row of mature trees and watercourse are currently sited (Appendix VIII). The retention of the row of mature trees and watercourse in their existing locations is considered better from a habitat preservation perspective.
- The amendment to the road network plan is a result of the change outlined above. The road shown on the east property line of the subject site in the NCP is proposed to be relocated east to the property at 18702 – 74 Avenue, currently under Development Application No. 7916-0221-00, and to the property at 18737 72 Avenue, currently under Development Application No. 7918-0001-00
- The amendment to the BCS GIN and road network plan affects the properties directly east and south of the subject site. All of the properties impacted by the proposed amendment to the NCP are either under development applications (Appendix V) or will be purchased by the City for parkland in the future. The applications are all reflective of the proposed amendment and all owners are supportive of the change.
- The proposed NCP changes are supportable, as road connectivity and BCS objectives are still met while better reflecting the existing site conditions.

PRE-NOTIFICATION

Pre-notification letters were sent on March 6, 2018, and the Development Proposal Signs were installed on June 13, 2018. Staff received 3 responses from neighbouring residents including from the Cloverdale Community Association (*staff comments in italics*):

- The Cloverdale Community Association (CCA) requested confirmation on the size of the garages in the proposed development.

(The proposed garages must comply with the minimum standards for double garages in the Zoning By-law.)

- Two respondents requested more information about the proposal and did not have any concerns.

(Staff provided more information and provided the proposed layout and NCP amendment.)

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing unnamed Class B (yellow-coded) channelized stream which flows along the south and west property lines of the subject property.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a "Class B (yellow-coded) Stream" requires a minimum streamside setback of 15 metres (49 ft.), as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be conveyed to the City as a lot as a condition of rezoning approval.
- An Ecosystem Development Plan, prepared by Christine Gibson, *R.P. Bio.*, of Envirowest Consultants Inc. and dated October 10, 2017 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor to be relocated to the east of the subject property.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies BCS Hub C and a Local BCS Corridor within the subject site, in the Cloverdale BCS management area, with a Low ecological value.
- The BCS further identifies the GIN area of the subject site as having a Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 60 meters (197 ft.).
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features, while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub C, and is located northeast of the subject property. This corridor includes a mix of riparian, forested natural areas and low density residential development; it follows planned greenways and provides limited connectivity through developed neighbourhoods.
- The development proposal conserves/enhances 2,202 square meters (0.22 ha) of the subject site through Parkland Conveyance of an 11.5-metre (38-ft.) wide section of the Corridor, which is 12% of the total gross area of subject site, or 19% of the target GIN area. This method of GIN retention/enhancement will assist in the long term protection of the natural features

and allows the City to better achieve biodiversity at this location, consistent with the guidelines contained in the BCS.

- The 48.5-metre (159-ft.) balance of the targeted 60-metre (197-ft.) Corridor will be provided on the adjacent property to the east.

Form and Character Development Permit Requirement

- The proposed 55-unit townhouse project consists of nine (9), three-storey buildings with garages accessed internally at grade.
- The townhouse units range in size from 139 square metres (1,500 sq.ft.) to 170 square metres (1,830 sq.ft.) and are comprised 18 2-bedroom units and 37 3-bedroom units.
- Each of the 55 townhouse units will contain an attached double car, side-by-side garage. No tandem garage units are proposed.
- Buildings 7 and 8, which are centrally located on the site, are comprised of back-to-back units which incorporate rooftop decks as private outdoor space. The balance of the units (Buildings 1-6 & 9) will have a small private patio and front yard space.
- The units have been oriented and setback to appropriately interface with the future parkland to the south and Biodiversity Conservation Strategy corridor to the east.
- The proposed building materials include hardie panel siding and hardie shingles in light grey and white.
- A pad-mounted transformer (PMT) box is proposed to be located adjacent to visitor parking and open space. The PMT will be screened by landscaping.

Vehicle Access and Parking

- One vehicle access is proposed from 74 Avenue at the northwest corner of the property.
- The proposed townhouse development includes a total of 121 parking spaces, consisting of 110 resident parking spaces in 55 double car, side-by-side garages, as well as 11 visitor parking spaces, which comply with the parking requirements of the Surrey Zoning By-law. All visitor parking spaces will be delineated by decorative permeable pavers.

Indoor Amenity Space

- The proposed 2-level indoor amenity space is located at the south end of Building 7. The space incorporates washrooms and a kitchen and can be programmed in a variety of ways to meet the needs of the residents.
- Based upon the standard Zoning By-law requirements of 3.0 square metres/32 sq. ft. per dwelling unit for indoor amenity space, the proposed development requires 165 square metres (1,776 square feet) of indoor amenity space. The amount of indoor amenity space proposed is 165 square metres (1,776 square feet), which meets the By-law requirement.

Outdoor Amenity Space

- There are two separate outdoor amenity spaces in the development. One amenity space provides 235 square metres (2,530sq. ft.) adjacent to the indoor amenity building. The other provides 77 square metres (828 sq. ft.) to the west of Building 6. The amenity areas will consist of seating, soft landscaping and play structures.
- Based upon the standard Zoning By-law requirements of 3.0 square metres/32 sq. ft. per dwelling unit for outdoor amenity space, the proposed development requires 165 square metres (1,776 square feet) of outdoor amenity space. The proposed 312 square metres (3,358 sq. ft.) of outdoor amenity space exceeds the By-law requirement.

Landscaping

- The landscape plan shows a total of 38 trees to be planted throughout the subject site including Lilac, Red Flowering Dogwood, October Glory Maple and Japanese Maple.
- A significant number of shrubs and ground cover species are proposed throughout the subject site, including azaleas, hydrangea, laurel, rhododendron and hostas.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	32	32	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Cherry	3	3	0
Vine Maple	1	1	0
Oak	1	1	0
Tulip Tree	1	1	0
Willow	1	1	0
Coniferous Trees			
Douglas Fir	8	8	0
False Cypress	3	3	0
Giant Sequoia	1	1	0
Grand Fir	3	3	0
Pine	1	1	0
Spruce	2	2	0
Western Red Cedar	9	9	0

Total (excluding Alder and Cottonwood Trees)	35	35	0
Additional Trees in the proposed Parkland and Riparian Area	92	1	91
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		38	
Total Retained and Replacement Trees			
		38	
Contribution to the Green City Fund			
		\$25,600	

- The Arborist Assessment states that there are a total of 35 mature trees on the site, excluding Alder and Cottonwood trees. Thirty-two (32) existing trees, approximately 48 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained within the developed portion of the site. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 92 protected trees that are located within the proposed parkland/riparian area. The trees within the proposed parkland/riparian area will all be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 102 replacement trees on the site. Since only 38 replacement trees can be accommodated on the site, the deficit of 64 replacement trees will require a cash-in-lieu payment of \$25,600 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 74 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety including Lilac, Red Flowering Dogwood, October Glory Maple and Japanese Maple.
- In summary, a total of 38 trees are proposed to be retained or replaced on the developed portion of the site with a contribution of \$25,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 3, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The site is located within the West Clayton Neighbourhood Concept Plan (NCP) Area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> Townhouses at 27 units per acre are proposed which is compliant with the NCP.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Thirty-eight (38) replacement tree will be planted in addition to a variety of shrubs. Low Impact Development Standards are incorporated including absorbent soils and swales.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Reduced setbacks and unit orientation encourage "eyes on the street"
6. Green Certification (F1)	<ul style="list-style-type: none"> No green rating or certification is proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> A Development Proposal Sign was installed and pre-notification letters were sent.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face;
- To reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face;
- To reduce the minimum south and west yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face; and
- To vary the Zoning By-law to increase the number of risers permitted within the setback area from 3 to 4 for Units 1, 3, 5, 7, 16 and 50-55.

Applicant's Reasons:

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

Staff Comments:

- The RM-30 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. The applicant is proposing reduced setbacks along all lot lines.
- The reduced setbacks along all lot lines for the front yards of the proposed townhouse units will create an appropriate urban, pedestrian-friendly streetscape along the streets and parkland interfaces.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Map of Adjacent Development Applications
Appendix VI.	Parkland Requirements
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	NCP Amendment Plan
Appendix IX.	Development Variance Permit No. 7917-0116-00

INFORMATION AVAILABLE ON FILE

(All the following are optional depending on the individual case)

- Environmental Report Prepared by Christie Gibson of Envirowest Consultants Inc., Dated October 10, 2017.
- Complete Set of Architectural and Landscape Plans prepared by Douglas R. Johnson Architect Ltd. and C. Kavolinas & Associates Inc., respectively, dated July 11, 2018 and July 2018.

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

LM/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		19,388
Road Widening area		2,382
Undevelopable area		8,231
Net Total		8,775
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	45%
Paved & Hard Surfaced Areas		16%
Total Site Coverage		61%
SETBACKS (in metres)		
North	7.5 metres	4.0 metres to building face
East	7.5 metres	4.5 metres to building face
South	7.5 metres	6.0 metres to building face
West	7.5 metres	6.0 metres to building face
BUILDING HEIGHT (in metres/storeys)		
Principal	13 metres	10.5 metres
Accessory	11 metres	
NUMBER OF RESIDENTIAL UNITS		
Two Bedroom		18
Three Bedroom +		37
Total		55
FLOOR AREA: Residential		8,581 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		N/A
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		8,581 sq.m.

* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 UPH (30 UPA)	63 UPH (25 UPA)
FAR (gross)		
FAR (net)	1.00	1.00
AMENITY SPACE (area in square metres)		
Indoor	165 sq.m.	165 sq.m.
Outdoor	165 sq.m.	312 sq.m.
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		N/A
2-Bed	36	36
3-Bed	74	74
Residential Visitors	11	11
Institutional		N/A
Total Number of Parking Spaces		121
Number of accessible stalls		N/A
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

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

PROPOSED SUBDIVISION PLAN OF LOT 44, SECTION 21, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 31589

PLAN EPP

City of Surrey B.C.G.S. 92G.027



SCALE 1 : 1000
All distances are in metres

The intended plot size of this plan is 560mm in width by 432mm in height (C Size) when plotted at a scale of 1:1000

Integrated Survey Area No. 1
City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.GVRD

Grid Bearings are derived from observations between Control Monuments numbers 8779 and 5993.

The UTM co-ordinates and horizontal positional accuracy achieved have been derived from the Mascot published coordinates for geodetic control monuments 8779 and 5993.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995997 which has been derived from geodetic control monument 8779.

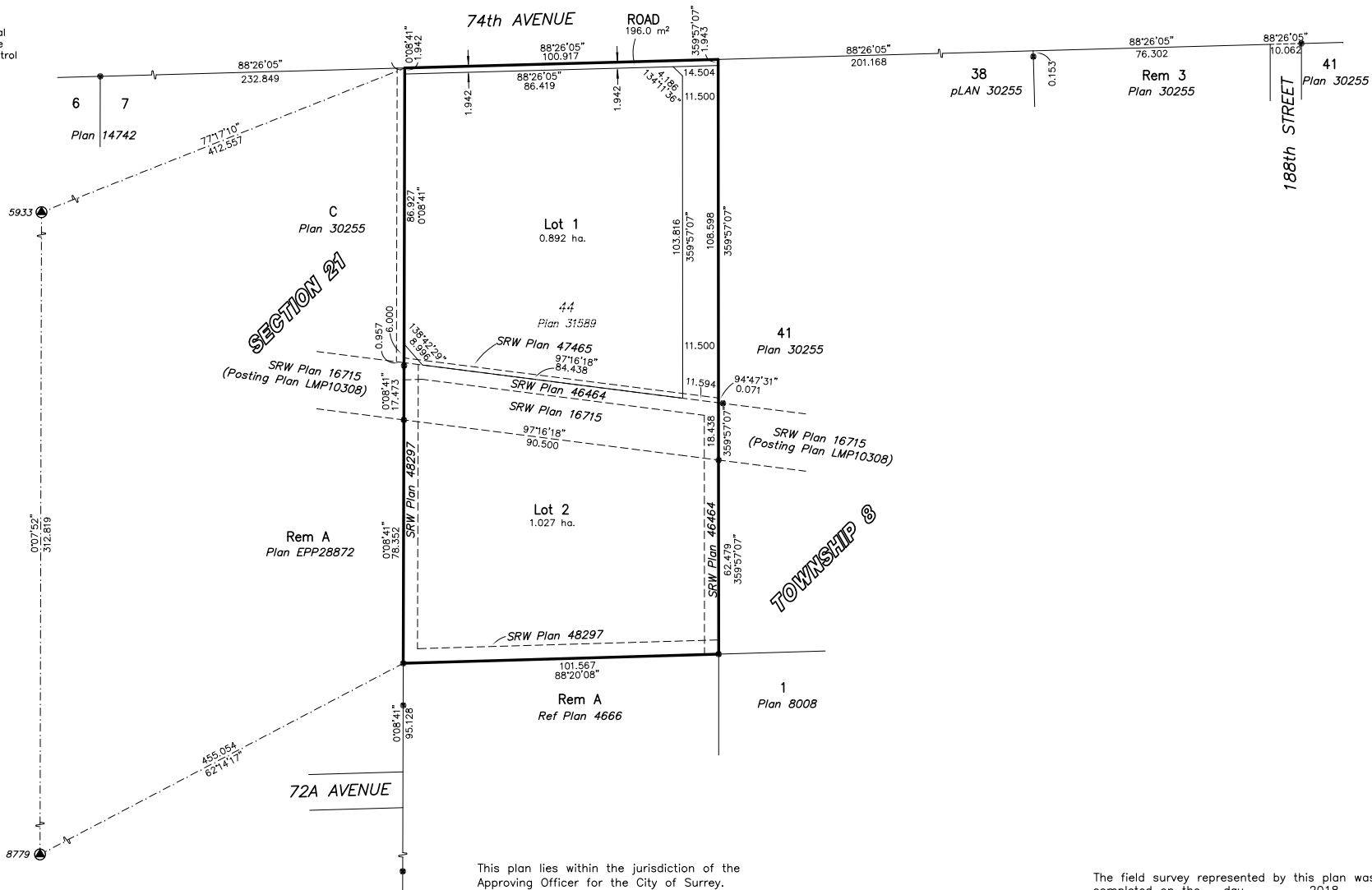


- Legend:**
- ⊙ Denotes control monument found
 - Denotes standard iron post found
 - Denotes standard iron post set

Note: This plan shows one or more witness posts which are not set on the true corner(s). Witness posts are set along the production of a boundary unless otherwise noted. Some symbols and lines have been exaggerated for clarity.

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
File: 6472-SUB

PRELIMINARY



This plan lies within the jurisdiction of the Approving Officer for the City of Surrey.
This plan lies within the Metro Vancouver Regional District

The field survey represented by this plan was completed on the day , 2018
Ken Schuurman, BCLS 800

18638 TOWNHOUSES

18638-74 TH AVEVUNE, SURREY, BC



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MARK	DATE	DESCRIPTION
1	04 DEC 2016	DP PRELIMINARY
2	04 MAY 2017	ISSUED FOR DP REVISION
3	04 MAY 2018	ISSUED FOR DP REVISION
4	09 APR 2018	ISSUED FOR DP REVISION
5	11 JULY 2018	ISSUED FOR DP REVISION

PROJECT:
 18638-TOWNHOUSES
 18638-74 AVE, SURREY, British Columbia

SHEET DESCRIPTION:
 3D VIEW

OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH. (604)998-3381
 FAX. (604)998-0217
 drjarch@shaw.ca

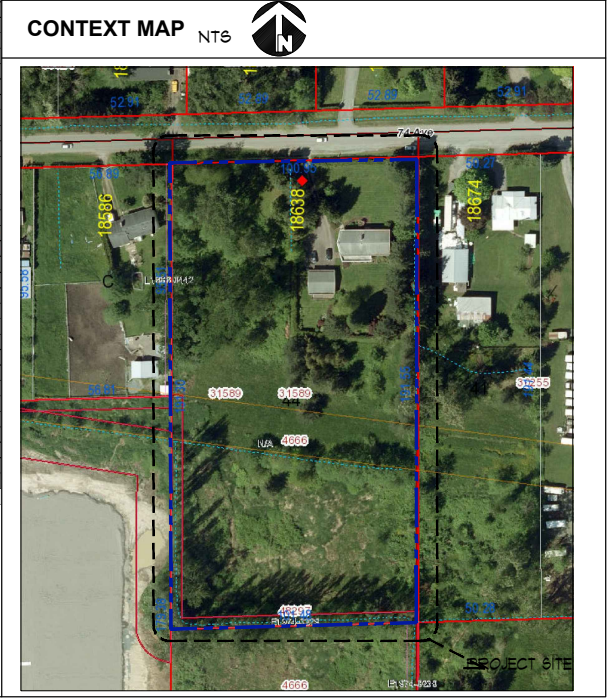
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DATE: 01-20-2016	SHEET: DP-A-0.00
DRAWN:	REVISIONS: ④

18638 TOWNHOUSES

18638-74 TH AVEVUNE, SURREY, BC

DATA SHEET																			
18638 TOWN HOUSES 04 th December 2016																			
PROJECT NAME: 18638 TOWNHOUSE																			
ADDRESS: 18638 74 AVE, SURREY, VN4 6C2, BC.																			
LEGAL DESCRIPTION LOT 44 SECTION 21 TOWNSHIP 9 NWD, PLAN 31589.																			
GROSS SITE AREA 208692.00 S ft OR 19388.12 Sq mts OR 4.79 Acres																			
PARKLAND 61285.00 S ft OR 5693.56 Sq mts OR 1.41 Acres																			
SRW AREA 27303.00 S ft OR 2536.53 Sq mts OR 0.63 Acres																			
ROAD DEDICATION 25647.00 S ft OR 2382.68 Sq mts OR 0.59 Acres																			
NET SITE AREA 94457.00 S ft OR 8775.34 Sq mts OR 2.17 Acres																			
TOTAL FLOOR AREA (INCLUDING GARAGE AREA)																			
CLUSTER 1 : 13440 S ft 1248.62 Sq M																			
CLUSTER 2 : 8960 S ft 832.41 Sq M																			
CLUSTER 3 : 8960 S ft 832.41 Sq M																			
CLUSTER 4 : 15680 S ft 1456.72 Sq M																			
CLUSTER 5 : 13440 S ft 1248.62 Sq M																			
CLUSTER 6 : 11200 S ft 1040.51 Sq M																			
CLUSTER 7 : 15280 S ft 1419.56 Sq M																			
CLUSTER 8 : 18100 S ft 1681.55 Sq M																			
CLUSTER 9 : 14480 S ft 1345.24 Sq M																			
TOTAL AREA 119540 S ft 11105.63 Sq M																			
FLOOR AREA RATIO:																			
F.A.R. = NET AREA +ELEC. ROOMS (EXCLUDING GARAGE AREAS) / NET SITE AREA																			
94710.00 / 94457 1.00 FSR																			
F.A.R. = NET AREA +ELEC. ROOMS (EXCLUDING GARAGE AREAS) / GROSS SITE AREA																			
94910.00 / 208692 0.45 FSR																			
LOT COVERAGE = LOWER FLOOR AREA / NET SITE AREA																			
38185 / 94457 40%																			
TYPES & AREAS																			
S.NO	TYPE	NO. UNITS	AREAS		GARAGE		LOWER FLOOR		MAIN FLOOR		UPPER FLOOR		ROOF GARDEN		TOTAL UNIT AREA(EXCL. GARAGE)		GAR AREA (EX. GARAGE)		
			S ft	Sq M	S ft	Sq M	S ft	Sq M	S ft	Sq M	S ft	Sq M	S ft	Sq M	S ft	Sq M	S ft	Sq M	
1	UNIT A	37	410.00	38.09	335.00	31.12	735.00	68.28	780.00	70.61	0.00	1830	170.01	67710.00	6290.46				
2	UNIT B	18	410.00	38.09	180.00	16.72	600.00	55.74	620.00	57.60	100.00	9.29	1500	139.35	27000.00	2508.38			
TOTAL AREA		55	22550.00	2094.96	15635.00	1452.54	37995	3529.85	39280	3649.23	3809.02465	353.87			94710	8798.85			
TOTAL NUMBER OF UNITS PROPOSED					56		NO. S												
NUMBER OF UNITS PER ACRE (NET SITE AREA)					25		NO. S												
NUMBER OF UNITS PER ACRE (GROSS SITE AREA)					11		NO. S												
AMENITY AREA			S ft		Sq M														
AMENITY AREA (INDOOR AREA)			1600.00		148.64														
OUT DOOR AMENITY AREA			1600.00		148.64														
PROPOSED PARKING																			
TOTAL PARKING PROVIDED			55 * 2		110		STALLS												
TOTAL VISITOR PARKING PROVIDED			55 * 0.2		11		STALLS												
					TOTAL		121		STALLS										

SHEET INDEX	
SHEET NO.	ARCHITECTURAL
DP-A-0.0	3D VIEW AND DATA SHEET
DP-A-2 SERIES	SITE PLANS
DP-A-3 SERIES	CLUSTERS FLOOR PLANS
DP-A-4 SERIES	CLUSTERS SECTIONS
DP-A-5 SERIES	CLUSTERS ELEVATIONS + COLORED ELEVATIONS
DP-A-1 SERIES	DETAILS



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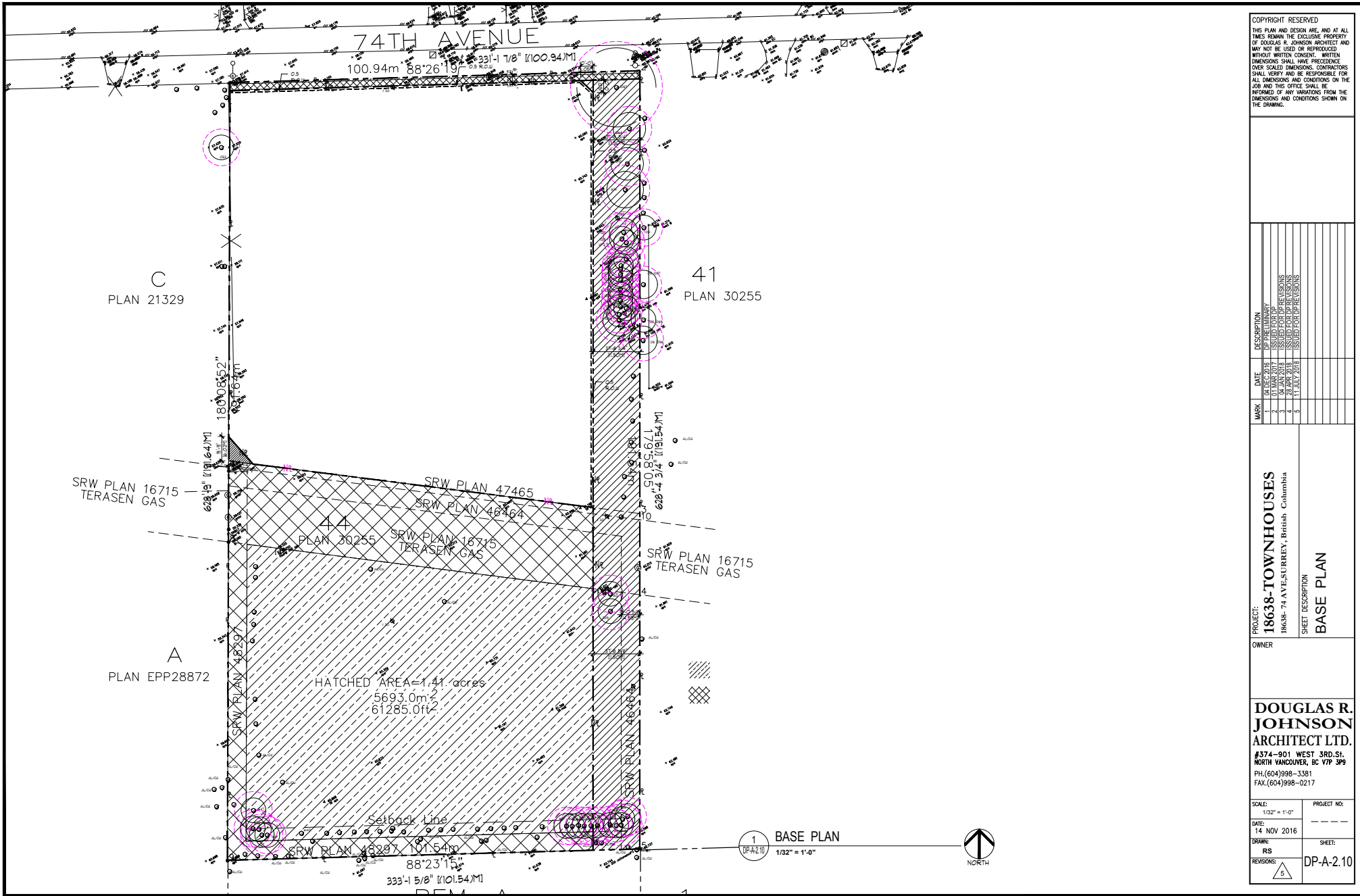
MARK	DATE	DESCRIPTION
1	04 DEC 2016	DP PRELIMINARY
2	04 JAN 2017	ISSUED FOR DP REVISION
3	29 APR 2018	ISSUED FOR DP REVISION
4	11 JULY 2018	ISSUED FOR DP REVISION

PROJECT: **18638-TOWNHOUSES**
18638-74 AVE, SURREY, British Columbia
SHEET DESCRIPTION: **DATA SHEET**

OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
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DATE: 01-20-2016	SHEET: -----
DESIGNER:	REVISIONS: DP-A-0.01



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MARK	DATE	DESCRIPTION
1	14 DEC 2016	DP PRELIMINARY
2	14 JAN 2017	ISSUED FOR PERVISIONS
3	28 APR 2017	ISSUED FOR PERVISIONS
4	28 APR 2017	ISSUED FOR PERVISIONS
5	11 JULY 2018	ISSUED FOR PERVISIONS

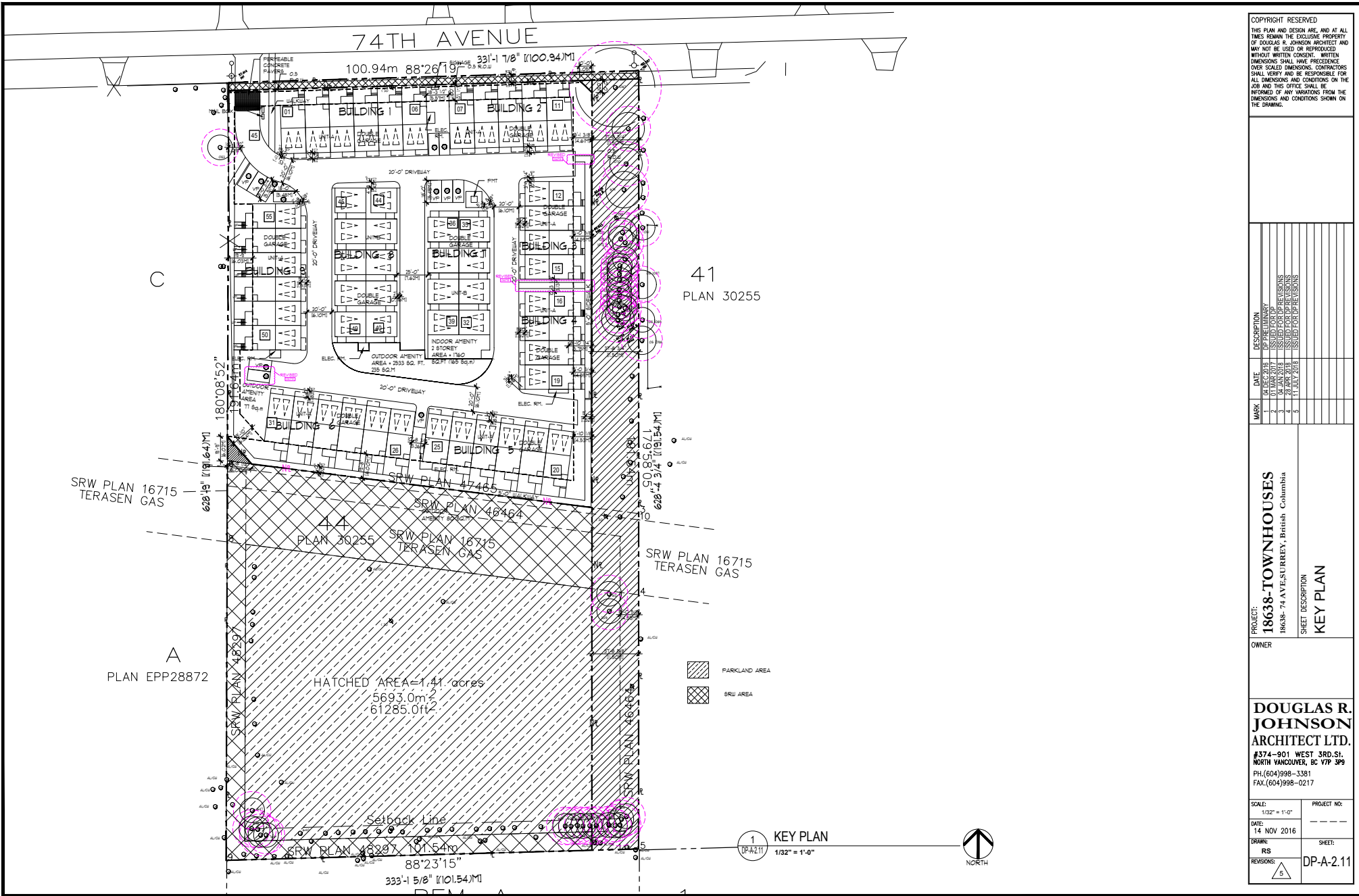
PROJECT:
18638-TOWNHOUSES
18638-74 AVENUE, SURREY, British Columbia

SHEET DESCRIPTION
BASE PLAN

OWNER

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PH: (604) 998-3381
FAX: (604) 998-0217

SCALE: 1/32" = 1'-0"	PROJECT NO: -----
DATE: 14 NOV 2016	DRAWN: RIS
DRAWN: RIS	SHEET: DP-A-2.10
REVISIONS: 5	



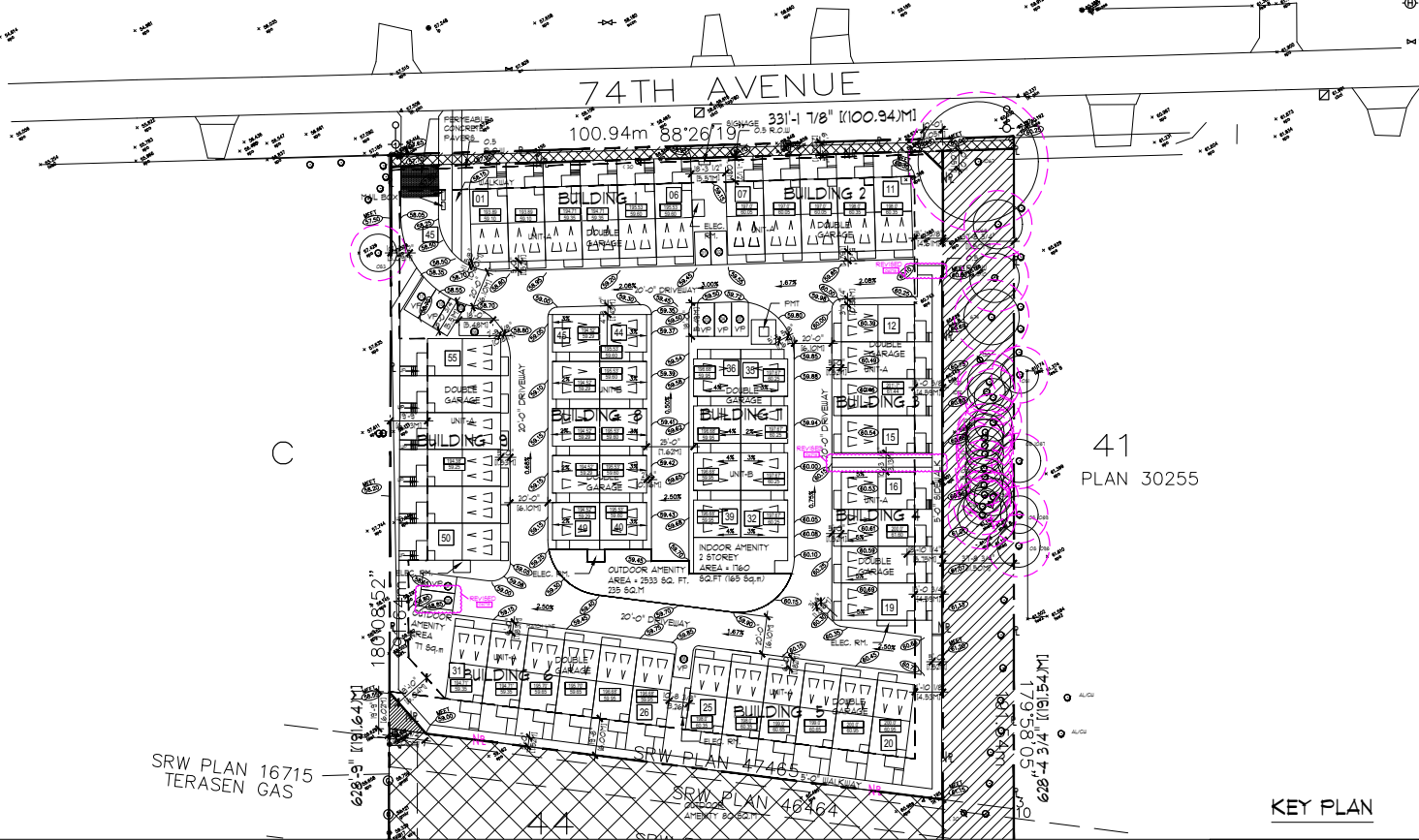
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1	04. DEC. 2016	DP PRELIMINARY
2	14. MAY. 2017	SUBMITTED FOR PERMITS
3	28. JUN. 2017	ISSUED FOR PERMITS
4	28. JUN. 2017	ISSUED FOR PERMITS
5	11. JULY 2018	ISSUED FOR PERMITS

PROJECT: **18638-TOWNHOUSES**
 18638-74 AVENUE, SURREY, British Columbia
 SHEET DESCRIPTION: **KEY PLAN**

OWNER:
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DATE: 14 NOV 2016	DRAWN: -----
DRAWN: PJS	SHEET: DP-A-2.11
REVISIONS: 5	



SRW PLAN 16715
TERASEN GAS

SRW PLAN 47465

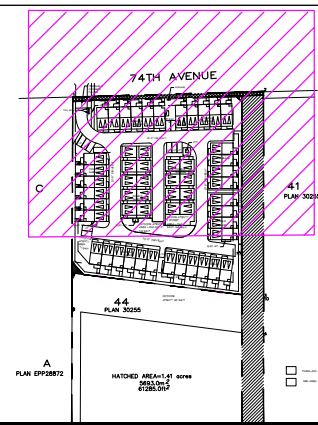
SRW PLAN 48464

41
PLAN 30255

KEY PLAN

1
DP-A-2.12

SITE PLAN
SCALE = 1/64" = 1'-0"



A
PLAN DP28872

HATCHED AREA=141' across
2825.05'



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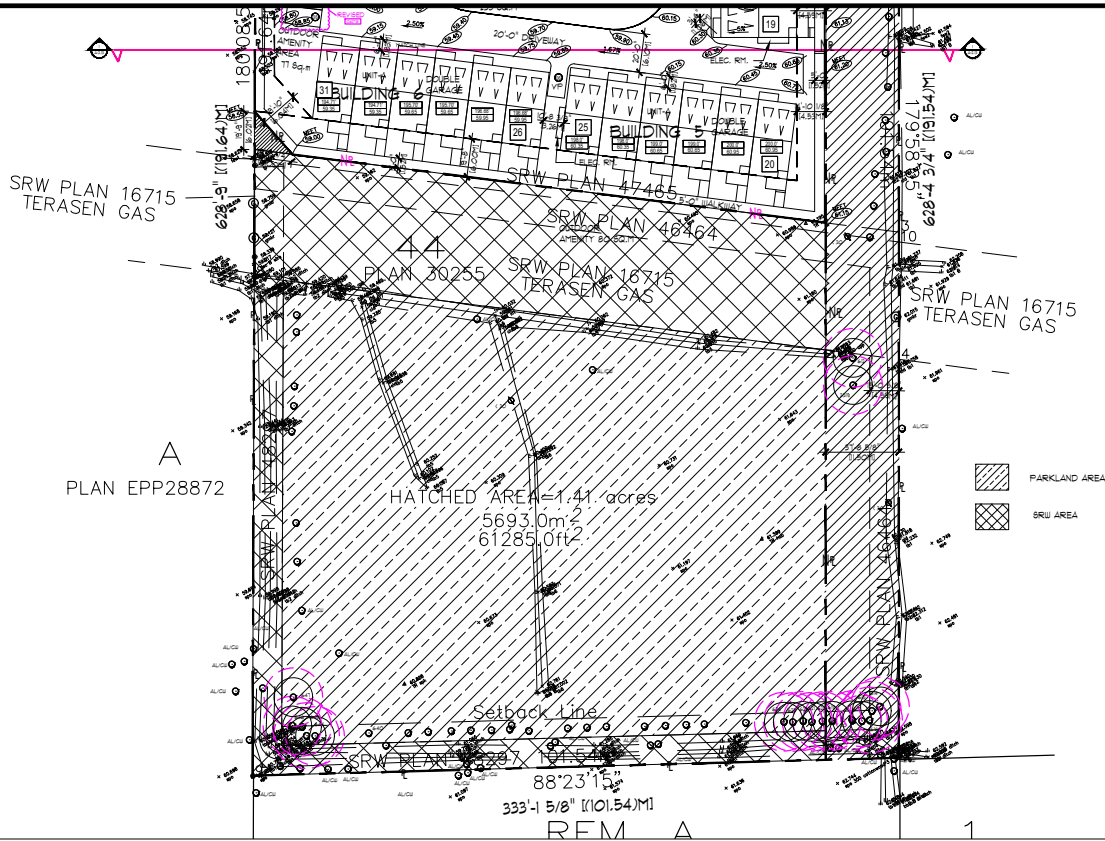
PROJECT:
18638-TOWNHOUSES
18638-74 AVE, SURREY, British Columbia

SHEET DESCRIPTION
SITE PLAN

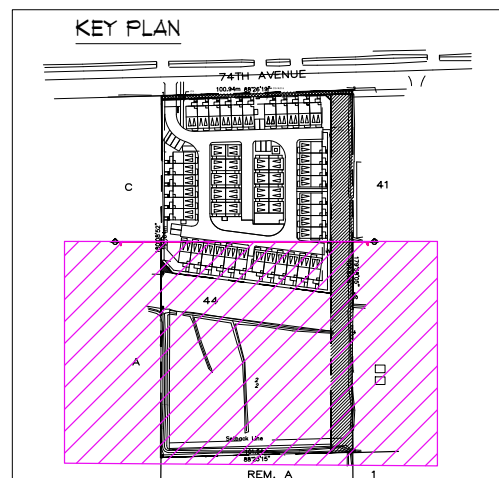
OWNER

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#374-901 WEST 3RD ST.
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FAX. (604)998-0217
drjarch@shaw.ca

SCALE: 1/32" = 1'-0"	PROJECT NO: -----
DATE: 01-20-2016	SHEET: -----
DRAWN: -----	REVISIONS: ①
REVISIONS: ①	DP-A-2.12



1 SITE PLAN
 DP-A-2.13 SCALE = 1/64" = 1'-0"



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3	06 APR 2018	ISSUED FOR DP REVISION
4	06 APR 2018	ISSUED FOR DP REVISION
5	11 JULY 2018	ISSUED FOR DP REVISION

PROJECT: 18638-TOWNHOUSES
 18638-74 AVE, SURREY, British Columbia

SHEET DESCRIPTION
 SITE PLAN

OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.

#374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH. (604)998-3381
 FAX. (604)998-0217
 drjarch@shaw.ca

SCALE: 1/32" = 1'-0"

PROJECT NO: -----

DATE: 01-20-2016

DRWN: -----

SHEET: -----

REVISIONS: 6

DP-A-2.13



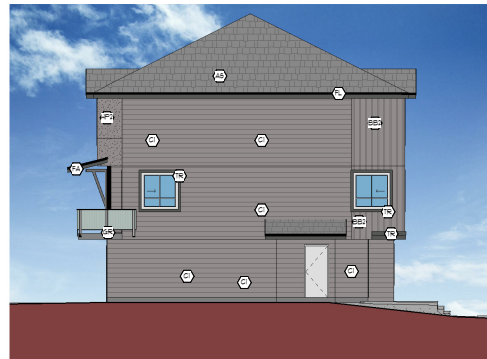
1 COLOURED SOUTH ELEVATION
DP-A-5.12 N.T.S.



2 COLOURED NORTH ELEVATION (74 AVENUE)
DP-A-5.12 N.T.S.



3 COLOURED WEST ELEVATION
DP-A-5.12 N.T.S.



4 COLOURED EAST ELEVATION
DP-A-5.12 N.T.S.

MATERIAL LEGEND :

INDEX	COLOR	
(FL) FLASHING	BLACK	
(GB) GUARDRAILING	WHITE	
(TB) TREM	DARK GREY (SW 1066)	
(C1) 6" HARDI SIDING	LIGHT MEDIUM GREY (SW 1066)	
(C2) 6" HARDI SIDING	NEBULOUS WHITE (SW 1063)	
(HP) HARDI PANEL	NEBULOUS WHITE (SW 1063)	
(HP) HARDI PANEL	LIGHT MEDIUM GREY (SW 1066)	
(WS) HARDI SHINGLES	LIGHT MEDIUM GREY (SW 1066)	
(WS) HARDI SHINGLES	NEBULOUS WHITE (SW 1063)	
(VB) VERTICAL HARDI SIDING	NEBULOUS WHITE (SW 1063)	
(VB) VERTICAL HARDI SIDING	LIGHT MEDIUM GREY (SW 1066)	
WINDOWS & DOORS	WHITE	
(RD) ROLL-UP DOOR	LIGHT MEDIUM GREY (SW 1066)	
(ED) ENTRY DOOR	REAL RED (SW 6666)	
(AS) ROOF ASPHALT SHINGLES	DARK GREY	
(LD) LANDSCAPE AREA		

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED
HARDI PRODUCTS SELECTED OTHER FIBER CEMENT PRODUCTS MAY BE USED

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NO.	DATE	DESCRIPTION
1	04 FEB 2016	DP PRELIMINARY DESIGN
2	08 SEP 2016	ISSUED FOR CIP REVISIONS
3	04 JAN 2018	ISSUED FOR CIP REVISIONS
4	13 JAN 2018	ISSUED FOR CIP REVISIONS
5	13 JAN 2018	ISSUED FOR CIP REVISIONS
6	13 JAN 2018	ISSUED FOR CIP REVISIONS

PROJECT DESCRIPTION
18638-TOWNHOUSES
18638-74 AVE, SURREY, British Columbia
BUILDING-1 COLOURED ELEVATIONS

OWNER
-

DOUGLAS R. JOHNSON ARCHITECT LTD.
#574-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
TEL: (604) 298-3381
FAX: (604) 298-0217
drjarch@shaw.ca

SCALE	PROJECT NO.
As Indicated	
DATE	SHEET
14 NOV 2016	
DRAWN	CHECKED
REVISIONS	NO.
	6

DP-A-5.12

17/07/2016 15:28:10



1 COLOURED SOUTH ELEVATION
DP-A-5.22 N.T.S.



2 COLOURED NORTH ELEVATION (74 AVENUE)
DP-A-5.22 N.T.S.



3 COLOURED WEST ELEVATION
DP-A-5.22 N.T.S.



4 COLOURED EAST ELEVATION
DP-A-5.22 N.T.S.

MATERIAL LEGEND :

MATERIAL	COLOR	
(FL) FLASHING	DARK GREY	
(GR) GUARD/RAILING	WHITE	
(TR) TREM	BU 7068	
(C1) 6" HARDI SIDING	BU 7063	
(C2) 6" HARDI SIDING	BU 7066	
(BB1) 6" BOARD & BATTEN	BU 7063	
(BB2) 6" BOARD & BATTEN	BU 7066	
(WS1) 6" HARDI SHINGLES	BU 7063	
(WS2) 6" HARDI SHINGLES	BU 7066	
(HP1) HARDI PANEL	BU 7063	
(HP2) HARDI PANEL	BU 7066	
WINDOWS & DOORS	WHITE	
(RD) ROLL-UP DOOR	BU 7066	
(ED) ENTRY DOOR	BU 6868	
(AS) ROOF ASPHALT SHINGLES	DARK GREY	
(LS) LANDSCAPE AREA		

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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NO.	DATE	DESCRIPTION
1	04 FEB 2018	DP PRELIMINARY DESIGN
2	08 SEP 2018	ISSUED FOR C.P. REVISIONS
3	04 JAN 2019	ISSUED FOR C.P. REVISIONS
4	04 JAN 2019	ISSUED FOR C.P. REVISIONS
5	19 FEB 2019	ISSUED FOR C.P. REVISIONS
6	19 FEB 2019	ISSUED FOR C.P. REVISIONS

PROJECT DESCRIPTION
18638-74 AVENUE, SURREY, British Columbia
BUILDING-2 COLOURED ELEVATIONS

OWNER
-

DOUGLAS R. JOHNSON
ARCHITECT LTD.
#574-901 WEST 5RD. ST.
NORTH VANCOUVER, BC V7P 3P9
TEL: (604) 938-3381
FAX: (604) 938-0217
drjarch@shaw.ca

SCALE	PROJECT NO.
As Indicated	

DATE	---
14 NOV 2018	

DRAWN	SHEET

REVISION	DP-A-5.22
6	

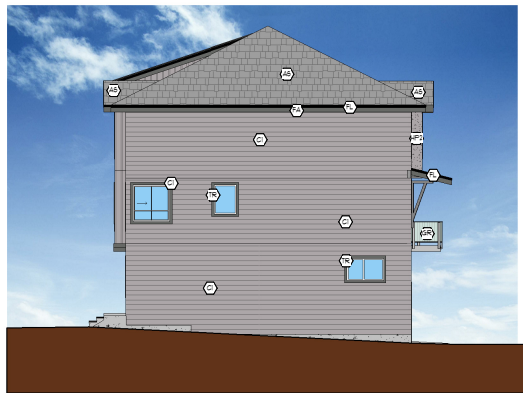
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1 COLOURED SOUTH ELEVATION
DP-A-5.32 N.T.S.



2 COLOURED NORTH ELEVATION
DP-A-5.32 N.T.S.



3 COLOURED EAST ELEVATION
DP-A-5.32 N.T.S.



4 COLOURED WEST ELEVATION
DP-A-5.32 N.T.S.

MATERIAL LEGEND :

INDEX	COLOR	
FL	BLACK	
GR	WHITE	
TR1	SW 1068	
6" H	SW 1066	
6" H	SW 1063	
H1	SW 1063	
H2	SW 1066	
H3	SW 1066	
H4	SW 1063	
H5	SW 1066	
W1	WHITE	
W2	SW 1066	
W3	SW 1063	
W4	SW 1066	
W5	WHITE	
W6	SW 1066	
W7	SW 1063	
W8	SW 1066	
W9	SW 1063	
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W95	SW 1063	
W96	SW 1066	
W97	SW 1063	
W98	SW 1066	
W99	SW 1063	
W100	SW 1066	

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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NO.	DATE	DESCRIPTION
1	04 DEC 2016	DP PRELIMINARY DESIGN
2	08 SEP 2017	ISSUED FOR PERMITS
3	04 JAN 2018	ISSUED FOR PERMITS
4	04 JAN 2018	ISSUED FOR PERMITS
5	19 JUL 2018	ISSUED FOR PERMITS
6	19 JUL 2018	ISSUED FOR PERMITS

PROJECT DESCRIPTION
18638-TOWNHOUSES
18638-74 AVE, SURREY, British Columbia
BUILDING-3 (UNIT A)
COLOURED ELEVATIONS

OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
#574-901 WEST 5RD. ST.
NORTH VANCOUVER, BC V7P 3P9
TEL: (604) 938-3351
FAX: (604) 938-0217
drjarch@shaw.ca

SCALE: As indicated PROJECT NO: _____
DATE: 14 NOV 2018
DRAWN: _____ SHEET: _____
REVISIONS: _____
6 DP-A-5.32

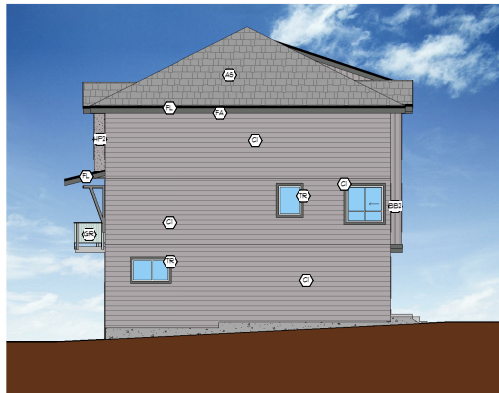
17/07/2018 16:13:19



1 COLOURED W ELEVATION
DP-A-5.42 N.T.S.



2 COLOURED E ELEVATION
DP-A-5.42 N.T.S.



3 COLOURED EAST ELEVATION
DP-A-5.42 N.T.S.



4 COLOURED WEST ELEVATION
DP-A-5.42 N.T.S.

MATERIAL LEGEND		
INDEX	COLOR	
FL	FLASHING	BLACK
GR	GUARD/RAILING	WHITE
TR1	TRIM	SW 7060
H1	6" HARDI SIDING	SW 7066
H2	6" HARDI SIDING	SW 7063
H3	HARDI PANEL	SW 7063
H4	HARDI PANEL	SW 7066
H5	HARDI SHINGLES	SW 7066
H6	HARDI SHINGLES	SW 7063
V1	VERTICAL HARDI SIDING	SW 7063
V2	VERTICAL HARDI SIDING	SW 7066
WD	WINDOWS & DOORS	WHITE
RD	ROLL-UP DOOR	SW 7066
ED	ENTRY DOOR	SW 6066
AS	ROOF ASPHALT SHINGLES	DARK GREY

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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DATE	DESCRIPTION
1	04 DEC 2016 PRELIMINARY DESIGN
2	06 FEB 2017 REVISIONS
3	06 FEB 2017 REVISIONS
4	04 JAN 2018 REVISIONS
5	29 SEP 2018 REVISIONS
6	15 FEB 2019 REVISIONS

PROJECT: 18638-TOWNHOUSES
18638-74 AVE, SURREY, British Columbia
OWNER: -

DOUGLAS R. JOHNSON
ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 928-3381
FAX: (604) 998-0217
drjarch@shaw.ca

SCALE	PROJECT NO.
As indicated	

DATE: 14 NOV 2016

DRAWN	SHEET

REVISIONS: DP-A-5.42

6

7/17/2018 3:30:48 PM



1 COLOURED NORTH ELEVATION
DP-A-5.52 1/8" = 1'-0"



2 COLOURED SOUTH ELEVATION
DP-A-5.52 N.T.S.



3 COLOURED WEST ELEVATION
DP-A-5.52 N.T.S.



4 COLOURED EAST ELEVATION
DP-A-5.52 N.T.S.

MATERIAL LEGEND :

INDEX	DESCRIPTION	COLOR	
FL	FLASHING	BLACK	[Solid Black]
GR	GUARD/RAILING	WHITE	[White]
TR	TRIM	SU 1068	[Dark Grey]
6"	6" HARDI SIDING	SU 1066	[Horizontal Grey Lines]
6"	6" HARDI SIDING	SU 1063	[Vertical Grey Lines]
HP	HARDI PANEL	SU 1063	[Dark Grey Stippled]
HP	HARDI PANEL	SU 1066	[Light Grey Stippled]
HS	HARDI SHINGLES	SU 1066	[Dark Grey Shingles]
HS	HARDI SHINGLES	SU 1063	[Light Grey Shingles]
VS	VERTICAL HARDI SIDING	SU 1063	[Vertical Grey Lines]
VS	VERTICAL HARDI SIDING	SU 1066	[Vertical Grey Lines]
WD	WINDOWS & DOORS	WHITE	[White]
RD	ROLL-UP DOOR	SU 1066	[Dark Grey]
ED	ENTRY DOOR	SU 6868	[Red]
AS	ROOF ASPHALT SHINGLES	DARK GREY	[Dark Grey]
LA	LANDSCAPE AREA		[Red]

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED
HARDI PRODUCTS SELECTED OTHER FEELER COPIED PRODUCTS MAY BE USED

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NO.	DATE	DESCRIPTION
1	04 DEC 2016	DP PRELIMINARY DESIGN
2	08 SEP 2017	ISSUED FOR PERMITS
3	04 JAN 2018	ISSUED FOR CONSTRUCTION
4	23 JAN 2018	ISSUED FOR CONSTRUCTION
5	15 FEB 2018	ISSUED FOR CONSTRUCTION
6		

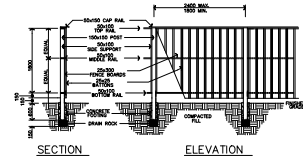
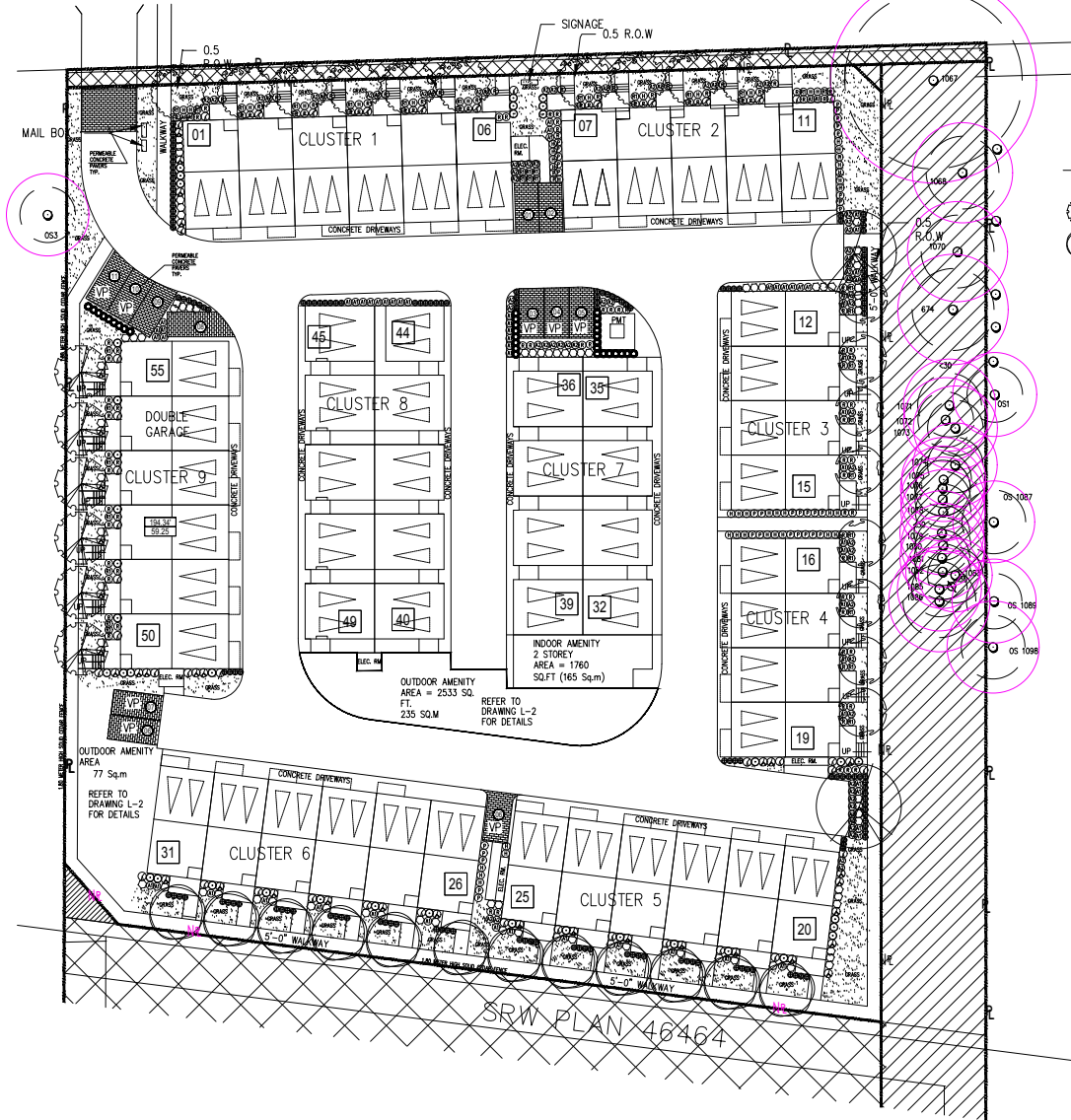
PROJECT DESCRIPTION
18638-TOWNHOUSES
18638-74 AVE, SURREY, British Columbia
BUILDING-5&6(SAME TYPE UNIT A) COLOURED ELEVATIONS

OWNER
-

DOUGLAS R. JOHNSON ARCHITECT LTD.
#574-901 WEST 5RD. ST.
NORTH VANCOUVER, BC V7P 3P9
TEL: (604) 938-3351
FAX: (604) 938-0217
drjarch@shaw.ca

SCALE	PROJECT NO.
As Indicated	
DATE	14 NOV 2016
DRAWN	
CHECKED	
REVISIONS	DP-A-5.52

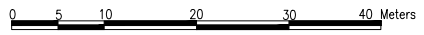
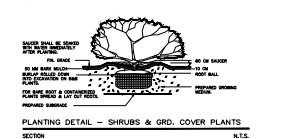
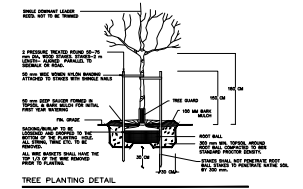
74TH AVENUE



TYPICAL SOLID CEDAR FENCE DETAIL

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	2	6 CM. CAL.	AS SHOWN	B. & B.
○	SYRINGA RETICULATA 'VOYR SILK'	LILAC TREE	6	6 CM. CAL.	AS SHOWN	B. & B.
○	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	10	6 CM. CAL.	AS SHOWN	B. & B.
○	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	12	6 CM. CAL.	AS SHOWN	B. & B.
○	ACER PALMATUM OSAKAZUKI	GREEN JAPANESE MAPLE	8	6 CM. CAL.	AS SHOWN	B. & B.
○	AZALEA NORTHERN LIGHTS (VARIOUS)	NORTHERN LIGHTS AZALEA	74	#5 POT	90 CM. O.C.	
○	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	70	#5 POT	90 CM. O.C.	
○	ABELIA EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	73	#5 POT	90 CM. O.C.	
○	HYDRANGEA MACROPHYLLA 'NINKO BLUE'	HYDRANGEA	45	#5 POT	90 CM. O.C.	
○	SPIRAEA NIPPONICA 'SNOWBOUND'	SNOWBOUND SPIRAEA	32	#2 POT	90 CM. O.C.	
○	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	101	#5 POT	90 CM. O.C.	
○	SMALL RHODODENDRON (VARIOUS)	RHODODENDRON	38	#5 POT	90 CM. O.C.	
○	POLYSTICHUM MUNITZIANUM	SWAMP FERN	14	#5 POT	90 CM. O.C.	
○	HOSTA (VARIOUS)	HOSTA	50	#5 POT	90 CM. O.C.	
○	SYRINGA VULGARIS 'MICHX. BLUCHNER'	LILAC	38	#5 POT	90 CM. O.C.	
○	PRUNUS LAUROCESTRIS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	140	#5 POT	90 CM. O.C.	
○	RHILA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	24	1.50 METERS	65 CM. O.C.	

- NOTES:**
- PLANT SPECIES AND QUANTITIES LISTED ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL PLANT MATERIAL SHALL BE PROVIDED FROM CERTIFIED "TREE FREE" MATERIAL. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "TREE FREE" MATERIAL. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "TREE FREE" MATERIAL. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "TREE FREE" MATERIAL. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "TREE FREE" MATERIAL.
 - ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR PLANTING PRACTICES (CSP-100).
 - CONTRACTOR SHALL PROVIDE AND MAINTAIN PROTECTIVE FENCING AROUND ALL PLANTING AREAS THROUGHOUT THE CONSTRUCTION PERIOD. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR PLANTING PRACTICES (CSP-100).
 - CONTRACTOR SHALL PROVIDE AND MAINTAIN PROTECTIVE FENCING AROUND ALL PLANTING AREAS THROUGHOUT THE CONSTRUCTION PERIOD. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR PLANTING PRACTICES (CSP-100).
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 - CONTRACTOR SHALL PROVIDE AND MAINTAIN PROTECTIVE FENCING AROUND ALL PLANTING AREAS THROUGHOUT THE CONSTRUCTION PERIOD. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR PLANTING PRACTICES (CSP-100).
 - CONTRACTOR SHALL PROVIDE AND MAINTAIN PROTECTIVE FENCING AROUND ALL PLANTING AREAS THROUGHOUT THE CONSTRUCTION PERIOD. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARD FOR PLANTING PRACTICES (CSP-100).



DATE	REVISIONS	NO.
MAY/18	CITY COMMENTS	3
APR/18	REVISED SITE PLAN	2
FEB/18	REVISED SITE PLAN	1

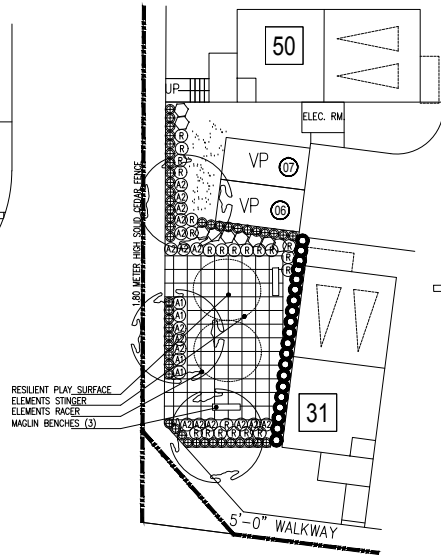
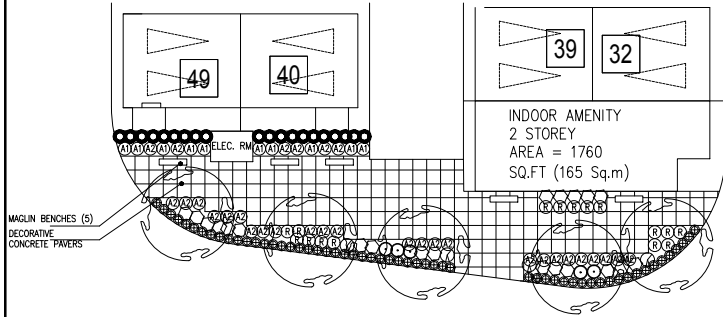
C.KAVOLINAS & ASSOCIATES INC.
 CSCA CSA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE: (604) 857-2376

CLIENT
 FAV SIKHAM
 c/o DONALD JOHNSON ARCHITECT
 SUITE #374
 901 WEST 3rd STREET
 NORTH VANCOUVER, B.C.
 V7P 3P9
 604-998-0217

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 TOWNHOUSE DEVELOPMENT
 18638 - 74 AVENUE
 SURREY, B.C.

SCALE: 1:250	DATE: DEC/17
DRAWN: CHW	
CHECKED: CHW	
APPROVED: AS BUILT	

PROJECT: 18638 - 74 AVENUE
 DRAWING No.: L-1



NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "DATA STANDARDS". BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 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" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROMISE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCMA/BCSLA "LANDSCAPE STANDARDS".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :
LAWN AREAS 450 mm
GROUND COVER AREAS 450 mm
SHRUB AREAS 450 mm
TREE PITS 300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1. APPLICATION, PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SERSOL, WOOD INCL. WOOLY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLAZED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



DATE	REVISIONS	NO.
MAY/18	CITY COMMENTS	3
APR/18	REVISED SITE PLAN	2
FEB/18	REVISED SITE PLAN	1

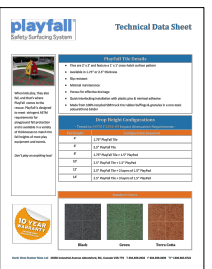
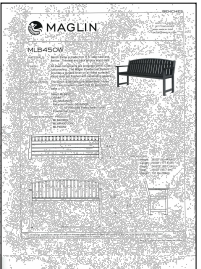
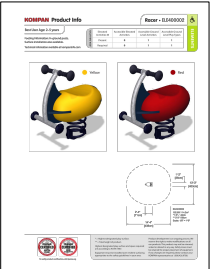
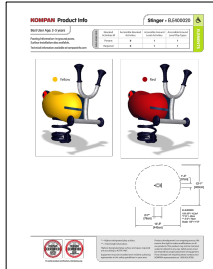
C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2482 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
PAV SHAWAM
c/o DOUG JOHNSON ARCHITECT
SUITE #314
901 WEST 3rd STREET
NORTH VANCOUVER, B.C.
V7P 3P9
604-998-0217

TITLE
PLAN VIEW
LANDSCAPE PLAN
AMENITY AREAS
TOWNHOUSE DEVELOPMENT
18638 - 74 AVENUE
SURREY, B.C.

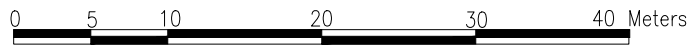
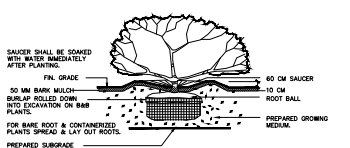
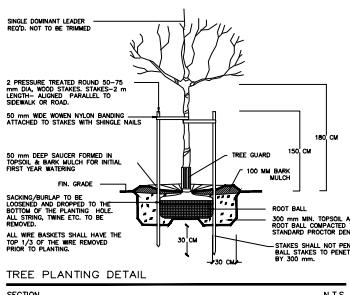
SCALE	DATE
1:150	DEC/17
DRAWN	CHK'D
DWG.	CHK'D
APPROV.	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-2



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	8	6 CM. CAL.	AS SHOWN	B. & B.
⊕	AZALEA NORTHERN LIGHTS (VARIOUS)	NORTHERN LIGHTS AZALEA	14	#3 POT	90 CM. O.C.	
⊕	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	47	#3 POT	90 CM. O.C.	
○	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	30	#3 POT	90 CM. O.C.	
⊕	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	5	#3 POT	90 CM. O.C.	
⊕	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	36	#3 POT	90 CM. O.C.	
⊕	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	4	#3 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	105	#3 POT	90 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	40	1.50 METERS	65 CM. O.C.	



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

FROM: Development Engineer, Engineering Department

DATE: Jun 29, 2018 PROJECT FILE: **7817-0116-00**

**RE: Engineering Requirements
Location: 18638 74 Avenue**

NCP AMENDMENT

The following issues are to be addressed as a condition of the NCP Amendment:

- Pay 50% cash-in-lieu of construction for 187 Street road and utilities.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.942-metres along 74 Avenue collector road, plus additional 0.5-metre statutory right-of-way (SRW) along the property line.

Works and Services

- construct 74 Avenue to the collector road standard.
- construct storm, water, and sanitary mains and service connections to service the development as per the NCP.
- implement Best Management Practices to manage storm water as per the West Clayton NCP Stage 2 Servicing Strategy and the Clayton Integrated Stormwater management Plan.
- construct downstream offsite sanitary mains (North Cloverdale Trunk Sewer) as per the NCP.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Development Engineer

SK2

APPENDIX IV



Planning

July 10, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0116 00 (Revised)

SUMMARY

The proposed 55 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	14
Secondary Students:	7

September 2017 Enrolment/School Capacity

Clayton Elementary	
Enrolment (K/1-7):	36 K + 193
Operating Capacity (K/1-7)	57 K + 93
Salish Secondary	
Enrolment (8-12):	#N/A
Capacity (8-12):	#N/A

School Enrolment Projections and Planning Update:

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

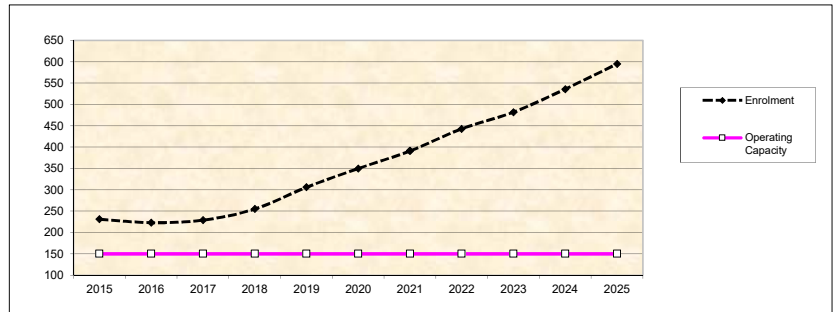
Katzie Elementary was opened in the spring of 2014 to relieve pressure at the existing Clayton Elementary. The Clayton area is one of the fastest growing communities because of the build out of the East Clayton NCP and development of the Aloha Estates. As of September 2017, the school has 12 portables on site used for enrolling spaces. Hazelgrove Elementary was built in 2009, and in 2011, a 4 classroom addition was added. As of September 2017, Hazelgrove has 10 portables on site used for enrolling spaces. Currently, there is a 606 elementary seat shortfall in the Clayton area and this is projected to grow to over 800 seats if no new seats are added in the next 5 years.

To meet the increasing demand for enrolling space in this area, the district is currently in design and construction for two new 605 capacity elementary schools just to the north of Katzie Elementary. Both facilities are targeting to be open September 2020 which will relieve the immediate in-catchment enrollment pressure.

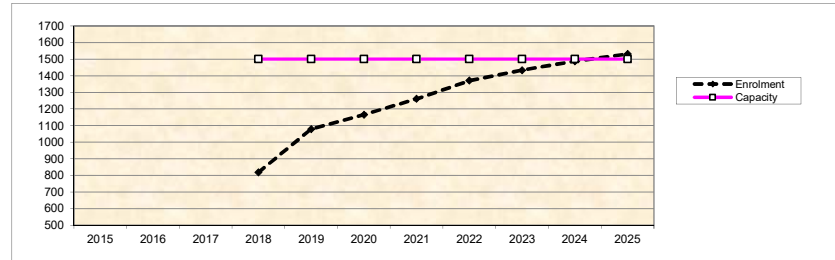
As part of the District's 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a site expansion along with a 445 capacity addition to the existing Clayton Elementary targeted to open September 2024 to meet future growth in the community. This project has yet to be approved for capital funding.

A new 1500 capacity high school, Ecole Salish Secondary, is scheduled to open September 2018. The new boundaries has been established dividing the existing Clayton Heights Secondary into two catchments. Clayton Elementary will feed the new Salish Secondary when it opens in September 2018.

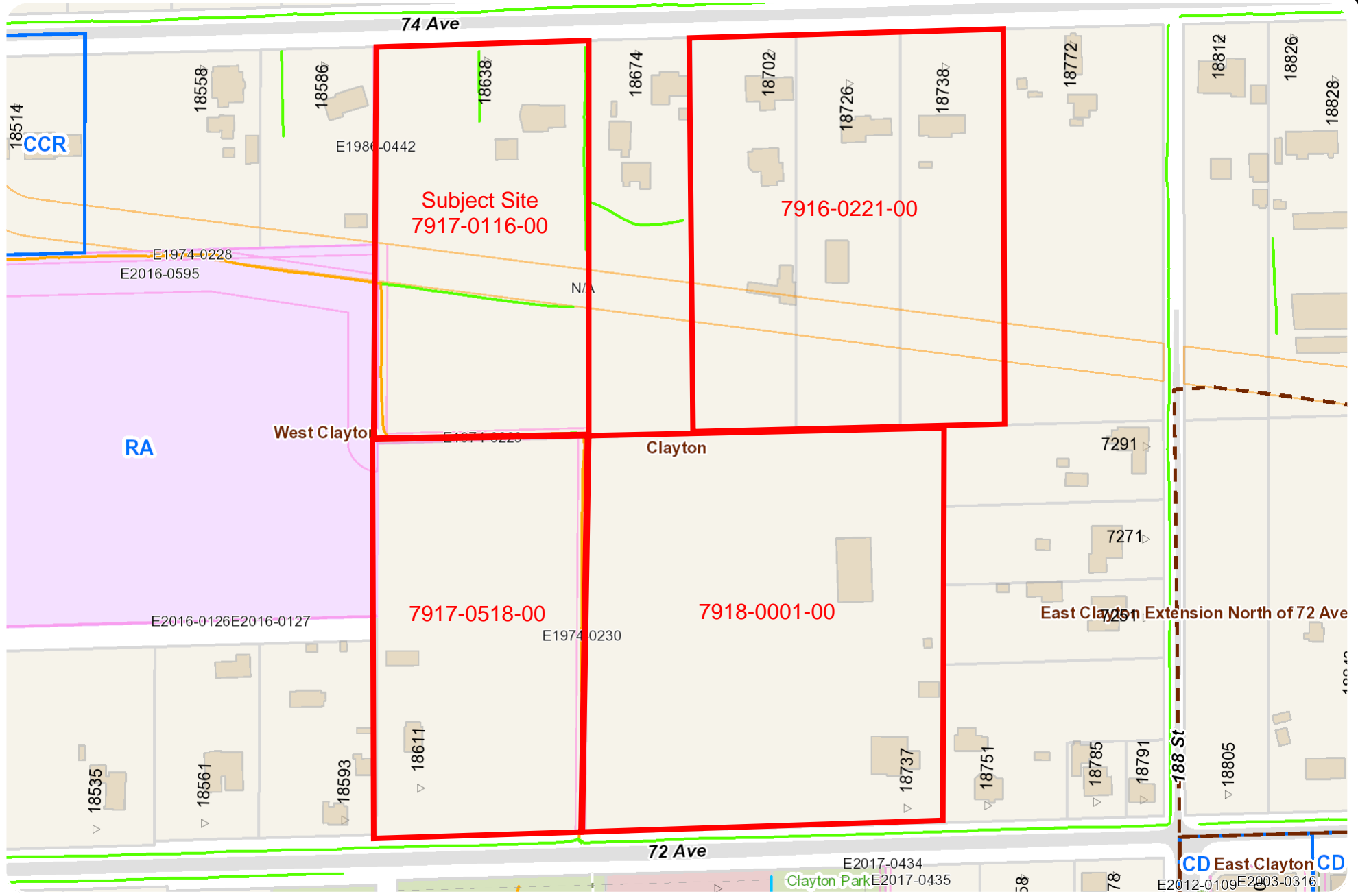
Clayton Elementary



Salish Secondary



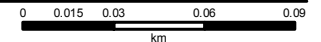
* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.



Enter Map Description

Scale: 1:2,500

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

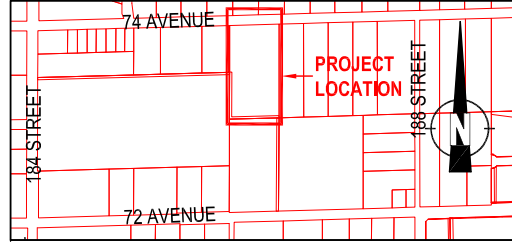


Map created on: 2018-07-11

PLAN
SCALE 1:600



LOCATION
SCALE 1:10000



LEGEND

- - - Property Line
- Class B Stream
- - - Bylaw Prescribed Setback
- - - Proposed Setback
- 1.2m tall Chainlink Fence
- Habitat Signage (every 15m)
- Protected Habitat (10,344m²)
- Tree to be
- Tree to be

MR. PAVITTER SIKHAM

18638 74 AVENUE
Surrey, BC

Suite 101 - 1515
Port Coquitlam, BC
Canada V3C 6M4
office: 604-931-1111
facsimile: 604-931-1112
www.envirosultans.com

Riparian and BCS areas to be conveyed to the City.

Remainder areas to be acquired by the City.

REFERENCE DRAWINGS
1. Email: 18638-DPSET-090117-DP-2.11.dwg.
Received September 01, 2017; Douglas Johnson Architect Ltd.
2. 2014 Legal Base from City of Surrey.

SETBACKS

DRAWN: CEV	CHECKED: TA	REVISION: 00	REVISION DATE:
As Shown		DRAWING NUMBER: 2414-01-01	
October 10, 2017			

DATE: 2017-10-10 - 6:57am
PATH: I:\ENV\FSR\Alpha\Envirowest Files\2017\Surrey\White Rock\2414-01\AuscAD\Final\2414-01.dwg
LAYOUT: 2414-01.dwg

APPENDIX VII

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 17-0116-00


Address: 18638 - 74th Avenue, Surrey

Registered Arborist: Jeff Ross

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	35
Protected Trees to be Removed	35
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 32 X one (1) = <u>32</u> - All other Trees Requiring 2 to 1 Replacement Ratio 36 X two (2) = <u>72</u>	102
Replacement Trees Proposed	38
Replacement Trees in Deficit	64
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	92

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

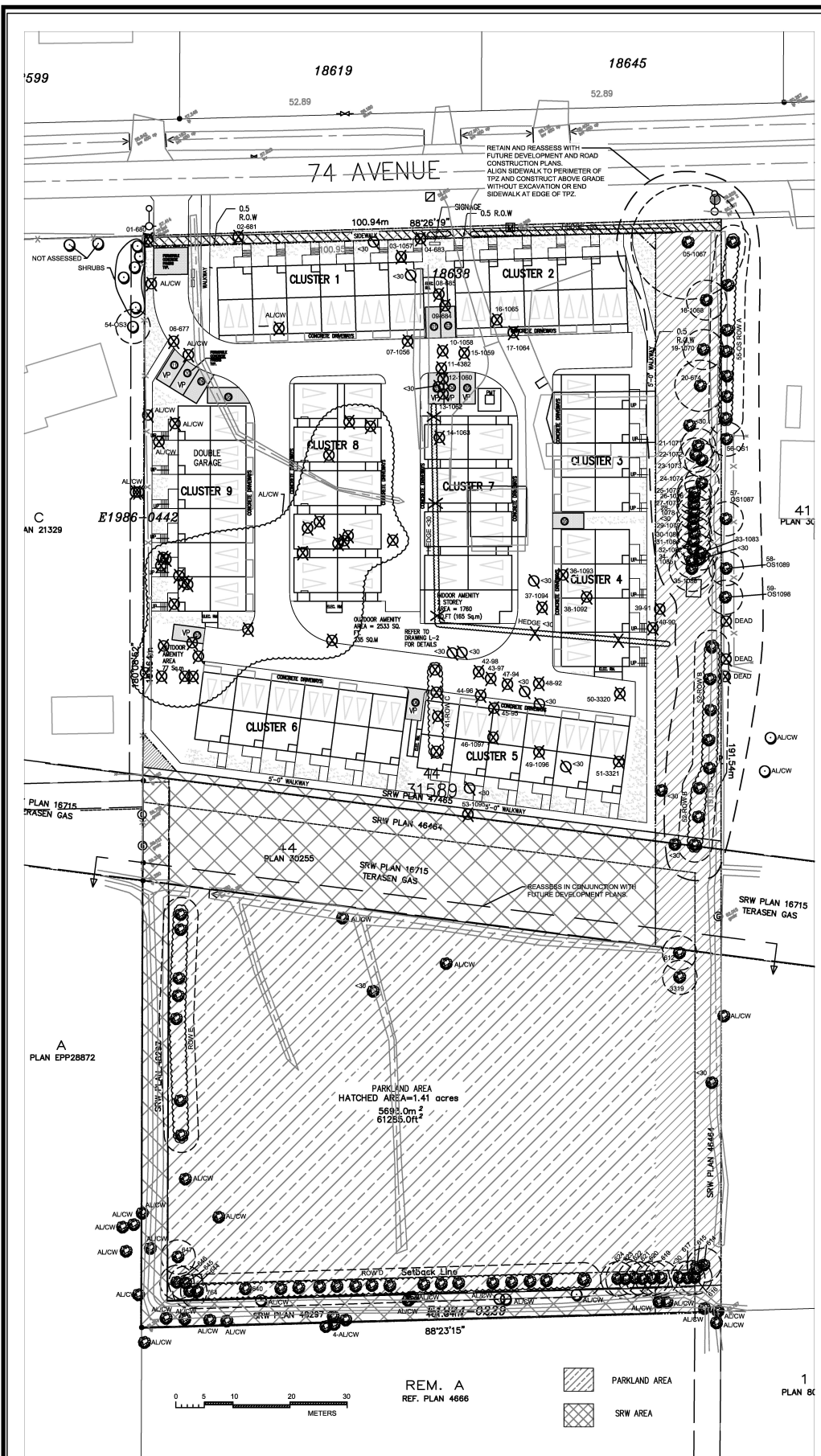
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: May 8, 2018
--	-------------------



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





MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
 18638 74 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	DEC12/16	MK	REVISED SITE PLAN
2	SEPT22/17	MK	REVISED SITE PLAN
3	DEC11/17	MK	REVISED SITE PLAN
4	JAN15/18	MK	REVISED SITE PLAN
5	MAY03/18	SL	REVISED SITE PLAN
6	JUL05/18	MK	REVISED SITE PLAN

LIMIT UNDERSTORY VEGETATION REMOVAL AROUND TREES AT EAST SIDE OF SITE AS PER CITY OF SURREY.

SHEET TITLE
T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN
 MK

SCALE
 AS SHOWN

DATE
 DECEMBER 1, 2016

T-1
 SHEET 1 OF 2

LEGEND

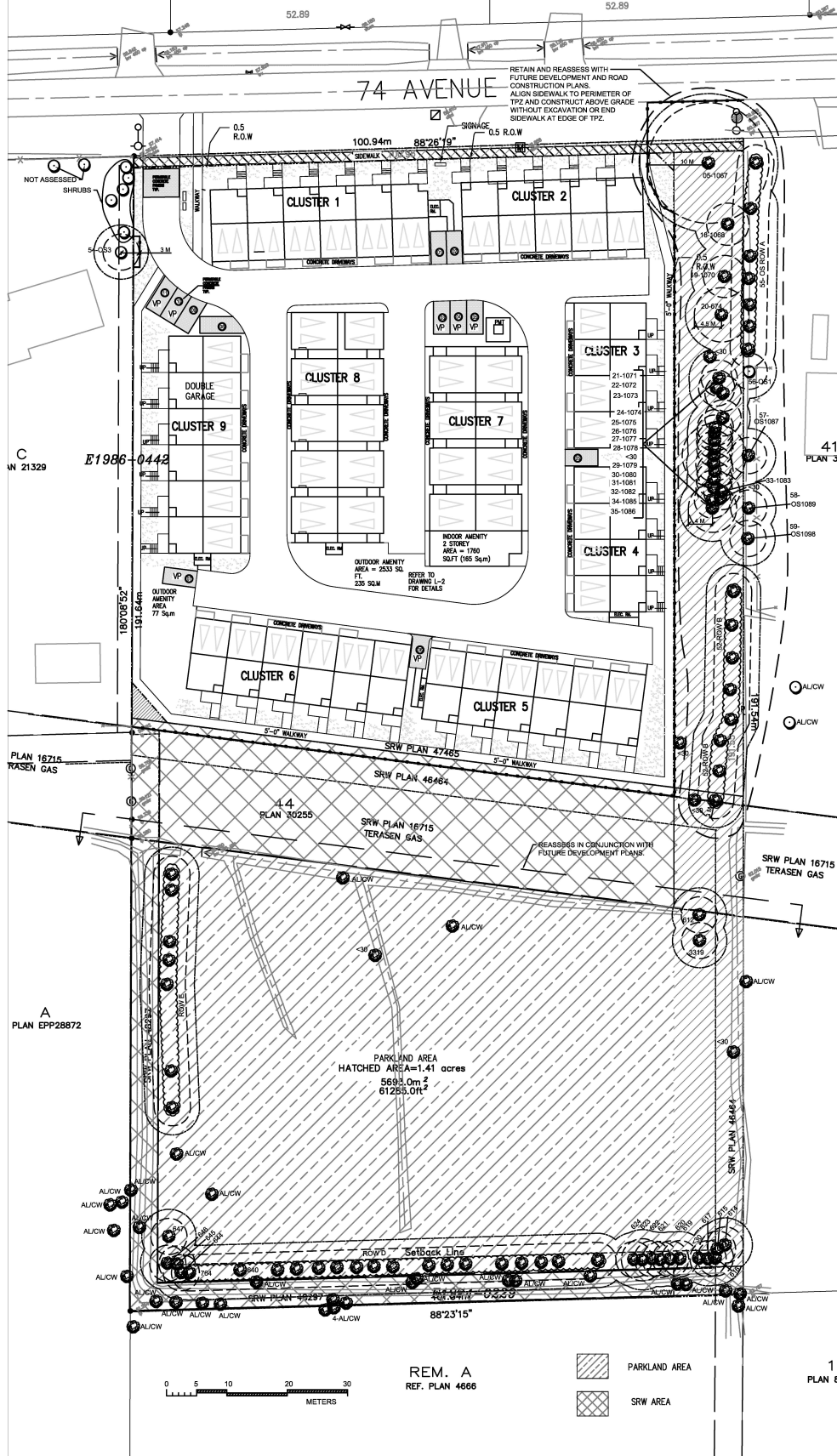
	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		TREE TO BE ASSESSED BY CITY OF SURREY PARKS, RECREATION AND CULTURE DEPARTMENT.
	NON BY-LAW TREE		

0 5 10 20 30 METERS
 REM. A
 REF. PLAN 4686
 PARKLAND AREA
 SRW AREA
 1 PLAN 8C

599

18619

18645



LEGEND

- TREE TO BE RETAINED
- NON BY-LAW TREE
- TREE TO BE ASSESSED BY CITY OF SURREY PARKS, RECREATION AND CULTURE DEPARTMENT.
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET
- TREE PROTECTION FENCING

REM. A
REF. PLAN 4666

PARKLAND AREA
 SRW AREA

1
PLAN 8C

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
18638 74 AVENUE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	DEC12/16	MK	REVISED SITE PLAN
2	SEPT22/17	MK	REVISED SITE PLAN
3	DEC11/17	MK	REVISED SITE PLAN
4	JAN15/18	MK	REVISED SITE PLAN
5	MAY03/18	SL	REVISED SITE PLAN
6	JUL05/18	MK	REVISED SITE PLAN

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

NOTE: REPLACEMENT TREES SHALL CONFORM TO BC S/LAB/CLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

LIMIT UNDERSTORY VEGETATION REMOVAL AROUND TREES AT EAST SIDE OF SITE AS PER CITY OF SURREY.

SHEET TITLE

T2 - TREE PROTECTION PLAN

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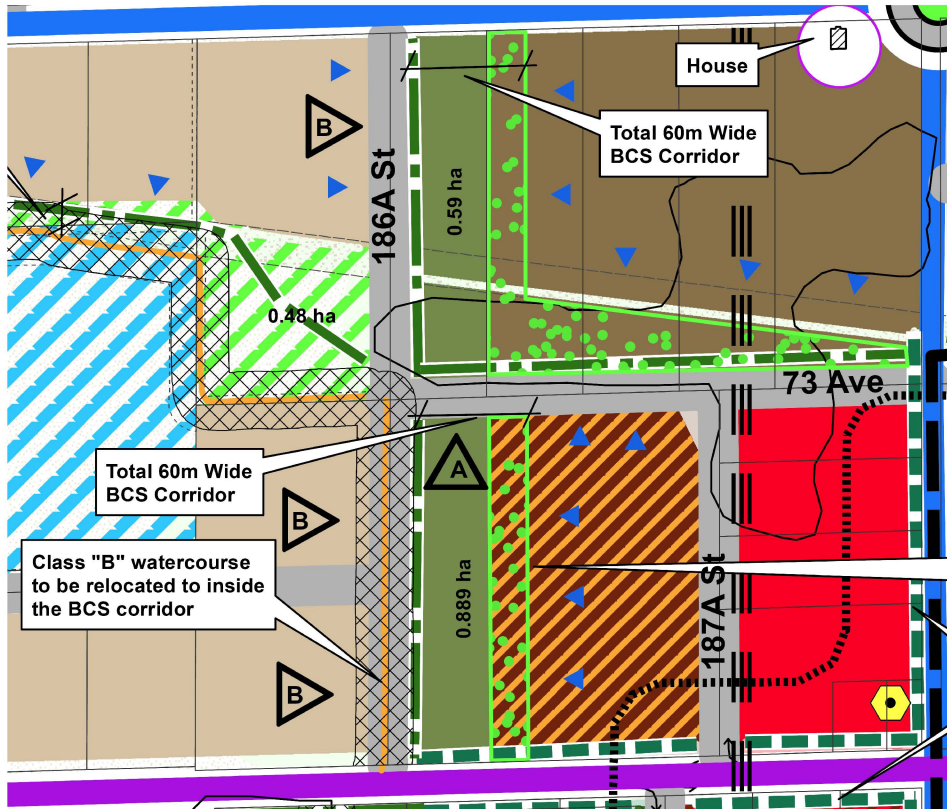
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SCALE AS SHOWN

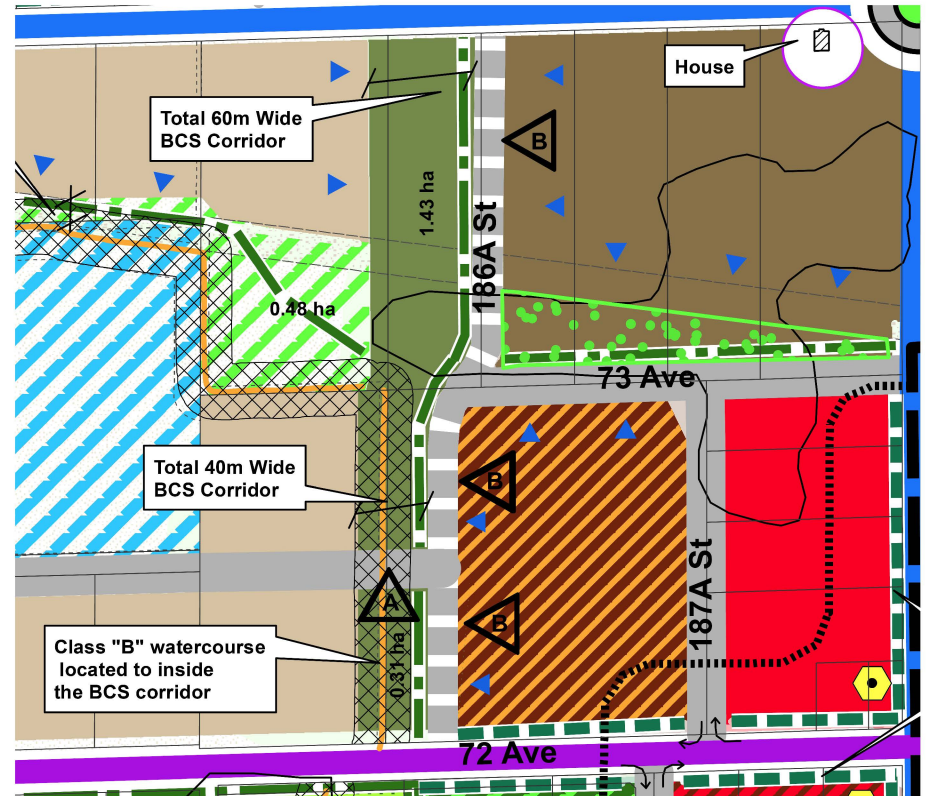
DATE DECEMBER 1, 2016

T-2
SHEET 2 OF 2

West Clayton NCP - Proposed Amendments



Existing Land Use Concept



Revised Land Use Concept

APPENDIX IX

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0116-00

Issued To:

(the "Owner")

Address of Owner:

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

Parcel Identifier: 006-617-280

Lot 44 Section 21 Township 8 New Westminster District Plan 31589

18638 - 74 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) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (14 ft.) to the building face;
 - (b) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face;
 - (c) to reduce the minimum south and west yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face; and
 - (d) to vary the Zoning By-law to increase the maximum number of risers permitted within the setback area from 3 to 4 for Units 1, 3, 5, 7, 16 and 50-55.
5. This development variance permit applies to only the portion of the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

SCHEDULE A

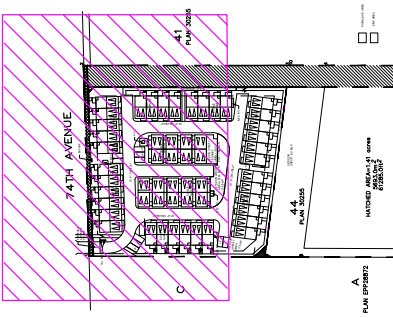
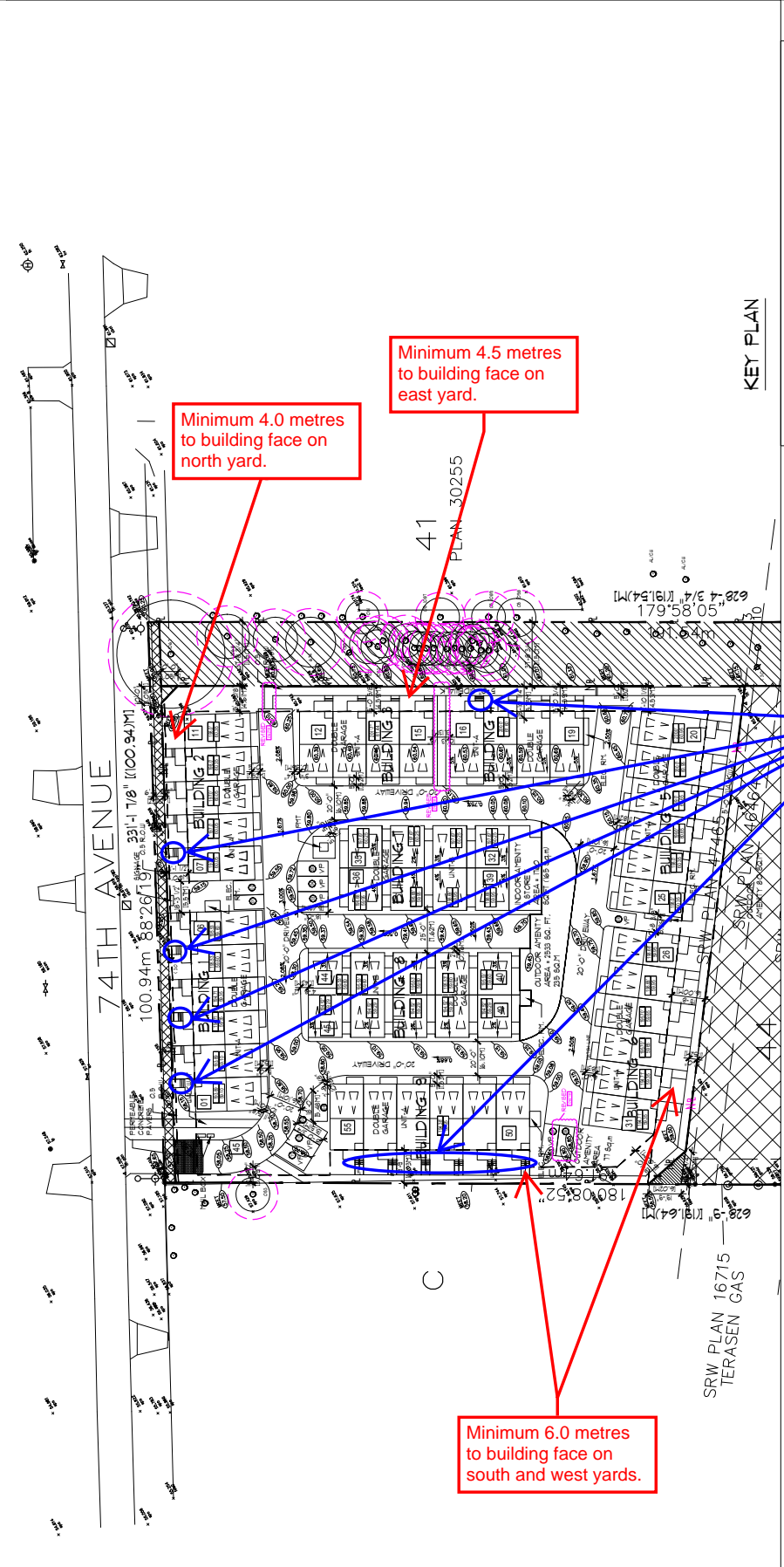
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MARK	DATE	DESCRIPTION
1	04 DEC 2016	DP PRELIMINARY
2	01 MAR 2017	ISSUED FOR PERMIT
3	04 APR 2018	ISSUED FOR DP REVISION
4	09 APR 2018	ISSUED FOR DP REVISION
5	31 JULY 2018	ISSUED FOR DP REVISION

PROJECT: 18638-TOWNHOUSES
 18638- 74 AVE, SURREY, British Columbia
 SHEET DESCRIPTION: SITE PLAN

OWNER: DOUGLAS R. JOHNSON ARCHITECT LTD.
 4374-601 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P5
 PH. (604)998-3381
 FAX. (604)998-0217
 drjohn@shaw.ca

SCALE: 1/32" = 1'-0"
 DATE: 20-06-2018
 DRAWN: [Signature]
 SHEET: DP-A-2.12



KEY PLAN



1 SITE PLAN
 DP-A-2.12 SCALE = 1/64" = 1'-0"