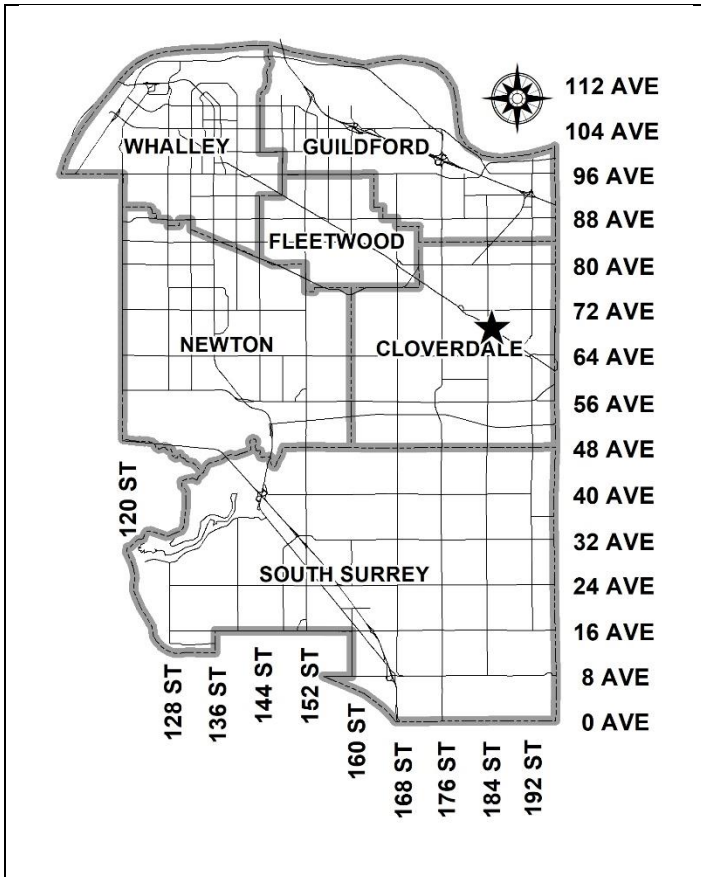


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0092-00

Planning Report Date: March 6, 2023



PROPOSAL:

- **NCP Amendment** for a portion from “Townhouse/Apartment Flex” to “Stacked Townhouse/Apartment”.
- **Rezoning** from RA to CD (based on RM-70)
- **Development Permit**

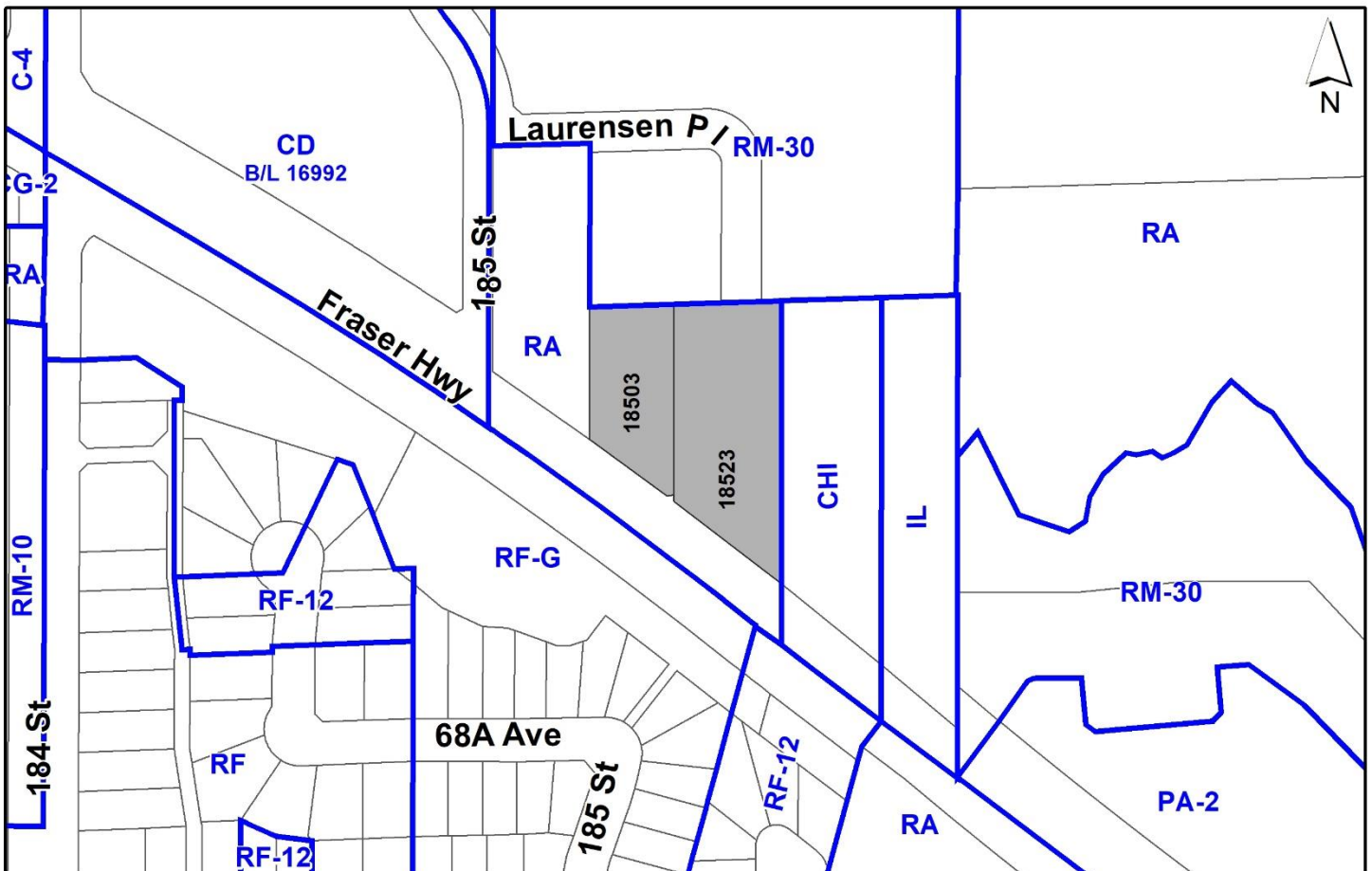
to permit the development of a 5-storey apartment building consisting of approximately 57 units.

LOCATION: 18523 - Fraser Highway
 18503 - Fraser Highway

ZONING: RA

OCP DESIGNATION: Multiple Residential

NCP DESIGNATION: Townhouse/Apartment Flex and Biodiversity Conservation Strategy (BCS) Corridor



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Sensitive Ecosystems, Hazard Lands and Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the West Clayton Neighbourhood Concept Plan (NCP) for a portion from “Townhouse/Apartment Flex” to “Stacked Townhouse/Apartment Flex”.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of West Clayton.
- The proposed development is within a Frequent Transit Area and conforms to the goal of achieving higher density development near a transit corridor.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas/Green Infrastructure Areas), Hazard Lands (Steep Slopes) and Form and Character.
- 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.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

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 "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0092-00 generally in accordance with the attached drawings (Appendix I) and the Ecosystem Development Plan.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) final approval from TransLink;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) submission of a finalized peer-reviewed Ecosystem Development Plan to the satisfaction of City staff;
 - (i) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
 - (j) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (k) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (m) registration of a right-of-way for public rights-of-passage for the public plaza area;
 - (n) registration of a right-of-way for public rights-of-passage for drainage access;

- (o) submission of an acoustical report for the units adjacent to Fraser Highway and the future SkyTrain Corridor and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
 - (p) 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; and
 - (q) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer.
4. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate a portion of the subject site from "Townhouse/Apartment Flex" to "Stacked Townhouse/Apartment Flex", as shown in Appendix V, when the project is considered for Final Adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant, with portion of North Creek	Townhouse/Apartment Flex and BCS Corridor	RA
North:	Townhouse	Townhouse/Apartment Flex	RM-30
East:	Commercial building, with portion of North Creek	Townhouse/Apartment Flex and BCS Corridor	CHI
South (Across Fraser Highway):	North Creek and single family homes	Open Space and Single Family Residential in North Cloverdale East NCP	RF-G
West:	Vacant lot on acreage parcel under Application No. 7917-0410-00 to rezone to CD based on RM-45 (at Third Reading)	Townhouse/Apartment Flex	RA (CD based on RM-45 at Third Reading)

Context & Background

- The 0.59-hectare (1.45-acre) subject site is comprised of two lots which are located at Fraser Highway and Laurensen Place in West Clayton. The subject site is designated Multiple Residential in the Official Community Plan (OCP) and is currently zoned “One-Acre Residential Zone (RA)”.
- The site is subject to the Sensitive Ecosystem Development Permit Area (DPA) and Hazard Lands DPA requirements of the OCP, given the location of the Class A watercourse (North Creek) and related slope, and the Biodiversity Conservation Strategy (BCS) corridor on the southern portion of the site.
- On July 27, 2015, the West Clayton Neighbourhood Concept Plan (NCP) was approved by Council (Corporate Report No. R168; 2015). The subject site is designated “Townhouse/Apartment Flex” and “Biodiversity Conservation Strategy (BCS) Corridor” in the West Clayton NCP, with a requirement for a 5.0-metre (16.5-ft.) wide landscape buffer on private property fronting Fraser Highway.
- The “Townhouse/Apartment Flex” designation in the West Clayton NCP allows for a base net floor area ratio (FAR) of 1.3 for “Type 2 Apartments”. An additional density of up to 0.2 FAR may be granted as outlined in Section 5.3 of the West Clayton NCP to applicants who commit to constructing energy efficient buildings.
- The adjacent site to the west (18493 Fraser Highway) is under Development Application No. 7917-0410-00 which proposes a rezoning to “Comprehensive Development Zone (CD)”, based on the “Multiple Residential 45 Zone (RM-45)”, in order to allow the construction of a four-storey apartment building. The project was granted Third Reading on March 12, 2018.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following, in order permit the development a 5-storey residential apartment building:
 - West Clayton Neighbourhood Concept Plan amendment to redesignate a portion of the subject site from “Townhouse/Apartment Flex” to “Stacked Townhouse/Apartment Flex”;
 - Rezoning a portion from RA to a CD Zone based on the RM-70 Zone; and
 - Development Permit for Sensitive Ecosystems (Streamside Areas/Green Infrastructure Areas), Hazard Lands (Steep Slopes) and Form and Character.

- The southern portion of the site will be dedicated to the City for conservation purposes.
- The following table provides specific details on the proposal:

	Proposed
Lot Area	
Gross Site Area:	5,855 square metres
Road Dedication:	1,985 square metres
Undevelopable Area:	1,700 square metres
Net Site Area:	2,170 square metres
Number of Lots:	2
Building Height:	5 storeys / 16 metres
Floor Area Ratio (FAR):	0.71 gross / 1.91 net
Floor Area	
Residential:	4,137 square metres
Commercial:	0
Total:	4,137 square metres
Residential Units:	
Studio + Den:	1
1-Bedroom:	46
2-Bedroom:	2
3-Bedroom + Den:	8
Total:	57

Referrals

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

School District: **The School District has advised that there will be approximately 8 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

5 Elementary students at Regent Road Elementary School
2 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 Spring 2027.

Parks, Recreation & Culture:	<p>Parks will accept the riparian areas and Biodiversity Conservation Strategy areas which must be conveyed to the City as a lot.</p> <p>Clayton Park is the closest active park with amenities including playgrounds, sports courts, lawn bowling, soccer field, baseball diamond, dog off-leash area, and recreation walking trails, and is 250 metres walking distance from the proposed development. Riparian area adjacent to the proposal will be the closest natural area.</p>
Surrey Fire Department:	<p>The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.</p>
Advisory Design Panel:	<p>The proposal was considered at the ADP meeting on December 15, 2022 and was supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.</p>

Transportation Considerations

- The applicant will be providing the following improvements:
 - Completion of the cul-de-sac on Laurensen Place; and
 - Dedication for the widening of Fraser Highway, which will accommodate the planned SkyTrain extension.
- The proposed development is anticipated to generate approximately 25 vehicle trips in the peak hour (equating to one vehicle every one to two minutes), according to industry standard rates. A transportation impact analysis was not required as the proposal is below the City's threshold for triggering a site-specific assessment.
- As part of the Clayton Corridor Plan, a comprehensive transportation impact analysis is planned to be conducted for the entire Plan area, which will include the subject site. The transportation impact analysis will assess the cumulative traffic impacts from area-wide development and will inform the transportation servicing needs for the Plan area.
- Vehicle access to the underground parking garage is via Laurensen Place.
- The applicant is proposing to provide 78 spaces on-site, which exceeds the minimum Zoning Bylaw requirements of 71 parking spaces.
- The subject property is located along an existing Frequent Transit Network Corridor (FTN) and within 200 metres of an existing bus stop on Fraser Highway. In addition, the property is located within roughly 270 metres of a future rapid transit (SkyTrain) station located at the intersection of 184 Street and Fraser Highway.

- The proposed density and building form are considered appropriate given that the subject site supports the goal of achieving higher density development along transit corridors.

Parkland and/or Natural Area Considerations

- The southern portion of the subject site is encumbered by North Creek and is designated as a "Biodiversity Conservation Strategy (BCS) Corridor" in the West Clayton NCP. The applicant will convey the full extent of the riparian area and the BCS area to the City as a lot, without compensation, in accordance with the West Clayton NCP (Appendix VII) and maximum safeguarding provisions of the Official Community Plan (OCP).

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - To prevent overheating of the flat roofs during summer, use of roofing materials and finishes with SRI of 0.75 or higher have been proposed for the roof and roof deck patios.
 - Energy efficient LED lighting is proposed to be used for the site lighting.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management
 - Accommodating Higher Density: Direct residential development into approved Secondary Plan areas at densities sufficient to encourage commercial development and transit services expansion.
 - Efficient New Neighbourhoods: Plan and develop new neighbourhoods with an emphasis on compact forms of development.
 - Centres, Corridors and Neighbourhoods:
 - Healthy Neighbourhood: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
 - Urban Design: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.
 - Ecosystems
 - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria.

Secondary Plans

Land Use Designation

- The subject site is designated “Townhouse/Apartment Flex” in the West Clayton NCP. The applicant is proposing to redesignate the site to “Stacked Townhouse/Apartment Flex”.

Amendment Rationale

- The “Townhouse/Apartment Flex” designation in the West Clayton NCP allows for a base net floor area ratio (FAR) of 1.3 for “Type 2 Apartments”. An additional density of up to 0.2 FAR may be granted as outlined in Section 5.3 of the West Clayton NCP to applicants who commit to constructing energy efficient buildings. The intent of the designation is to permit apartment buildings up to 4 storeys.
- The applicant is proposing to redesignate the site to “Stacked Townhouse/Apartment Flex”, which is intended for residential apartment buildings up to 6 storeys.
- The proposed density and building form are appropriate for this location given the presence of significant environmental encumbrance which limits the buildable area and offer opportunities for clustering of density.
- The proposed development is within a Frequent Transit Area and conforms to the goal of achieving higher density development near a transit corridor.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Themes/Objectives

- The proposed development is consistent with the following West Clayton NCP Themes and Policies:
 - Green:
 - Protect, integrate and enhance environmentally sensitive and other natural areas to create a network of wildlife corridors, and habitat hubs, and where appropriate, access to nature for people.
 - Complete:
 - Provide for a variety of housing types, densities and forms to accommodate a range of housing choices and lifestyles, while respecting the existing established neighbourhood.
 - Locate higher residential densities in proximity to future rapid transit along Fraser Highway.
 - Distinct:
 - Encourage street and pedestrian friendly site and building designs.
 - Well Designed:
 - Provide for mitigation of impact from the traffic on Fraser Highway through appropriate buffer, building designs and site layouts.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 5-storey residential apartment building on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone	
Unit Density:	N/A	N/A	
Floor Area Ratio:	1.50	1.91	
Lot Coverage:	33%	40%	
Yards and Setbacks	7.5 metres	North: 7.0 metres South: 4.5 metres East: 3.0 metres West: 6.5 metres	
Principal Building Height:	50 metres	16 metres	
Permitted Uses:	<ul style="list-style-type: none"> Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres 	<ul style="list-style-type: none"> Multiple unit residential buildings and ground-oriented multiple unit residential buildings 	
Amenity Space:			
Indoor Amenity:	171 square metres	The proposed 172 square metres exceeds the Zoning Bylaw requirement.	
Outdoor Amenity:	171 square metres	The proposed 324 square metres exceeds the Zoning Bylaw requirement.	
Parking (Part 5)		Required	Proposed
Number of Stalls			
Residential:		65	65
Residential Visitor:		6	13
Total:		71	78
Accessible:		1	2
Bicycle Spaces			
Residential Secure Parking:		68	76
Residential Visitor:		6	6

- The proposed CD Bylaw is based upon the "Multiple Residential 70 Zone (RM-70)" with modifications to the permitted land-uses, density and minimum building setbacks.
- The permitted land use is intended to accommodate the proposed 6-storey apartment building.
- The proposed net floor area ratio (FAR) of the development is 1.91, which exceeds the maximum 1.50 FAR permitted in the RM-70 Zone. The proposed density is appropriate for the proposed development given the site's location in West Clayton and the proximity to public transit options. The building form complies with the intended form of development for this area, and the applicant will provide Tier 2 Capital Project Community Amenity Contributions (CACs) for the increased density.
- The proposal to reduce the minimum building setback requirement along the street frontages for the proposed apartment building is supported given it will allow for a more urban, pedestrian-oriented streetscape.

- The RM-70 Zone requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located at varying distances from all street frontages. As a result, the CD Bylaw will include provisions that will allow for the underground parking facility to extend to within 0.0 metre of the lot line along all street frontages.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,000 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the current West Clayton NCP designation.
- The applicant will be required to provide the per square metre flat rate for the residential floor area above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current rate is \$161.46 per square metre for apartments.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 23, 2022, and the Development Proposal Signs were installed on February 18, 2023. Staff received 4 responses from neighbouring (*staff comments in italics*):
- Three residents expressed concern with the interfacing with the existing townhouses to the north and the potential shading impacts on the residents.

(The applicant has worked with staff to provide sufficient building setbacks along the north property line and to design the north façade to provide an appropriately-scaled interface.

The applicant provided a shadow study which demonstrated that the proposed building would not have a significant shadowing impact on the existing townhouses to the north.)

- Two residents expressed concern about the increased traffic in the area as a result of the proposal.

(The West Clayton NCP, along with its Engineering Servicing Strategy, identifies road network and infrastructure improvements to service the anticipated growth in the area. The proposed density and land use is consistent with the NCP and will generate traffic originally anticipated in the NCP.)

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 Class A (red-coded) watercourse which flows through the southern portion of the subject property. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law with the utilization of the flex provision.
- The riparian area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- The applicant will be required to provide fencing along the riparian setback area. The fencing must be view-permeable and not higher than 1.2 metres.
- An Ecosystem Development Plan, prepared by Cindy Lipp, R.P. Bio., of McElhanney Ltd. and dated May 2022 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.

- The applicant is proposing to convey the riparian area to the City for conservation purposes and are not seeking to vary the requirements. For those reasons, staff are comfortable with the applicant undertaking a peer review of the Ecosystem Development Plan as a condition of final adoption.

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 located along the southern portion of the subject site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- 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 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.
- The development proposal conserves 1,700 square meters of the subject site through Parkland Conveyance which is 29% of the total gross area of subject site. 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.
- An Ecosystem Development Plan, prepared by Cindy Lipp, *R.P. Bio.*, of McElhanney Ltd. and dated May 2022 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.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The topography of the lot is generally flat and steepens to up to 20% at the bank of North Creek.
- A geotechnical report, prepared by Rajinder Bains, *P. Eng.*, of Western Geotechnical Consultants Ltd., and dated April 9th and amended April 17, 2018, was peer reviewed by Calum Buchan, *P. Eng.*, of GeoWest Engineering and found to be generally acceptable by the peer reviewer. The report and peer review were reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands. The finalized geotechnical report will be incorporated into the Development Permit.

- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

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:
 - ensure an appropriate scale, interface and edge treatments, as well as further refine the overall building massing in order to ensure an attractive streetscape and reflect an urban public realm; and
 - enhance and develop the Fraser Highway interface with a publicly accessible open space at grade; and simplify the materials and refine the ground storey expression.
- The proposed building is a 5-storey, wood frame residential building, consisting of two street frontages, with amenity spaces located on the 6th storey.
- The proposed height was supportable given the presence of significant environmental encumbrance on the site which limited the buildable area.
- Along Laurensen Place and the north side of the property, the first two storeys express a form using brick as a more distinct exterior finish than the upper storeys to sympathize with the townhouse forms which allow for a visual continuity with adjacent developments. Certain areas of continuously applied brick span across the ground to the uppermost storey to tie in the character across the building.
- The proposed building has an urban and contemporary form using an assemblage of rectilinear volumes with a flat roof.

- Distinctive character in the building is provided through the multi-storey feature frame that encapsulates the balconies and wood-toned accents in the aluminum soffits and most pronounced in the feature entrance canopy made from timber.
- The building orientation ensures that units will provide greater observation of the public realm with active rooms facing toward the street and pedestrian walkways to reduce CPTED concerns.
- The roof deck outdoor amenity features canopies for weather protection and comfort.

Landscaping and Landscape Buffer

- Landscaping consisting of coniferous and deciduous trees interspersed with shrubs, grasses and perennials will be planted throughout the development.
- The West Clayton NCP identifies a landscape buffer area along Fraser Highway in order to mitigate the potential noise and visual impacts of Fraser Highway.
- The applicant is proposing a 5-metre (16-ft.) wide landscape buffer along the southern portion of the site. The landscape buffer will be on private property and will be comprised of coniferous and deciduous trees and a variety of shrubs.
- The garbage and recycling containers are proposed to be located within the underground parking area to avoid being visibly stored above grade.
- The electrical kiosk is landscape buffered from street view.

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 171 square metres of indoor amenity space to serve the residents of the proposed 57-unit apartment building. Of this 171-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 172 square metres of indoor amenity space, which exceeds the 171 square metre total indoor amenity space requirement for the project.
- The amenity areas include a fitness studio and a clubhouse/lounge.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit, the proposed development must provide a total of 171 square metres of outdoor amenity space to serve the residents of the proposed 57 units.
- The applicant is proposing 324 square metres of outdoor amenity, exceeding the minimum requirement.
- The applicant is proposing a large outdoor amenity accessed at the rooftop level. The amenity consists of a variety of seating options, a BBQ area, and a children's play area.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
 - Refinement to the architectural expression and enhancement of material detailing;
 - Design development to the yard spaces to improve CPTED along the riparian pathway; and
 - Coordination of grading at side edges to ensure smooth transitions.

TREES

- Jeff Ross, 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	18	10	8
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry, Bitter	1	1	0
Elm, Brandon	2	0	2
Horse Chestnut	1	1	0
Locust, Black	3	0	3
Parrotia, Persian	3	0	3
Poplar, Lombardy	5	5	0
Snowbell, Japanese	1	0	1
Coniferous Trees			
Douglas-fir	9	5	4
Holly, English	1	1	0
Spruce, Norway	2	2	0
Total (excluding Alder and Cottonwood Trees)	28	15	13

Additional Trees in the proposed Riparian Area (8-29cm diameter in northern 10m)	3	0	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	33		
Total Retained and Replacement Trees	44		
Contribution to the Green City Program	\$2,800		

- The Arborist Assessment states that there are a total of 28 mature trees on the site, excluding Alder and Cottonwood trees. Eighteen (18) existing trees, approximately 64% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 13 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 3 mature trees that are located within the proposed riparian area. The trees within the proposed 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, and a 2 to 1 replacement ratio for all other trees. This will require a total of 40 replacement trees on the site. Since only 33 replacement trees can be accommodated on the site, the deficit of 7 replacement trees will require a cash-in-lieu payment of \$2,800, representing \$400 per tree to the Green City Program, in accordance with the City's Tree Protection By-law. For applications submitted prior to January 1, 2021, a cash-in-lieu payment of \$400 per tree is required, whereas for applications submitted on or after January 1, 2021, a cash-in-lieu payment of \$550 per tree is required.
- In summary, a total of 44 trees are proposed to be retained or replaced on the site with a contribution of \$2,800 to the Green City Program.

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 and Tree Preservation
- Appendix V. NCP Plan
- Appendix VI. ADP Comments and Response
- Appendix VII. Sensitive Ecosystem Protection

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

LM/ar

APPENDIX I

SUBDIVISION PLAN OF LOT 3: EXCEPT PART DEDICATED ROAD ON PLAN BCP20705 AND LOT 4: EXCEPT PART DEDICATED ROAD ON PLAN BCP21966 BOTH OF SECTION 16, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 9097

PLAN EPP_____

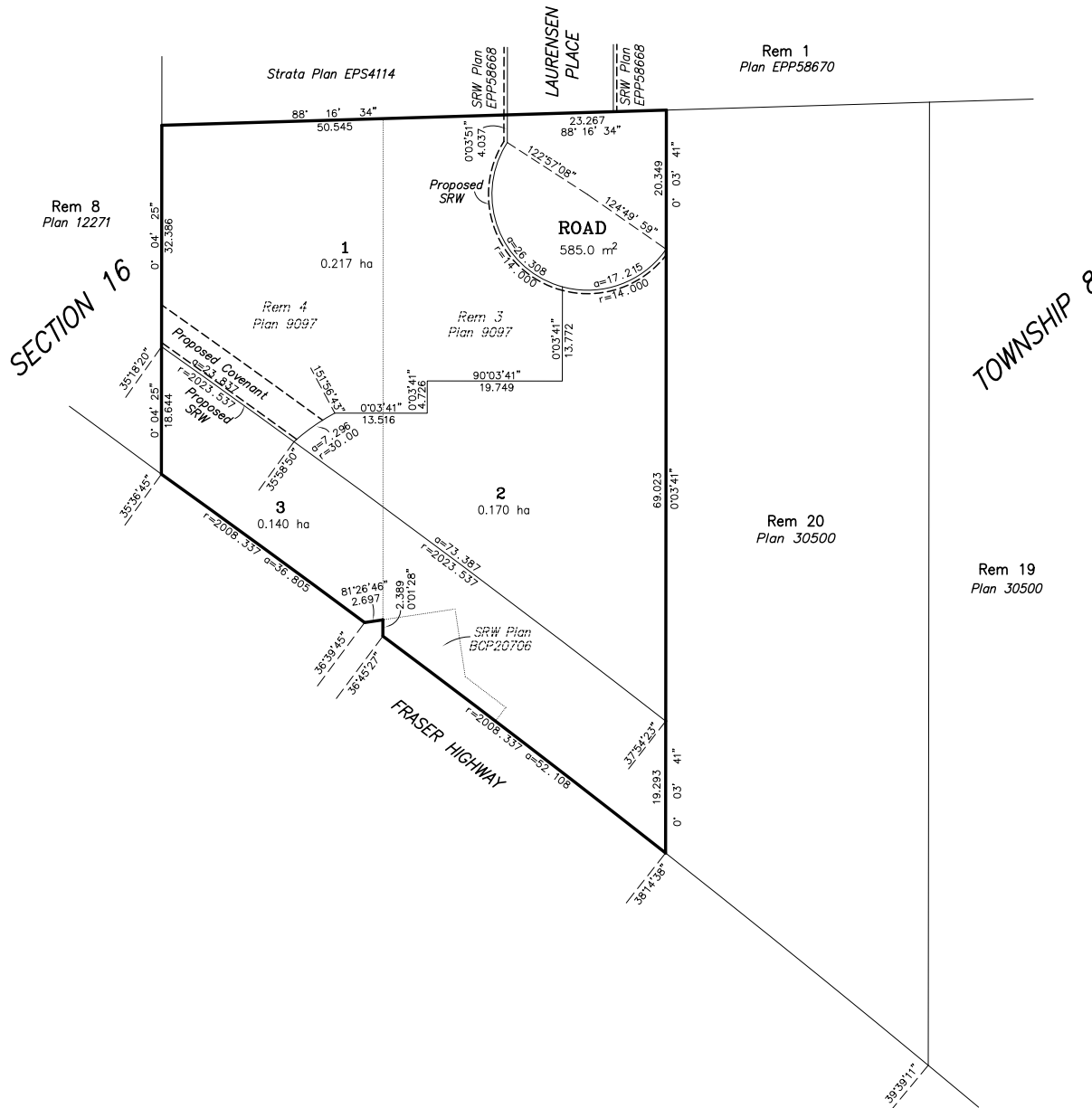
City of Surrey B.C.G.S. 92G.017

PRELIMINARY FEB 21st/23



SCALE - 1 : 500
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 1:500

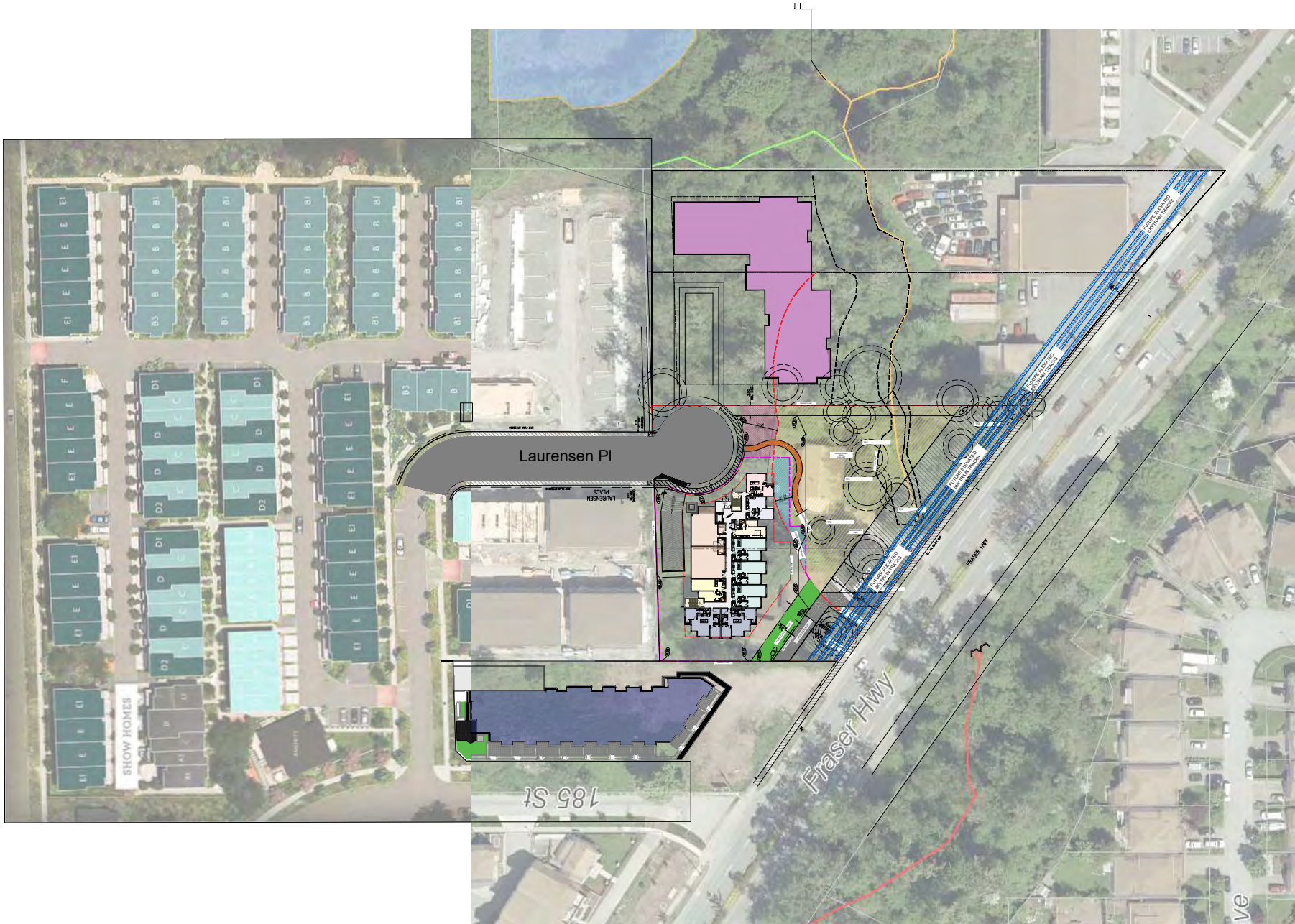


Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234 - 18525-53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 6488-SUB

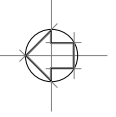
This plan lies within the jurisdiction of the Approving Officer for the City of Surrey

This plan lies within the Metro Vancouver Regional District

The field survey represented by this plan was completed on the _____ day of _____, 2023.
Felix Chu, B.C.L.S. (1008)



NOTES:



REVISION	DATE	DESCRIPTION
2022-11-30	F	REISSUE FOR ADP
2022-06-02	E	REISSUE FOR DP
2022-01-16	D	ISSUE FOR DP
2021-01-28	C	ISSUE FOR ADP
2020-09-29	A	ISSUE FOR REVIEW
2020-08-18	A	PRELIMINARY



1205-4871 SHELL ROAD
 RICHMOND, BRITISH COLUMBIA
 CANADA V6V 3Z9
 T (604)284-5194 F (604)284-5131
 info@dfarchitecture.ca

PROJECT:
RESIDENTIAL DEVELOPMENT
 18503 - 18523 FRASER HWY
 SURREY, BC

CLIENT:
LION ESTATE CONSTRUCTION LTD.
 18503 - 18523 FRASER HWY
 SURREY, BC

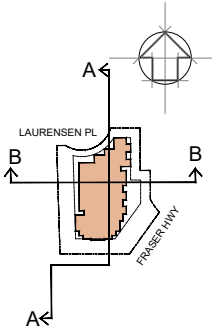
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DRAWN:	RL
CHECKED:	JESIE
SCALE:	HTS
JOB NO.:	SUR 075
DATE:	03 NOV 2017
SHEET TITLE:	

CONTEXT PLAN

DRAWING NO.:	A-004	F
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NOTES:



185TH STREET

NO.	DATE	DESCRIPTION
1	2022-08-18	A PRELIMINARY
2	2020-09-29	B ISSUE FOR REVIEW
3	2021-01-28	C ISSUE FOR ADP
4	2022-01-18	D ISSUE FOR DP
5	2022-06-02	E REISSUE FOR DP
6	2022-11-30	F REISSUE FOR ADP



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 CANADA V6V 3Z8
 T (604)284-5194 F (604)284-5131
 info@dfarchitecture.ca

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 SURREY, BC

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 SURREY, BC

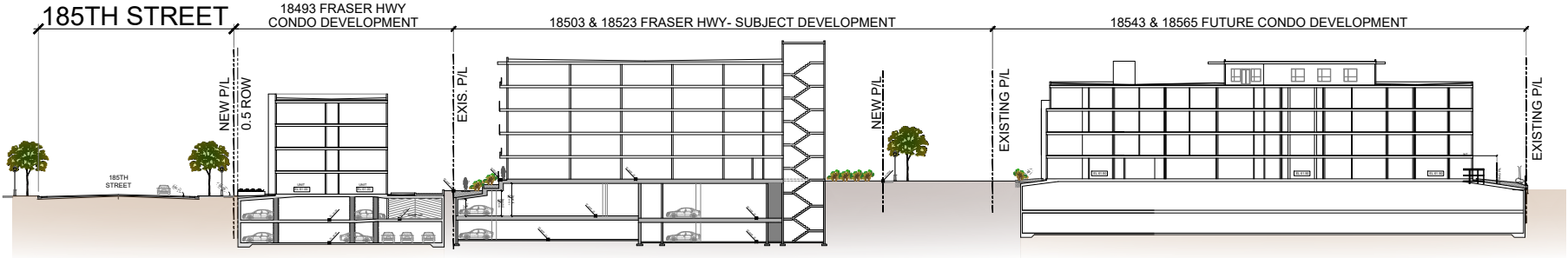
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SCALE:	NTS
JOB NO.:	SUR 075
DATE:	03 NOV 2017
SHEET TITLE:	

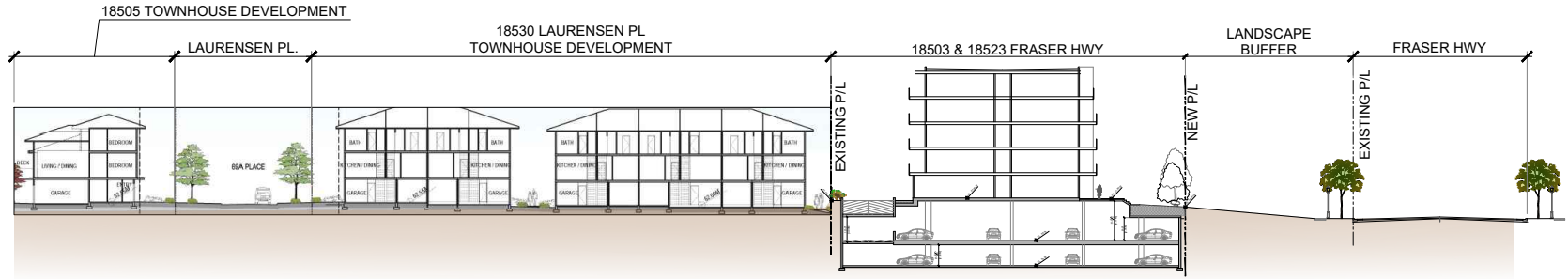
SITE CONTEXT
 SECTIONS

DRAWING NO.:	A-005	F
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SITE CONTEXT SECTION WITH ADJASCENT LOT

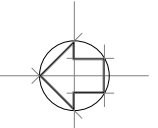


SECTION - A



SECTION - B

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NO.	DATE	DESCRIPTION
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2022-01-18	D	ISSUE FOR DP
2021-01-28	C	ISSUE FOR ADP
2020-09-29	A	ISSUE FOR REVIEW
2020-08-18	P	PRELIMINARY



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 T (604)284-5194 F (604)284-5131
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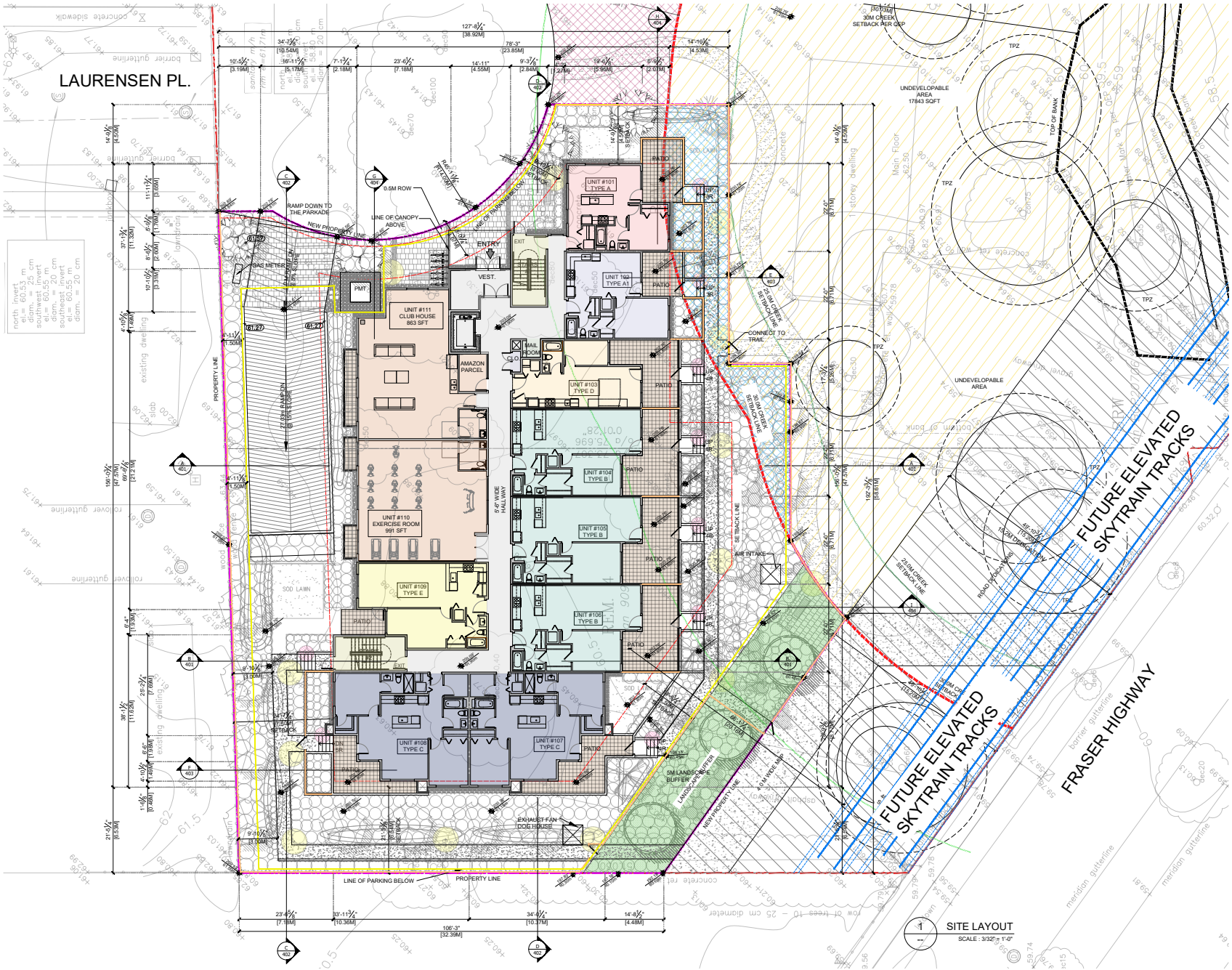
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DRAWN:	MS
CHECKED:	JESSE
SCALE:	3/32" = 1'-0"
JOB NO.:	SUR 075
DATE:	03 NOV 2017
SHEET TITLE:	

SITE PLAN

DRAWING NO.:	A-101	F
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LAURENSEN PL.

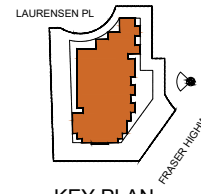
SITE LAYOUT
 SCALE: 3/32" = 1'-0"

north invert = 60.125 m
 at = 60.125 m
 southwest invert = 60.125 m
 southeast invert = 60.125 m
 datum = 250 cm

DRAWING NO.:	A-101	F
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NOTES:



KEY PLAN



NO.	DATE	DESCRIPTION
2022-11-30	F	REISSUE FOR ADP
2022-06-02	E	REISSUE FOR DP
2022-01-16	D	ISSUE FOR DP
2021-01-28	C	ISSUE FOR ADP
2020-09-29	B	ISSUE FOR REVIEW
2020-08-18	A	PRELIMINARY



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 CANADA V6V 3Z8
 T (604)284-5194 F (604)284-5131
 info@dfarchitecture.ca

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 SURREY, BC**

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CHECKED:	JESSE
SCALE:	
JOB NO.:	SUR 075
DATE:	03 NOV 2017
SHEET TITLE:	

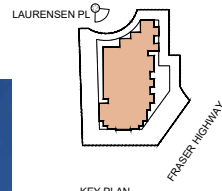
RENDERING

1 - VIEW - 1 FROM FRASER HWY

DRAWING NO.:	A-301	E
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NOTES:



KEY PLAN



NO.	DATE	DESCRIPTION
2022-11-30	F	REISSUE FOR ADP
2022-06-02	E	REISSUE FOR ADP
2022-01-16	D	ISSUE FOR DP
2021-01-28	C	ISSUE FOR ADP
2020-09-29	A	ISSUE FOR REVIEW
2020-08-19	A	PRELIMINARY



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 CANADA V6V 3Z9
 T (604)284-5194 F (604)284-5131
 info@dfarchitecture.ca

PROJECT:
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 SURREY, BC**

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DRAWN:	MS
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SCALE:	
JOB No.:	SUR-075
DATE:	03 NOV 2017
SHEET TITLE:	

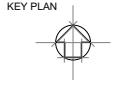
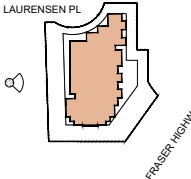
1 VIEW - 3 FROM LAURENSEN PL

RENDERINGS

DRAWING NO.:	A-303	E
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NOTES:



REV	DATE	DESCRIPTION
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C		
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2022-06-02	E	REISSUE FOR DP
2022-01-16	D	ISSUE FOR DP
2021-01-28	C	ISSUE FOR ADP
2020-09-29	A	ISSUE FOR REVIEW
2020-08-18	A	PRELIMINARY



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 T (604)284-5194 F (604)284-5131
 info@dfarchitecture.ca

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CHECKED:	JESSE
SCALE:	
DESIGNED:	
JOB No.:	SUR 075
DATE:	03 NOV 2017
SHEET TITLE:	

1 VIEW - 4 FROM LAURENSEN PLACE

RENDERINGS

DRAWING NO.:	A-304	E
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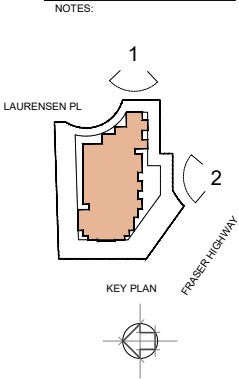
1 EAST ELEVATION (LAURENSEN PL)
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (FRASER HWY)
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: HARDIE SAIL CLOTH
2. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: HARDIE PEARL GRAY
3. SMOOTH FINISH HARDIE PANEL SIDING WITH CUSTOM FINISAL SYSTEM COLOR TO MATCH BENJAMIN MOORE: BLUE NOSE CC-800
4. CSI THIN BRICK SIZE: 2-5/8" X 9-5/8" COLOR: AMARO
5. 2X12 FASCIA BOARD PAINTED TO MATCH HARDIE COLOR
6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE PEARL GREY
7. CURTAIN WALL SYSTEM - SPANDREL GLASS WITH OPACI COATING (CARMINE RED)
8. SOLID CORE WOOD DOORS PAINTED TO MATCH WALNUT COLOR
9. POWDER COATED (COLOR TO MATCH BENJAMIN MOORE PEARL GREY) ALUMINUM RAILING WITH SAFETY GLASS (COLOR - CARMINE RED)
10. POWDER COATED (COLOR TO MATCH BENJAMIN MOORE PEARL GREY) ALUMINUM RAILING WITH SAFETY GLASS (COLOR TO MATCH BENJAMIN MOORE: BLUE NOSE CC-800)
11. METAL FLASHING COLOR TO MATCH HARDIE COLOR
12. 6" LONGBOARD WOOD GRAINS CHANNEL SIDING FLASHING OR EQUIVALENT COLOR: LIGHT CHERRY
13. GLASS AWNING
14. SANDELATED ARCHITECTURAL CONCRETE WITH REVEALS



NO.	DATE	DESCRIPTION
H		
C		
2022-11-30	F	REISSUE FOR ADP
2022-06-02	F	REISSUE FOR DP
2022-01-16	D	ISSUE FOR DP
2021-01-28	C	ISSUE FOR ADP
2020-09-29	A	ISSUE FOR REVIEW
2020-08-18	A	PRELIMINARY



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6V 3Z9
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
**RESIDENTIAL DEVELOPMENT
18503 - 18523 FRASER HWY
SURREY, BC**

CLIENT:
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18503 - 18523 FRASER HWY
SURREY, BC**

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DRAWN:	RL
CHECKED:	JESSE
SCALE:	
JOB No.:	SUR 075
DATE:	03 NOV 2017
SHEET TITLE:	

ELEVATION

DRAWING NO.:	A-306	F
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3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTES:

KEY PLAN

NO.	DATE	DESCRIPTION
H		
C		
2022-11-30	F	REISSUE FOR ADP
2022-06-02	F	REISSUE FOR ADP
2022-01-18	D	ISSUE FOR DP
2021-01-28	C	ISSUE FOR ADP
2020-09-29	A	ISSUE FOR REVIEW
2020-08-18	A	PRELIMINARY



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

- SCHEDULE OF FINISHES
- SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: HARDIE SAIL CLOTH
 - SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: HARDIE PEARL GRAY
 - SMOOTH FINISH HARDIE PANEL SIDING WITH CUSTOM T-REVEAL SYSTEM COLOR TO MATCH BENJAMIN MOORE: BLUE NOSE CC-800
 - CSI THIN BRICK SIZE: 2-5/8" X 3-5/8" COLOR: AMARO
 - 2"x12" FASCIA BOARD PAINTED TO MATCH HARDIE COLOR
 - PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE PEARL GREY
 - CURTAIN WALL SYSTEM - SPANDREL GLASS WITH OPACI COATING (CARMINE RED)
 - SOLID CORE WOOD DOORS PAINTED TO MATCH WALNUT COLOR
 - POWDER COATED (COLOR TO MATCH BENJAMIN MOORE PEARL GREY) ALUMINUM RAILING WITH SAFETY GLASS (COLOR - CARMINE RED)
 - POWDER COATED (COLOR TO MATCH BENJAMIN MOORE PEARL GREY) ALUMINUM RAILING WITH SAFETY GLASS (COLOR TO MATCH BENJAMIN MOORE: BLUE NOSE CC-800)
 - METAL FLASHING COLOR TO MATCH HARDIE COLOR
 - 6" LONGBOARD WOOD GRAINS CHANNEL SIDING FLASHING OR EQUIVALENT COLOR: LIGHT CHERRY
 - GLASS AWNING
 - SANDBLASTED ARCHITECTURAL CONCRETE WITH REVEALS



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RICHMOND, BRITISH COLUMBIA
CANADA V6V 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

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**RESIDENTIAL DEVELOPMENT
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CHECKED:	JESSE
SCALE:	
JOB No.:	SUR 075
DATE:	03 NOV 2017
SHEET TITLE:	

ELEVATION

DRAWING NO.:	A-307	F
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#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



0 m 2m 4m 6m

NO.	DATE	REVISION DESCRIPTION	DR.
1	27FEB2021	REVISE AS PER CITY COMMENTS	MB
2	10FEB2021	REVISE AS PER CITY COMMENTS	MB
3	10FEB2021	REVISE AS PER CITY COMMENTS	MB
4	05 NOV2020	ISSUED FOR ADP	MB
5	20 AUG2020	REVISE FOR CP	MB
6	10MAY2020	REVISE AS PER NEW SITE PLAN	MB
7	14FEB2020	ISSUE FOR CP	MB

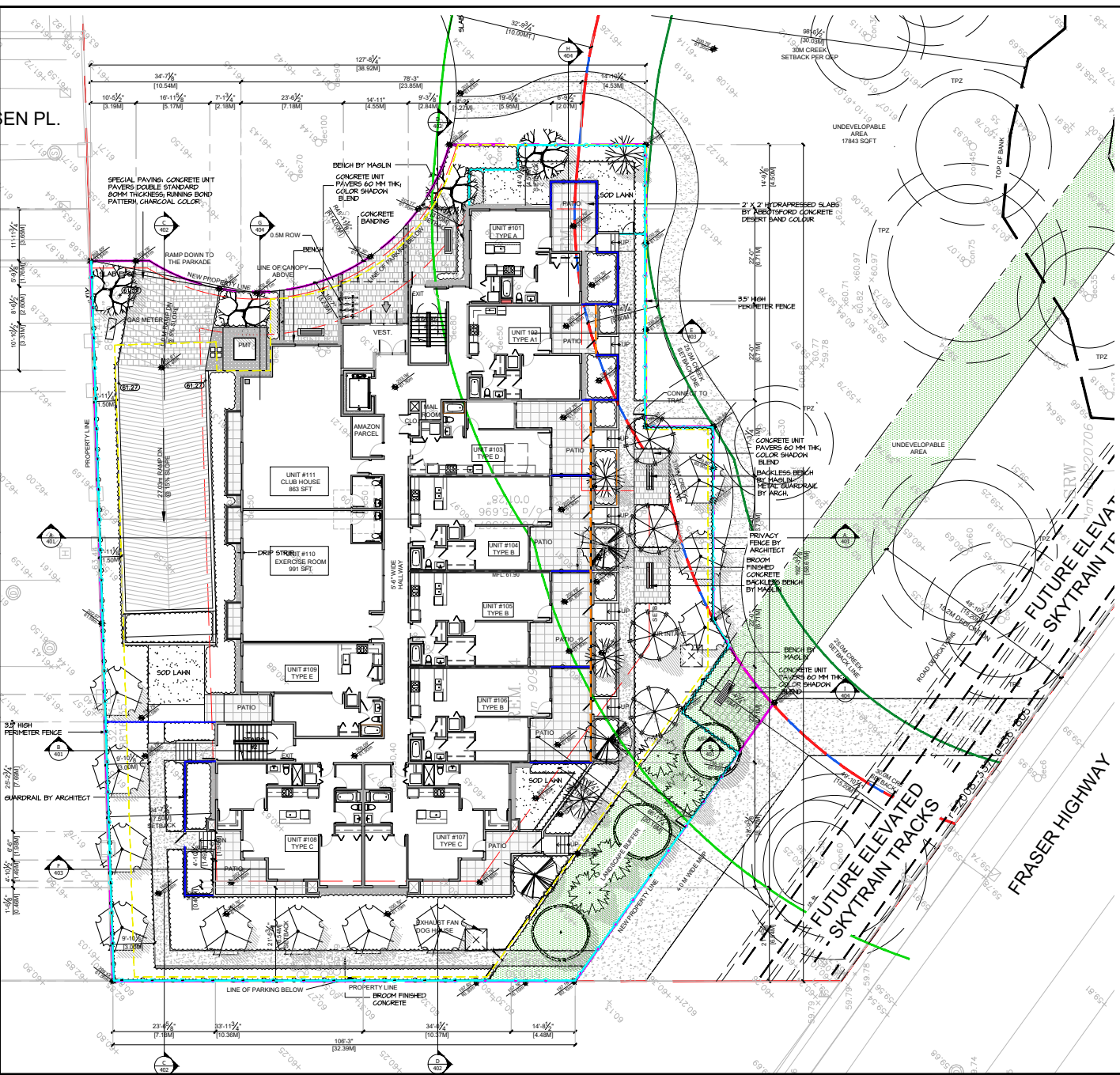
NO. DATE REVISION DESCRIPTION DR.
 SEAL:

PROJECT:
RESIDENTIAL DEVELOPMENT

18503-18523 Fraser Hwy
 SURREY, BC

DRAWING TITLE:
LAYOUT PLAN

DATE: 18 MAY 21 DRAWING NUMBER:
 SCALE: 3/32" = 1'-0"
 DRAWN BY:
 DESIGN BY:
 CHK'D: MM
L1
 OF 11



HARDSCAPE LEGEND

- 2' X 2' HYDRAPRESSED SLABS BY ABBOTSFORD CONCRETE, DESERT SAND COLOUR
- CONCRETE BANDING, DARKER GREY COLOR
- BROOM FINISHED CONCRETE WITH SAW CUT
- NORTHWEST LANDSCAPE SUPPLY AND STONE - DRAIN ROCK - BULK CLEAR CRUSHED GRAVEL 3/4"
- CONCRETE UNIT PAVERS 60 MM THK, COLOR SHADOW BLEND

FENCE LEGEND

- 42" GUARD RAIL PER ARCHITECT
- PRIVACY FENCE PER ARCHITECT
- 3.5' HIGH PERIMETER FENCE

EN PL.

3.0' HIGH PERIMETER FENCE

GUARDRAIL BY ARCHITECT

LINE OF PARKING BELOW PROPERTY LINE BROOM FINISHED CONCRETE

UNDEVELOPABLE AREA 17843 SOFT

2' X 2' HYDRAPRESSED SLABS BY ABBOTSFORD CONCRETE, DESERT SAND COLOUR

CONCRETE UNIT PAVERS 60 MM THK, COLOR SHADOW BLEND

BACKLESS BENCH BY MASLIN, METAL SANDRACK BY ARCH.

PRIVACY FENCE BY ARCHITECT

BENCH BY MASLIN

CONCRETE UNIT PAVERS 60 MM THK, COLOR SHADOW BLEND

UNDEVELOPABLE AREA

UNDEVELOPABLE AREA

FUTURE ELEVATED SKYTRAIN TRACKS

FRASER HIGHWAY

FUTURE ELEVATED SKYTRAIN TRACKS

UNDEVELOPABLE AREA 17843 SOFT

UNDEVELOPABLE AREA

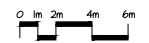
FUTURE ELEVATED SKYTRAIN TRACKS

FRASER HIGHWAY

FUTURE ELEVATED SKYTRAIN TRACKS



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
7	27FEB2023	REVISE AS PER CITY COMMENTS	GG
6	07FEB2023	REVISE AS PER CITY COMMENTS	GG
5	02DEC2022	REVISE AS PER CITY COMMENTS	GG
4	05NOV2022	ISSUED FOR ADP	GG
3	28AUG2022	REVISE FOR CP	GG
2	18MAY2022	REVISE AS PER NEW SITE PLAN	GG
1	04FEB2022	ISSUE FOR CP	GL/GB

SEAL:

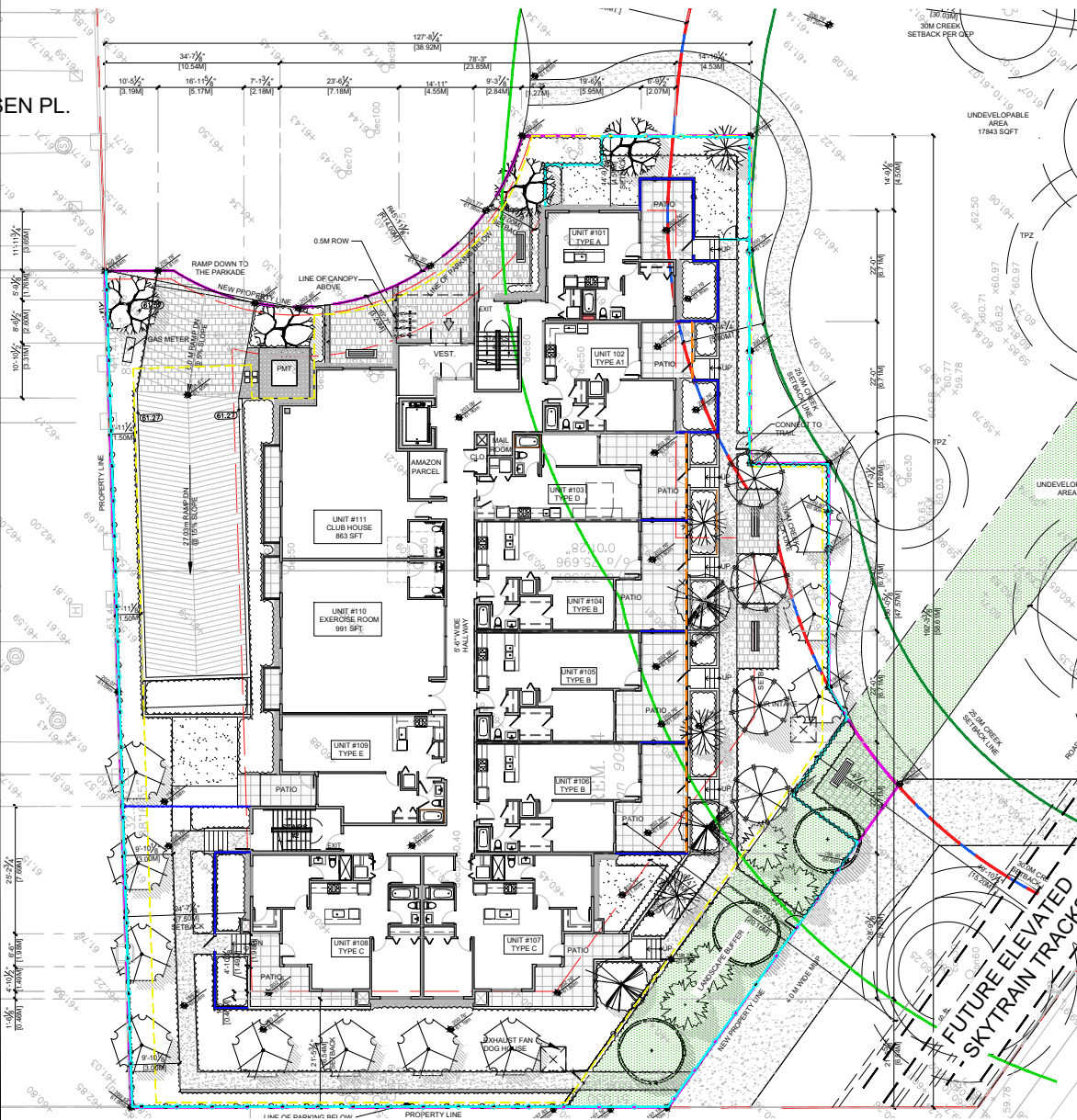
PROJECT:
RESIDENTIAL DEVELOPMENT

18503-18523 Fraser Hwy
 SURREY, BC

DRAWING TITLE:
TREE PLAN

DATE: 18MAY21	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	L2
DRAWN BY: DY	
DESIGN BY: DY	
CHK'D: MM	OF 11

EN PL.



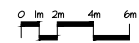
KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 19-038	PLANTED SIZE / REMARKS
TREE	4	ABIES FRASERI	FRASER FIR		40" HT; B&B
	11	ACER GRACIOLUM	VINE MAPLE		80" CAL; B&B
	3	ACER MACROPHYLLUM	BOLLEAF MAPLE		80" CAL; 12M STD; B&B
	4	AMELANCHIER G. 'NORDEN HILL'	NORDEN HILL 'SERVICEBERRY		50" CAL; B&B
	4	PICEA CHORONIA	SERBIAN SPRUCE		50" HT; B&B
	4	PRUNUS GONDIOTIA VAR. CONTORTA	SHORE PRUNE		3M HT; B&B
	4	SYZYGIUM JAPONICUM	JAPANESE SPANDELL		80" CAL; 12M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1	10/20/22	ISSUE FOR DP	GL/SP
2	10/25/22	REVISE AS PER NEW SITE PLAN	GL/SP
3	10/26/22	RE-ISSUE FOR DP	GL/SP
4	10/26/22	ISSUED FOR ADP	GL/SP
5	10/26/22	REVISE AS PER CITY COMMENTS	GL/SP
6	10/26/22	REVISE AS PER CITY COMMENTS	GL/SP
7	10/26/22	REVISE AS PER CITY COMMENTS	GL/SP

NO. DATE REVISION DESCRIPTION DR.
 SEAL:

PROJECT:
RESIDENTIAL DEVELOPMENT

18503-18523 Fraser Hwy
 SURREY, BC

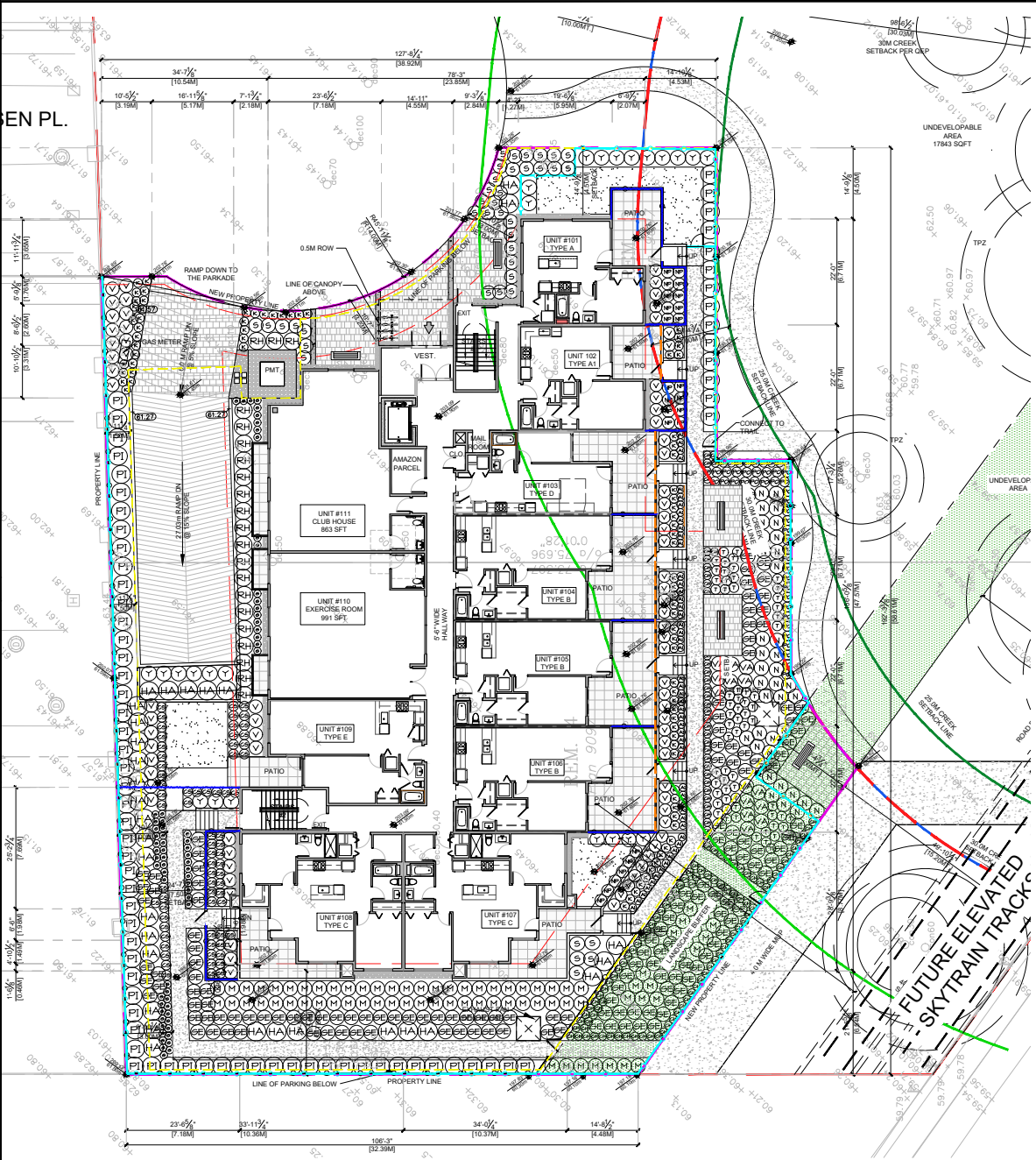
DRAWING TITLE:
SHRUB PLAN

DATE: 10/24/21 DRAWING NUMBER:
 SCALE: 3/32" = 1'-0"
 DRAWN BY:
 DESIGN BY:
 CHECKED BY: MIM
L3
 OF 11

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
HA	21	HYDRANGEA PANGULATA 'GRANDIFLORA'	SIKONHILL HYDRANGEA	#3 POT, 60CM
HP	24	MANISIA AQUILEGUM	OREGON GRAPE	#2 POT, 40CM
NP	24	MANDRA DOMESTICA FIREPOKER	FIREPOKER MANDRA	#2 POT, 40CM
PL	14	PRUNUS LAURO-CRASUS OTTO LYPTEN	OTTO LYPTEN LAUREL	#3 POT, 60CM
RBH	2	RHOISODENDRON 'SCARLET MONARCH'	RHOISODENDRON 'SCARLET MONARCH'	#3 POT, 60CM
S	40	SPIRAEA X BIMALDA 'ANTHONY WATERER'	SPIRAEA	#2 POT, 40CM
T	24	TAXUS X MEDIA 'HICKS'	HICKS' YEW	#3 POT, 60CM
VA	14	VACCINIUM OVATUM	EVERGREEN Huckleberry	#2 POT, 40CM
V	18	VERBENUM DAVIDII	DAVID'S VERBENUM	#2 POT, 40CM
GS	60	HAKONEGLA MAGRA 'ALL GOLD'	JAPANESE FOREST GRASS	#1 POT, 20CM
PERENNIAL				
T	64	ACHILLEA MILEFOLIUM	YARROW	#1 POT, 20CM
E	60	HEUCHERA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	#1 POT, 20CM
N	21	LUPINUS POLYPTILLIS	BOLDUP LUPINE	#2 POT, 40CM
R	80	ROSEOGA FULGIDA VAR SILLIVANTII 'GOLDSTARRY'	ROSEOGA	#1 POT, 20CM
GC				
AI	51	ARCTOSTAPHYLOS UVA-URSI	KINKRINKK	#1 POT, 20CM
GI	184	CORNUS CANADENSIS	BANGBERRY	#1 POT, 20CM
GE	56	GAILTHERIA SHALLON	SALAL	#2 POT, 40CM
PO	36	POLYSTICHUM MERTENSII	WESTERN SHARD FERN	#1 POT, 20CM

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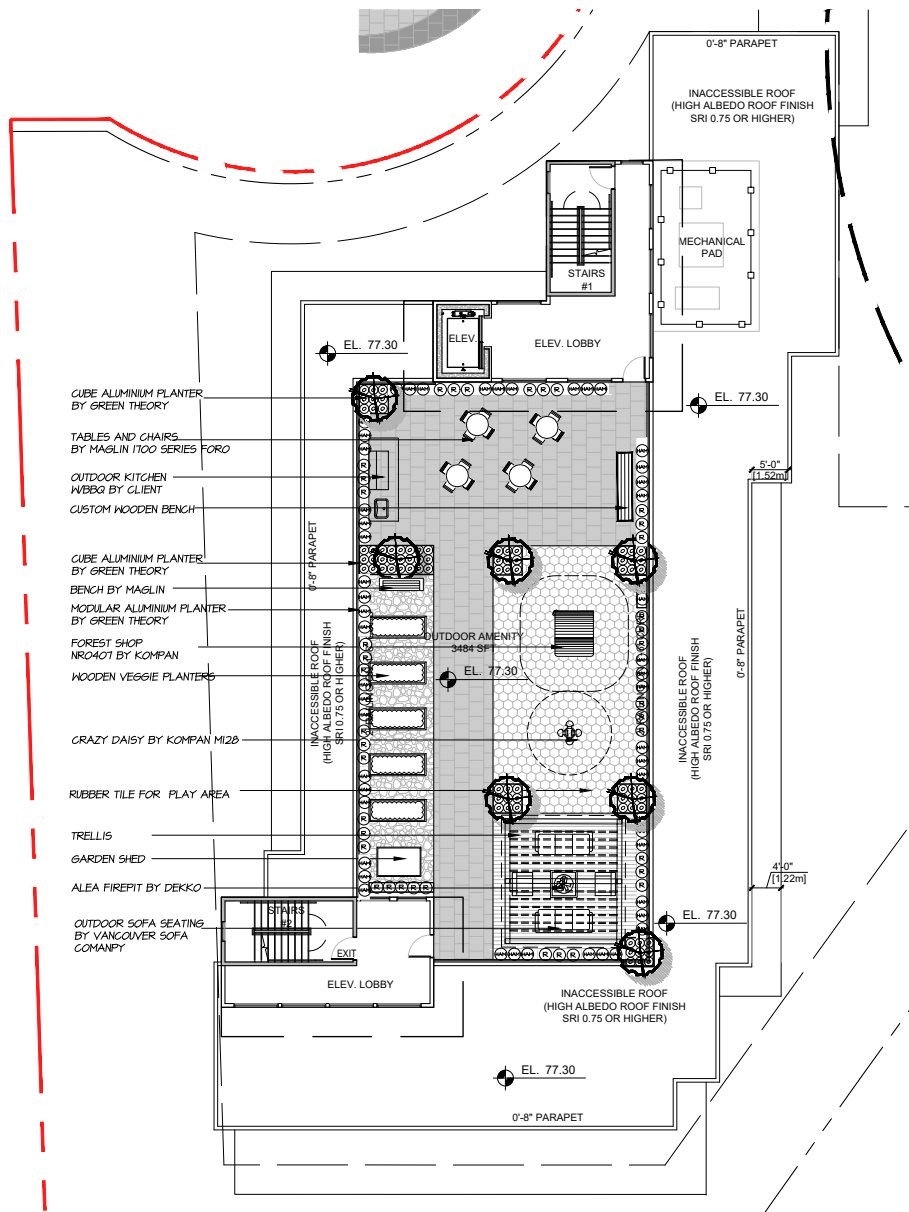
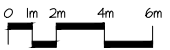
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



EN PL.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



CUBE ALUMINIUM PLANTER
BY GREEN THEORY

TABLES AND CHAIRS
BY MAGLIN T100 SERIES FORD

OUTDOOR KITCHEN
WBBQ BY CLIENT

CUSTOM WOODEN BENCH

CUBE ALUMINIUM PLANTER
BY GREEN THEORY

BENCH BY MAGLIN

MODULAR ALUMINIUM PLANTER
BY GREEN THEORY

FOREST SHOP
NRCHOT BY KOMPAN

WOODEN VEGGIE PLANTERS

CRAZY DAISY BY KOMPAN M120

RUBBER TILE FOR PLAY AREA

TRELLIS

GARDEN SHED

ALEA FIREPIT BY DEKKO

OUTDOOR SOFA SEATING
BY VANCOUVER SOFA
COMPANY

HARDSCAPE LEGEND

- PORCELAIN PAVERS BY ABBOTSFORD CONCRETE
- ARCTIC MIST COLOUR
- WOODEN DECK
- RUBBER TILE
- PEA GRAVEL

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / #/REVISION NUMBER
1	CORNUS EDDIES WHITE HONKER	WHITE HONKER DOGWOOD	50# CAL STD FORK, B&B
52	FENISTEM ALOPECUROIDES HAMLEN'	DWARF FOUNTAIN GRASS	#1 POT
10	OPHROSPON JAPONICUS	MONDO GRASS	15# POT
30	RUEDECKIA FULGIDA VAR SILLIVANTII	SOLDS'N'RUEDECKIA	#1 POT
30	RUEDECKIA FULGIDA VAR SILLIVANTII	SOLDS'N'RUEDECKIA	#1 POT

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NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
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5			
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9			
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PROJECT:
RESIDENTIAL DEVELOPMENT

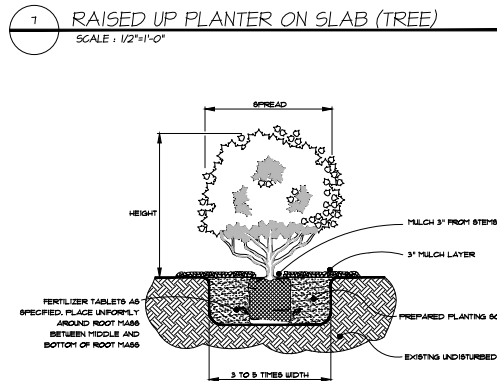
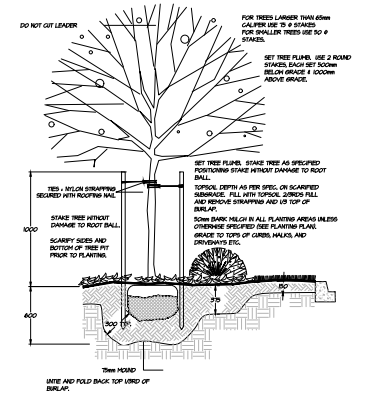
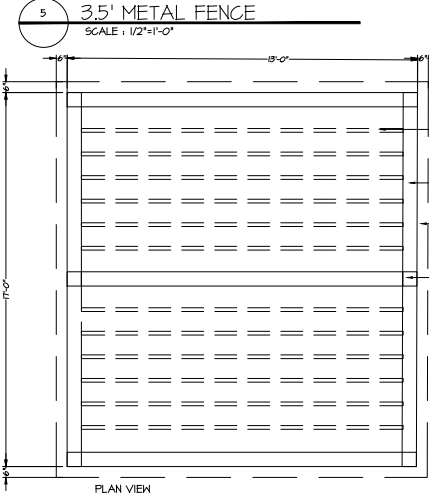
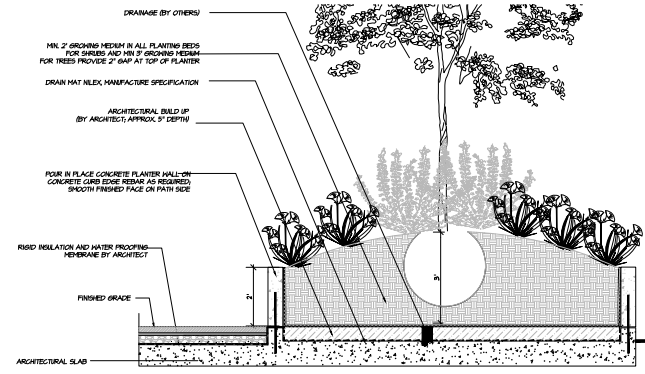
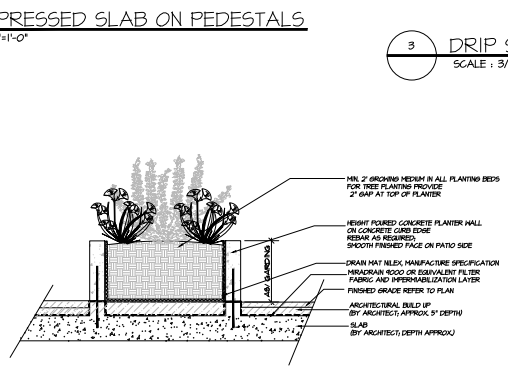
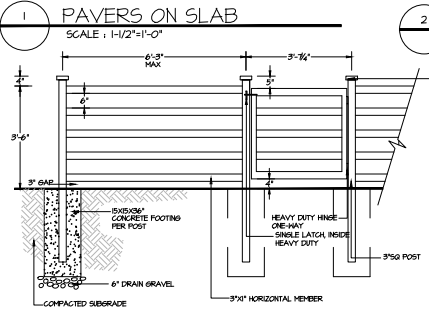
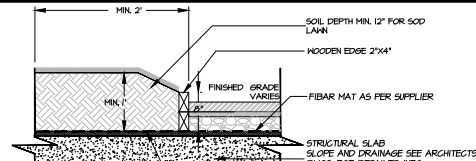
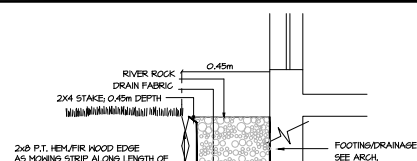
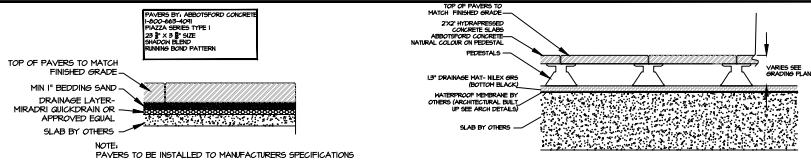
18503-18523 Fraser Hwy
SURREY, BC

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ROOFTOP PLAN

DATE: 22.JAN.27
SCALE: 1/8" = 1'-0"
DRAWN BY: [Blank]
DESIGN BY: [Blank]
CHKD: MIM

DRAWING NUMBER:
L6

PROJECT NUMBER:
19-039



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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
7	17 FEB 2021	REVISE AS PER CITY COMMENTS	GB
6	17 FEB 2021	REVISE AS PER CITY COMMENTS	GB
5	16 DEC 2020	REVISE AS PER CITY COMMENTS	GB
4	12 NOV 2020	ISSUED FOR ACP	GB
3	20 JUN 2020	REVISE FOR CP	GB
2	18 JUN 2020	REVISE AS PER NEW SITE PLAN	GB
1	14 FEB 2020	ISSUE FOR CP	GB/GB

SEAL:

PROJECT:
RESIDENTIAL DEVELOPMENT

18503-18523 Fraser Hwy
SURREY, BC

DRAWING TITLE:
LANDSCAPE DETAILS 1

DATE: 18 MAY 21
SCALE: VARIES
DRAWN: DT
DESIGN: DT
CHK'D: MTM
M2LA PROJECT NUMBER: 18-038

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

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

DATE: **February 28, 2023** PROJECT FILE: **7818-0092-00**

RE: **Engineering Requirements
Location: 18503 & 18523 Fraser Hwy**

NCP AMENDMENT

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

The applicant is required to complete a sanitary sewer capacity analysis downstream of the subject application due to the proposed Land use plan amendment which will result in increased population and subsequent sanitary demand. The applicant will be required to resolve any downstream pipe capacity constraints.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 15.2 m along Fraser Highway as a City lot;
- Dedicate 14.0 m radius cul-de-sac bulb on Laurensen Place; and
- Register 0.5 m statutory right-of-way along Fraser Highway and Laurensen Place.

Works and Services

- Construct 4.0 m multi-use pathway along Fraser Highway;
- Construct cul-de-sac to 11.0 m radius, and 7.3 m letdown to Laruensen Place;
- Construct adequately-sized service connections (drainage, sanitary, and water), complete with inspection chambers, and water meter, to service the site. Abandonment of surplus connection(s), if any, is also required;
- Construct 300 mm water main along south property line on Fraser Highway;
- Construct minimum 250 mm sanitary sewer to meet frontage requirements.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

APPENDIX III



Department: **Planning and Demographics**
 Date: **February 14, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:
 Application #: **18 0092 00**

The proposed development of **57** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	8
---	---

Projected Number of Students From This Development In:	
Elementary School =	5
Secondary School =	2
Total Students =	7

Current Enrolment and Capacities:	
Regent Road Elementary	
Enrolment	299
Operating Capacity	612
# of Portables	0
Ecole Salish Secondary	
Enrolment	1381
Operating Capacity	1500
# of Portables	0

Summary of Impact and Commentary

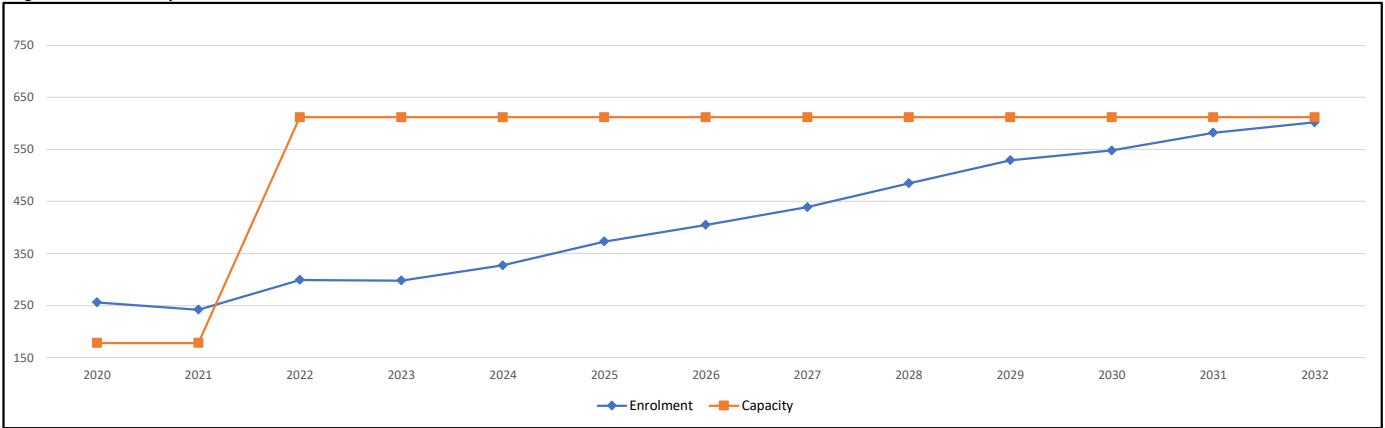
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

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.

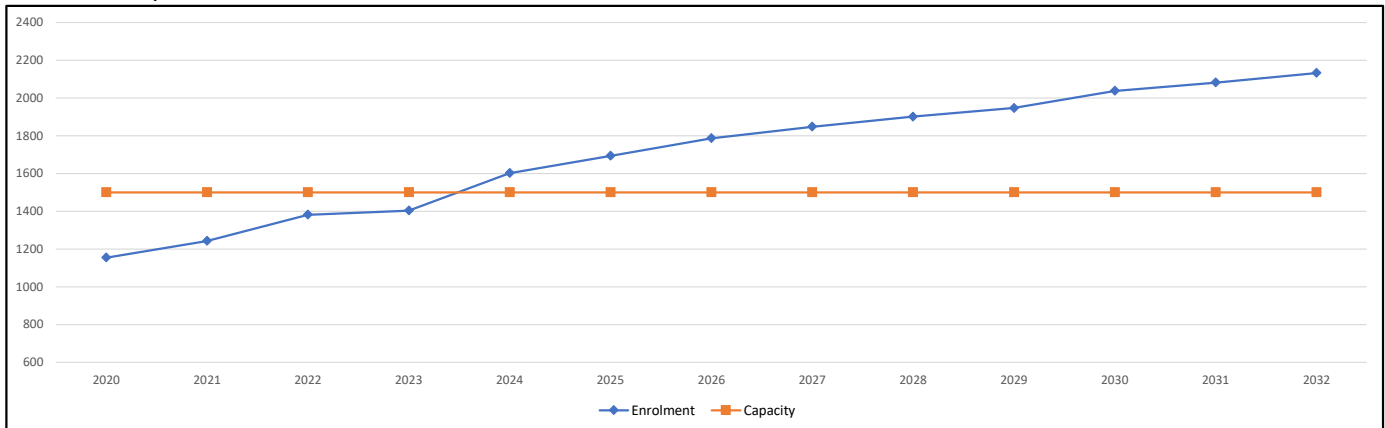
However, the enrolment projections in the chart assumes that the neighbourhood will develop in accordance with the approved NCP and does not include any potential increases to housing density and population made by the City to support the SkyTrain in the future or as a result of bonus density supported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



Ecole Salish Secondary



Population : The projected population of children aged 0-17 impacted by the development.
Enrolment : The number of students projected to attend the Surrey School District ONLY.

APPENDIX IV

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 18-0092-00

Address: 18503 / 18523-Fraser Highway

Registered Arborist: Jeff Ross #PN-7991A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	46
Protected Trees to be Removed	25
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	21
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 10 X one (1) = <u>10</u> - All other Trees Requiring 2 to 1 Replacement Ratio 15 X two (2) = <u>30</u>	40
Replacement Trees Proposed	33
Replacement Trees in Deficit	7
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas (8-29cm diameter in northern 10m)]	3

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

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist:	Date: January 18, 2021



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

18503 18523
 FRASER HIGHWAY
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	DEC06/17	MK	SITE PLAN
2	JAN18/18	MK	SITE AND GRADING PLAN
3	FEB20/18	MK	SITE AND GRADING PLAN
4	MAR01/18	MK	REVISED SITE PLAN
5	JULY13/18	SL	ADDITIONAL TREES
6	AUG27/18	MK	REVISED SITE PLAN
7	MAR29/19	SL	REVISED SITE PLAN
8	JAN15/21	MK	REVISED SITE PLAN
9	JAN18/21	MK	REVISED GRADING PLAN

NOTE: REASSESS ALL RETAINED TREES IN CONJUNCTION WITH FINAL DEVELOPMENT PLANS.

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

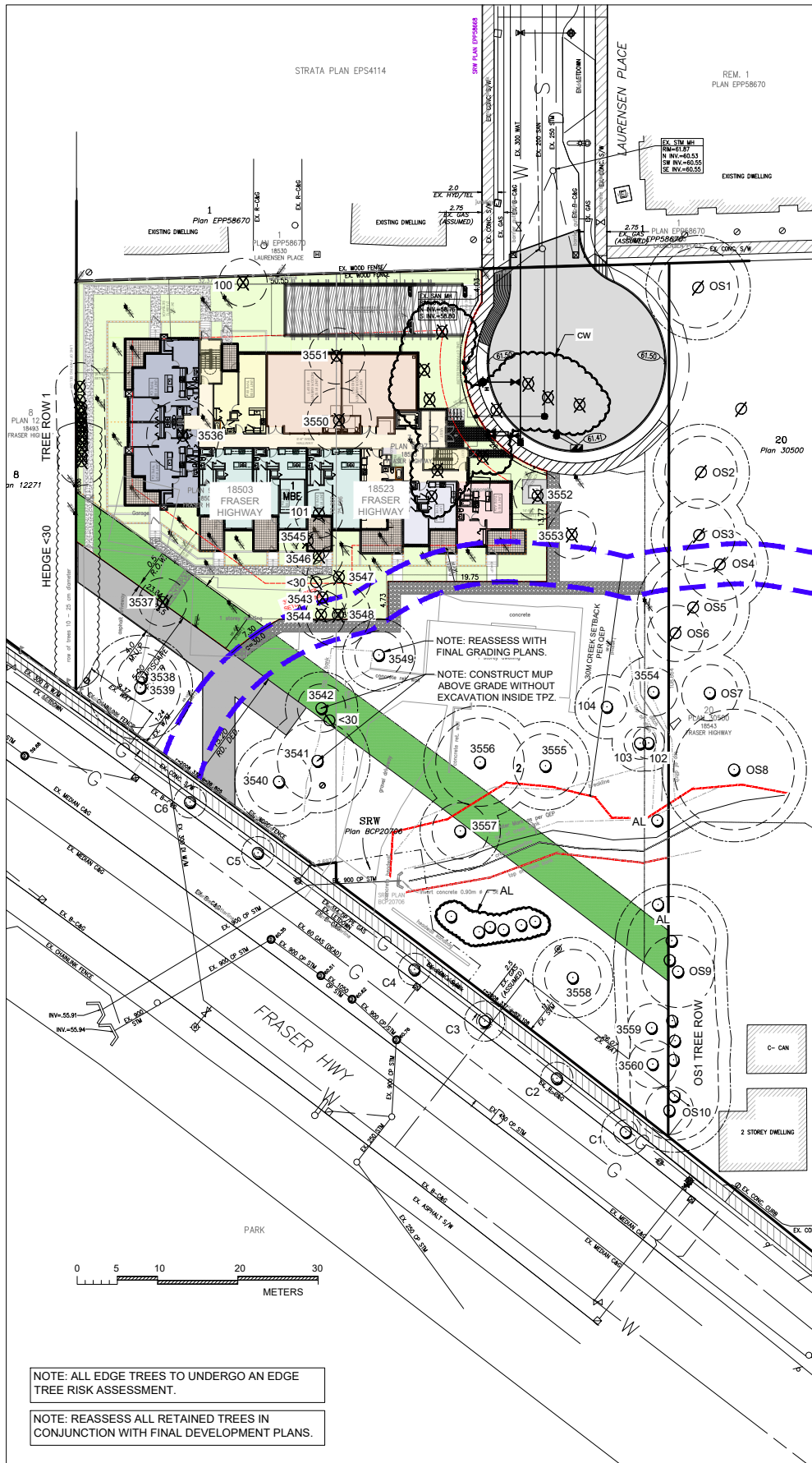
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DRAWN
 MK

SCALE
 AS SHOWN

DATE
 NOVEMBER 22, 2017

T - 1
 SHEET 1 OF 2



LEGEND

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		1.5m NO EXCAVATION OFFSET
	NON-BY-LAW TREE		REMOVAL FOR HAZARD ABATEMENT / CONSTRUCTION MAY BE REQUIRED. REASSESS WITH FINAL CONSTRUCTION DETAILS

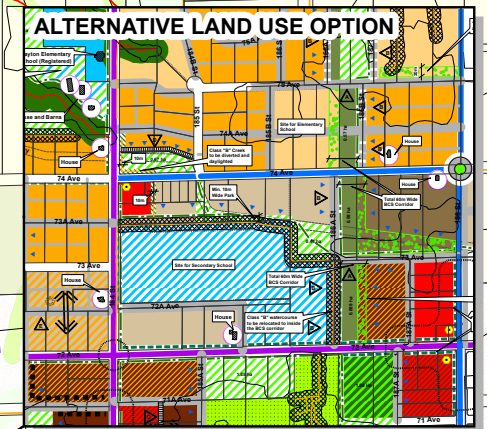
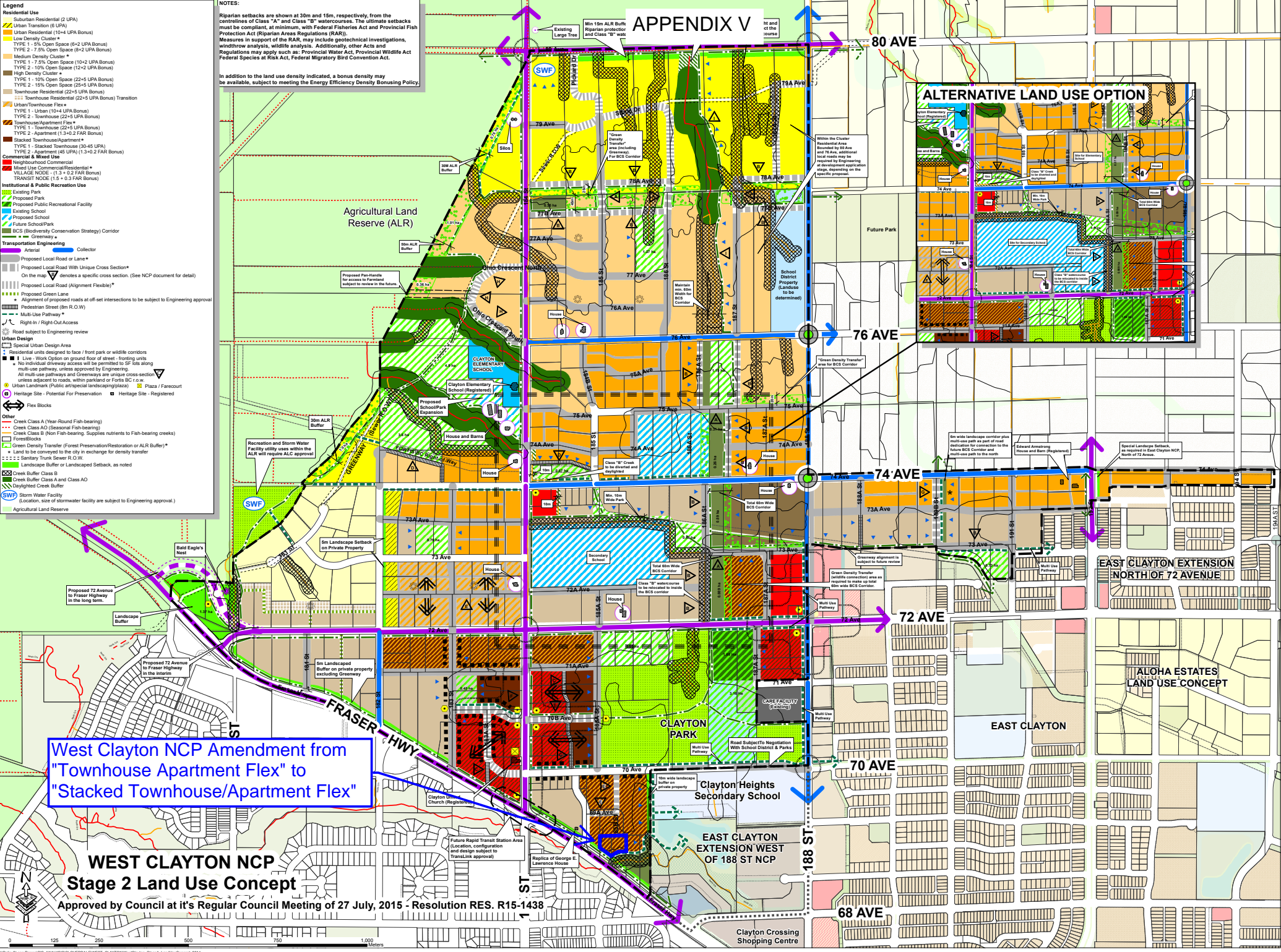
APPENDIX V

- Legend**
- Residential Use**
- Urban Residential (2 UPA)
 - Urban Transition (6 UPA)
 - Urban Residential (10+4 UPA Bonus)
 - Low Density Cluster
 - TYPE 1 - 5% Open Space (6+2 UPA Bonus)
 - TYPE 2 - 5% Open Space (12+2 UPA Bonus)
 - Medium Density Cluster *
 - TYPE 1 - 7.5% Open Space (10+2 UPA Bonus)
 - TYPE 2 - 10% Open Space (12+2 UPA Bonus)
 - High Density Cluster *
 - TYPE 1 - 10% Open Space (12+4 UPA Bonus)
 - TYPE 2 - 15% Open Space (25+4 UPA Bonus)
 - Townhouse Residential (22+4 UPA Bonus)
 - Townhouse Residential (22+4 UPA Bonus) Transition
 - Urban/Townhouse Flex *
 - TYPE 1 - Urban (10+4 UPA Bonus)
 - TYPE 2 - Townhouse (22+4 UPA Bonus)
 - Townhouse/Apartment Flex *
 - TYPE 1 - Townhouse (22+4 UPA Bonus)
 - TYPE 2 - Apartment (1.3+0.2 FAR Bonus)
 - Stacked Townhouse/Apartment *
 - TYPE 1 - Stacked Townhouse (20+45 UPA)
 - TYPE 2 - Apartment (45 UPA) (1.3+0.2 FAR Bonus)
- Commercial & Mixed Use**
- Neighbourhood Commercial
 - Mixed Use Commercial/Residential
 - VILLAGE NODE - (1.3 + 0.2 FAR Bonus)
 - TRANSIT NODE (1.5 + 0.3 FAR Bonus)
- Institutional & Public Recreation Use**
- Existing Park
 - Proposed Park
 - Proposed Public Recreational Facility
 - Existing School
 - Proposed School
 - Future School Park
 - BCS (Biodiversity Conservation Strategy) Corridor
 - Greenway
 - Transportation Engineering
 - Arterial
 - Collector
- Other**
- Proposed Local Road or Lane *
 - Proposed Local Road With Unique Cross Section*
 - Proposed Local Road (Alignment Flexible)*
 - Proposed Green Lane *
 - Alignment of proposed roads at off set intersections to be subject to Engineering approval
 - Pedestrian Street (8m R.O.W)
 - Multi-Use Pathway *
 - Right In / Right Out Access
 - Road subject to Engineering review
 - Urban Design
 - Special Urban Design Area
 - Residential units designed to face / front park or wildlife corridors
 - 1. Live - Work Option on ground floor of street - fronting units
 - No individual driveway access will be permitted to SF site along multi-use pathway, unless approved by Engineering.
 - All multi-use pathways and Greenways are unique cross section unless adjacent to roads, within parkland or Fortis BIC (i.e. Urban Landmark (Public art/special landscaping/plaza) / Plaza / Faircourt
 - Heritage Site - Potential For Preservation
 - Heritage Site - Registered
 - Flex Blocks
 - Creek Class A (Near-Round Fish-bearing)
 - Creek Class AO (Seasonal Fish-bearing)
 - Creek Class B (Non Fish-bearing. Supplies nutrients to Fish-bearing creeks)
 - Forest/Blocks
 - Green Density Transfer (Forest Preservation/Restoration or ALR Buffer)*
 - Land to be conveyed to the city in exchange for density transfer
 - Sanitary Trunk Sewer R.O.W.
 - Landscape Buffer or Landscaped Setback, as noted
 - Creek Buffer Class B
 - Creek Buffer Class A and Class AO
 - Daylighted Creek Buffer
 - Storm Water Facility
 - Location, size of stormwater facility are subject to Engineering approval.)
 - Agricultural Land Reserve

NOTES:

Riparian setbacks are shown at 30m and 15m, respectively, from the centrelines of Class "A" and Class "B" watercourses. The ultimate setbacks must be compliant, at minimum, with Federal Fisheries Act and Provincial Fish Protection Act (Riparian Areas Regulations (RAR)). Measures in support of the RAR, may include geotechnical investigations, windthrow analysis, wildlife analysis. Additionally, other Acts and Regulations may apply such as: Provincial Water Act, Provincial Wildlife Act Federal Species at Risk Act, Federal Migratory Bird Convention Act.

In addition to the land use density indicated, a bonus density may be available, subject to meeting the Energy Efficiency Density Bonus Policy.



West Clayton NCP Amendment from "Townhouse Apartment Flex" to "Stacked Townhouse/Apartment Flex"

WEST CLAYTON NCP Stage 2 Land Use Concept

Approved by Council at it's Regular Council Meeting of 27 July, 2015 - Resolution RES. R15-1438

Advisory Design Panel Minutes

Location: Virtual
THURSDAY, DECEMBER 15, 2022
Time: 3:00 p.m.

Present:**Panel Members:**

E. Kearns, Chair
J. Azizi
N. Couttie
M. Heeney
S. MacRae
J. Packer
M. Patterson

Guests:

Kunwar Bir Singh, Alvair Development Ltd.
Jessie Arora, Architect AIBC, DF Architecture
Dave Jerke, van der Zalm and Associates Landscape Architecture
Luc Gosselin, Whitetail Homes
Steve Bartok, Architect AIBC, Keystone Architecture & Planning Ltd.
Meredith Mitchell, M2 Landscape Architecture
Zubin Billimoria, Architect AIBC, DF Architecture
Qing Li, M2 Landscape Architecture
Andressa Linhares, Architect AIBC, Keystone Architecture & Planning Ltd.

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Maleknia, Urban Design Planner
S. Meng, Administrative Assistant

A. RECEIPT OF MINUTES

It was Moved by N. Couttie
Seconded by M. Heeney
That the minutes of the Advisory Design Panel
meeting of December 1, 2022 be received.
Carried

RESUBMISSIONS**3. 5:25 p.m.**

File No.: 7918-0092-00
New or Resubmit: Resubmit
Last Submission Date: October 18, 2018
Description: NCP amendment, Rezoning and Development Permit for a 5-storey, 57-unit apartment building with 2 levels of underground parking and a 6th storey amenity area.
Address: 18503 and 18523 Fraser Highway
Developer: Lion Estate Construction Ltd.
Architect: Jessie Arora, Architect AIBC, DF Architecture
Landscape Architect: Meredith Mitchell, M2 Landscape Architecture
Planner: Leita Martin
Urban Design Planner: Nathan Chow

The Urban Design Planner advised that the project is a returning item due to significant changes in the site's buildable area, and the resulting building design. He advised that staff generally support the project's use, form and density.

The Panel was asked to comment on the overall site planning, overall landscape concept, and public realm interfaces. Comment was also requested on the interfaces to the Park trail that runs along the site's south and east, and the proposed SkyTrain on Fraser Highway.

The Project Architect presented an overview of the site planning, streetscapes, and building concept.

The Landscape Architect presented an overview of the general concept for the Landscape design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by M. Heeney
Seconded by J. Packer
That the Advisory Design Panel (ADP)

SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and recommend that the landscaping submission return to staff for further development.

Carried

The Panel supported the project in general in terms of overall site, orientation, unit planning, and parking. In addition, the Panel also found the rear patios provide comfortable space to residents and the roof top amenity to be a great addition. However, the Panel recommends further design development in colour and material palette. They also expressed concerns related to CPTED issues for unit patios on the south side of the pathway.

Key Points

- Consider simplifying colours, window patterns and material palette and softening the colours. **The material palette has been simplified. The primary materials are sail cloth hardie panels, blue nose hardie panels for the frames, gray colour hardie panels. The red wine tone and longboard is limited to window patterns and has been made consistent to reduce varied designs.**
- Further consider material compositions and verticality and horizontality around the building. **As mentioned above, the material composition has been simplified and the windows are made more consistent.**
- Reconsider material of stair element on front (east) elevation. **As recommended, the stair element on front elevations has been replaced with brick to show a more consistent language. See page A-306.**
- Consider using future climate files to inform design, for building resiliency. **We will create an energy model considering future climate at the BP stage.**
- Reconsider programming on the roof deck. **Rooftop amenity has been redesigned to include more programming. Refer to L6.**
- Carefully consider south path as currently it seems isolated and a possible CPTED concern. **The design of the southern path has been revised based on discussion with Parks.**

Site

- Reconsider the location of the entry lobby and vestibule of the building. **Given the limited frontage along the cul-de-sac, relocation is not possible. Current placement of the lobby would give a primary importance.**
- Reconsider the location of unit #101 Type A at the side of the entry. It is surrounded by the gas meter on the east side. **Gas metre has been relocated next to the garage ramp. This will not impede on the view from unit #101. See page A-101.**
- Consider the possibility for connected indoor and outdoor amenity spaces for more useability of both. **Small patios were introduced at the indoor amenity to give it an additional outdoor space.**
- Carefully consider how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings. **Bike lockers have been relocated to P1, as recommended. See page A-200.**
- Consider opportunities to emulate the P2 bike access on P1 if possible. **Relocated, as above.**

Form and Character

- Consider softening the part of building mass facing the entry plaza to benefit the form of the building. **Building masing facing the entry plaza has been softened by replacing the longboard with an earthy tone brick to no only reduce and simplify the materials used, but also to create a softened element look for the building.**
- Reconsider the location of the stairwell as it is not a space to be highlighted in the overall mass of the building and crowds the entrance. **The staircase cannot be relocated given the code regulations of the building. Stairwell next to the entry has been visually softened.**
- Reconsider the design development of the stair material and windows as they do not match with the rest of the building to make it less congruous. **The material used externally at the stairwell are now consistent to the bottom of the building (i.e. brick).**
- Consider adding glazing to stairwells on the ground floor to encourage their use. **There is glazing provided throughout the stairwell to introduce light within and encourage stair use.**
- Consider similar window treatment at front (east) elevation next to entry for Levels 1-4. **The window treatment at front elevation next to the entry for level 1-4 has been updated to be consistent in language.**
- Consider lining up the windows as the window sizes do not match. **Noted. Windows have been updated to match each other. See page A-306.**
- The coloured window frames are a key element of the attractive exterior elevations. However, these are sometimes dropped later due to cost issues, and this would drastically change the look of the building. It is important that the City obtain some form of firm commitment that they will be retained. Otherwise, the applicant should provide alternative elevations to the ADP, so the actual design can be assessed. **The colour has been specified as integral black in colour so the material does not detrimental in colour.**
- Reconsider the colour palette of the building as it is not easy to relate the

bluish/grayish colour of the features to the rest. It also does not create a strong contrast. The expression is confused at the front façade, main entrance. **The colour palette of the building has been simplified to address this concern.**

Landscape

- Consider a more rectilinear paving approach for the entry plaza. **The entry plaza has been updated. Refer to L1.**
- Consider providing planted separation between paved entry area and unit windows to the south. **Planting bed has been provided between the unit and entry plaza. Refer to L1.**
- Consider enlarging patios where possible as there are a few units around the project where the patios are a bit constrained. **The patios have been reviewed but due to the site constraints they have been retained as is.**
- Consider making some of the small lawn areas paving or planting areas. **The small lawn areas have been converted to planting. Refer to L1 & L3.**
- Consider extending the small patio of unit 109 to the west. Also consider defining their yard to acknowledge ownership of the small patch of lawn. **The patio for unit 109 has been extended and fence with gate has been added to the yard. Refer to L1.**
- Reconsider programming organization for the design development of the roof top amenity. **Rooftop amenity has been redesigned to include more programming. Refer to L6.**

CPTED

- Consider adjusting patios of units on south side to extend the pathway connection to the MUP and the large area of planting along the south edge to provide some overlook or consider corridor connection to the south to use this space as exterior amenity. **The patio design is kept to be consistent in nature and provide more communal space for the development by increasing the landscape area.**

Sustainability

- Consider an acoustic treatment in place to mitigate the future Skytrain noise. This may include providing air conditioning to allow windows to stay closed in the summer. **An acoustic report/study will be provided at BP stage.**
- Consider energy modelling to inform design process and consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future. **Energy modelling will be provided at the BP stage.**
- Consider high quality bike amenities including good wayfinding for bicyclists, automatic door operators to ease entry and exit, ample room for cargo bikes and trailers, and electric bike charging. **Doors within the bike path/access from lockers to the main level would be equipped with automatic door operators. Also, a bike repair space is provided.**
- Consider how to encourage waste management with three stream systems in suites, central recycling rooms that are well lit, include sorting tables, and pictograms to address language barriers. **Based on City of Surrey requirements the garbage room would be using a 3 stream recycling method.**

Accessibility

- No specific issues were identified.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

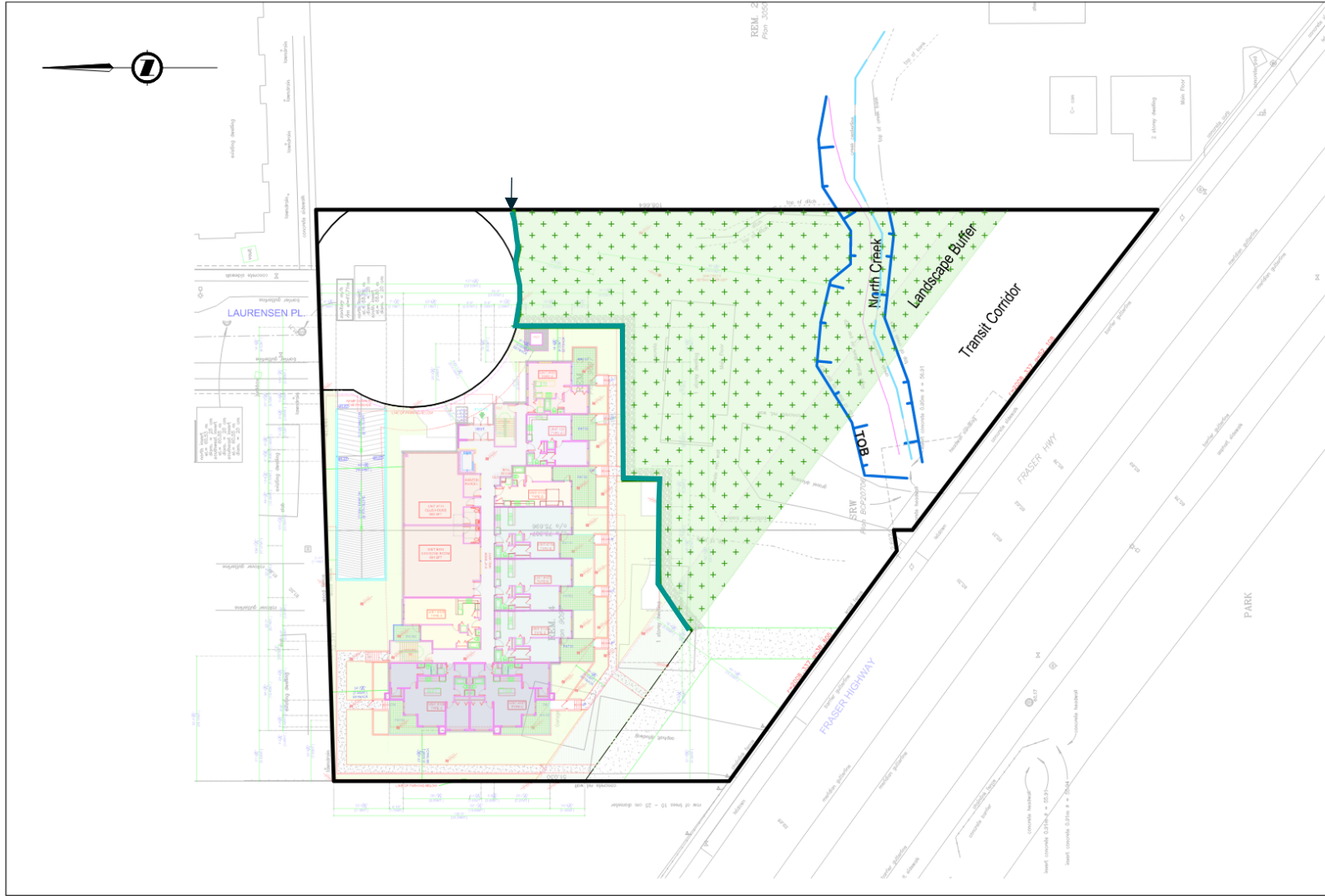
The next Advisory Design Panel is scheduled for Thursday, January 12, 2023.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:57 p.m.

Jennifer Ficocelli, City Clerk

E. Kearns, Chairperson



- ### LEGEND
- Site
 - Proposed Site
 - Streamside Protection Area
 - Biodiversity Area -Proposed
 - Creek Top-of-Bank

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2021.01.17	0	Drawing created	CM
2022.05.25	1	Revised biodiversity boundary & area	CM

FIGURE
SPA & Biodiversity
 18503 / 18523 Fraser Highway
 Surrey, BC

DATE: May 25, 2022
 PREPARED FOR: Lion Estate Construction Ltd.
 SCALE: 1 : 500 @ 11" X 17"
 MCSL PROJECT: 2111-05358-00
 MUN. PROJECT: Unassigned

McElhanney
 Consulting Services Ltd.
 Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
 Tel 604 596 0091 - Fax 604 594 5050

Figure 3. City of Surrey Cosmos mapping of the Biodiversity GIN as mapped on the development site and the additional biodiversity area provided by the flex in the SPA. The proposed SPA area and boundary is shown.

DATE: 2022.05.25 10:58 AM File: M:\P\2111-05358-00\2111-05358-00-111-001-001.dwg Plotter: HP DesignJet T1100PS Color Plotter

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