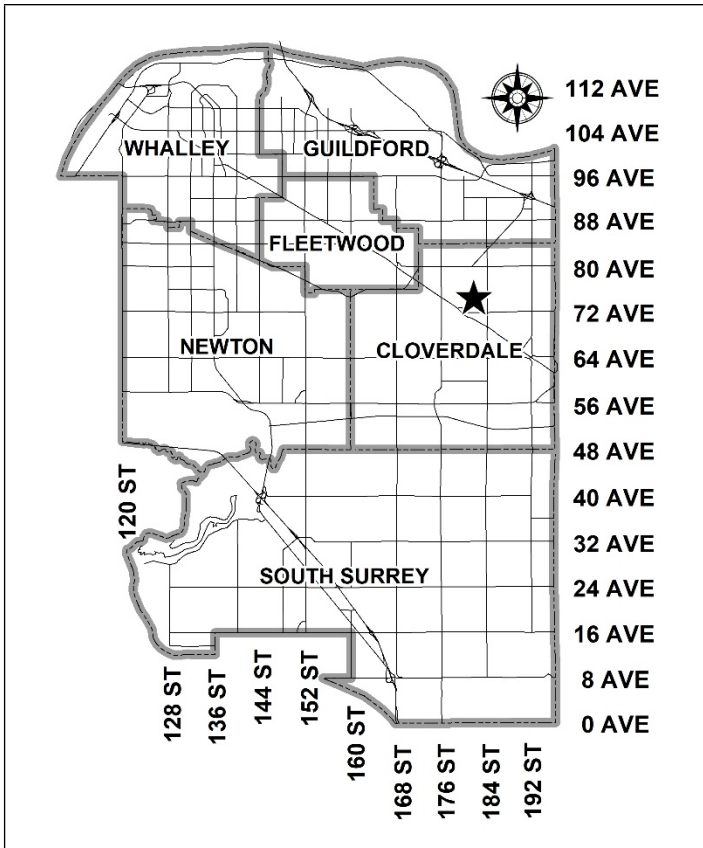


City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7918-0138-00
 Planning Report Date: January 15, 2024



PROPOSAL:

- **NCP Amendment** from 'Low Density Cluster' to 'Medium Density Cluster'.
- **Rezoning** from A-1 to CD (based on RM-30)
- **Development Permit**

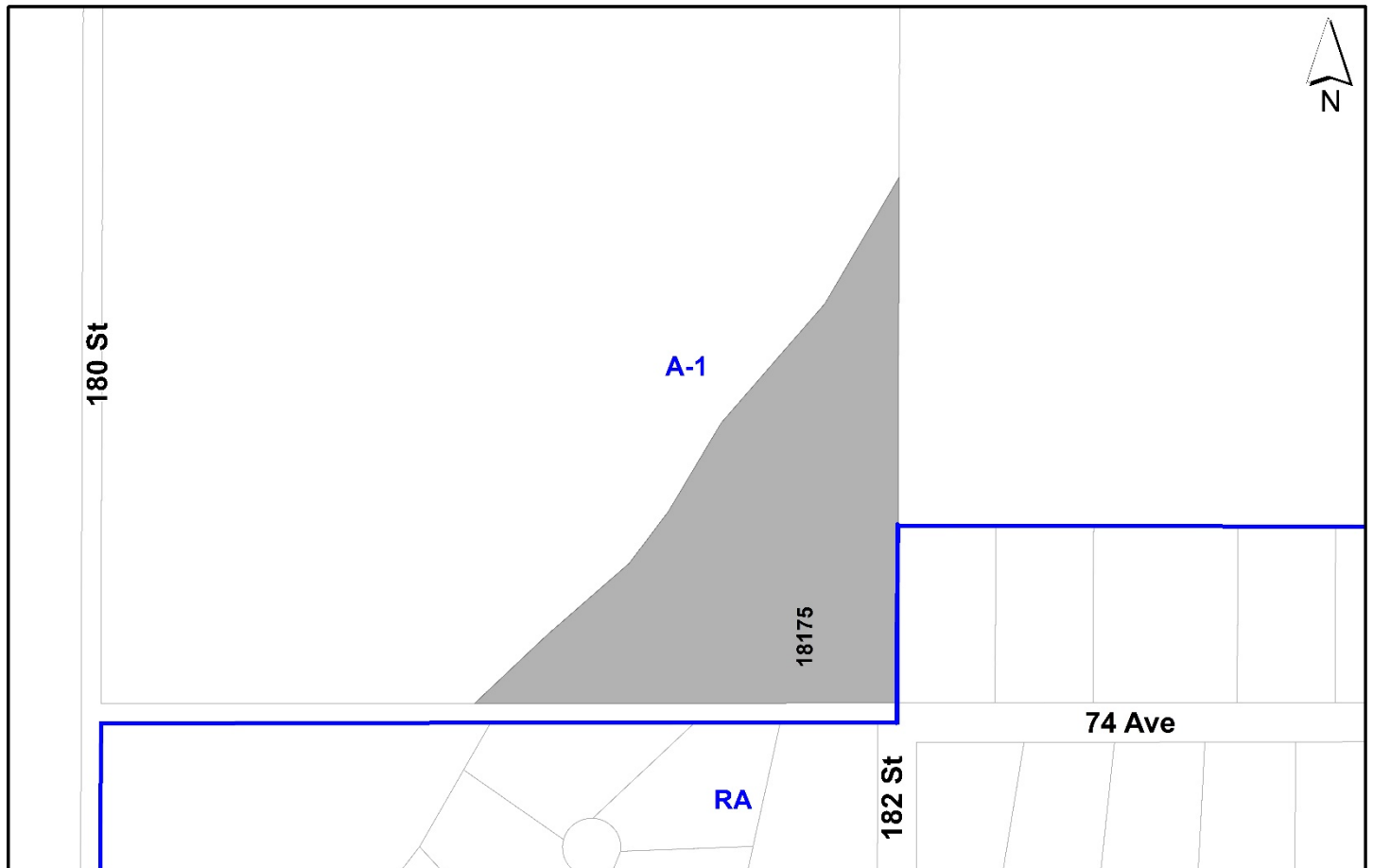
to permit the development of 74 townhouses.

LOCATION: 18175 - 74 Avenue

ZONING: A-1

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Cluster
 Green Density Transfer



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character, Hazard Lands, Sensitive Ecosystems, and Farm Protection.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the West Clayton Neighbourhood Concept Plan (NCP) from 'Low Density Cluster' to 'Medium Density Cluster'.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP) and 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 proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Green Infrastructure Areas).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The proposal complies with the Development Permit requirements in the OCP for Farming Protection.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- 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.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a Bylaw to rezone the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7918-0138-00 generally in accordance with the attached drawings (Appendix I) and the Ecosystem Development Plan and Geotechnical Report.
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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (h) conveyance of Biodiversity Conservation Strategy areas to the City;
 - (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (j) 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;
 - (k) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption
 - (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (m) 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;
- (n) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report; and
- (o) registration of a Section 219 Restrictive Covenant advising future homeowners of the potential farm operations of the adjacent agricultural lands.
4. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from 'Low Density Cluster' to 'Medium Density Cluster' when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single-family home on agricultural parcel.	Low Density Cluster / Green Density Transfer	A-1
Northwest:	Agriculture in the ALR	Agricultural in the OCP	A-1
East:	Single-family homes and Park	Medium Density Cluster / Proposed Park	RA / A-1
South (Across 74 Avenue):	Single-family homes	Suburban Residential (2 upa)	RA

Context & Background

- The subject site is located on the north side of 74 Avenue, west of 182 Street, in West Clayton. The site is designated "Low Density Cluster", "Landscape Buffer", and "Green Density Transfer" in the West Clayton Neighbourhood Concept Plan (NCP).
- The subject site's northwest property line abuts agricultural land that is located within the Agricultural Land Reserve (ALR). A Green Infrastructure Network corridor is also identified along the northwest property line as part of the City's Biodiversity Conservation Strategy (BCS).
- The subject site contains two notable utility statutory rights-of-way (SRW). Fortis BC holds an interest in an SRW that transects the site in a west-to-east alignment for the purposes of gas distribution. The City of Surrey holds an interest in an SRW that transects the site in a south-to-north alignment for a sanitary trunk sewer.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject site from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" (based on RM-30) to permit the development of a 74-unit townhouse development.
- The proposed development will require an amendment to the West Clayton NCP from "Low Density Cluster" to "Medium Density Cluster" (Appendix VI).
- The subject site's northwest border abuts a property in the Agricultural Land Reserve (ALR) and is subject to the Farm Protection Development Permit requirements. The subject site's northwest border also forms part of the Green Infrastructure Network and is subject to the Sensitive Ecosystem Development Permit requirements.
- Site details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	26,141 sq. m.
Road Dedication:	1,427.2 sq. m.
Fortis Gas ROW:	1,215 sq. m.
Farm Protection / GIN:	9,318.63 sq. m.
Net Site Area:	14,180.17 sq m.
Number of Lots:	1
Building Height:	3-storeys
Gross Unit Density:	11.5 upa / 12.4 upa (net)
Floor Area Ratio (FAR):	0.47 FAR (gross)
Floor Area	
Residential:	11,372.9 sq. m.
Residential Units:	
3-Bedroom:	1
4-Bedroom:	73
Total:	74

Referrals

- Engineering:** The Engineering Department has no objection to the project as outlined in Appendix II.
- School District:** The School District has advised that there will be approximately 64 school-age children generated by this development, of which the School District has provided the following expected student enrollment.
- 35 students at Regent Road Elementary School
18 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.
- Parks, Recreation & Culture:** Parks will accept the conveyance of the area shown as ALR Buffer and Fortis BC Gas right-of-way (ROW) as parkland without compensation. In addition, Parks requests the applicant design and construct a north-south path in the conveyed ALR buffer and the east-west path in the conveyed Gas ROW.
- A future active park is planned at 57C - Greenbelt immediately adjacent to the subject site as part of the West Clayton Neighbourhood Concept Plan (NCP). The park includes natural areas.
- Surrey Fire Department:** The Surrey Fire Department has no concerns with the proposed development. However, there are several items which will be required to be addressed through the subsequent Building Permit process.
- Agricultural and Food Policy Committee (AFPC)** The AFPC raised concerns about the density and scale of the townhouse development proposed, particularly given its proximity to active farming operations which generate noise, dust, and sprays. The committee recommended the usage of a darker, more recessive color scheme to avoid rendering dust visible on building façades. A Section 219 Restrictive Covenant advising future homeowners of the potential farm operations of the adjacent agricultural lands will be a requirement of final adoption (Appendix V).
- Fortis BC** Fortis BC staff provided a series of requirements for construction in proximity to the Fortis BC SRW. These comments have been forwarded to the applicant. Otherwise, there are no concerns arising from this referral.

Transportation Considerations

- The subject site will be accessed from the proposed new 182 Street cul-de-sac along the east property line. The applicant will be required to dedicate and construct the western portion of the cul-de-sac to the City's local road standard.
- The subject site is approximately 750 m (8-minute walk) from bus service along the Fraser Highway FTN corridor (Route 502). Additionally, the subject site is approximately 1.1 km (13-minute walk) from the planned SkyTrain Station at 184 Street.
- The subject development is proposing to relocate and construct the Great Northern Greenway (multi-use pathway) from the northwest portion of the site to the southern property frontage. The Greenway is now planned to continue eastward along 74 Avenue as part of future development and will provide a continuous connection to the Armstrong Greenway planned along 184 Street. This is supported by staff as the new proposed alignment of the Greenway avoids multiple creek crossings northeast of the subject site and provides improved, more direct access to the multi-use path network and to Clayton Elementary School and Salish Secondary School.

Natural Area Considerations

- This site is subject to both the Farming Protection Development Permit (DP) and the Sensitive Ecosystems DP (Green Infrastructure Network) requirements.
- These DPs primarily impact the northwest area of the site. The Farming Protection DP Guidelines recommend a 24-metre landscaped buffer with an additional 3.5-metre setback to the building. The Sensitive Ecosystem DP guidelines for Green Infrastructure influence the site's development in a similar way suggesting a 25 – 30 metre buffer with an additional 4.5 metre setback to the building to provide a functional yard.
- The applicant has worked closely with City staff and is proposing a 30 metre wide Farm Protection / Green Infrastructure Network buffer with an approximate 4.5 m setback to the buildings.
- All areas covered by the Sensitive Ecosystems Development Permit (Green Infrastructure Network) are proposed to have invasive species removed and will be replanted with native species.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated as “General Urban” in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighborhoods and centers.

Official Community Plan

Land Use Designation

- The subject site is designated “Urban” in the Official Community Plan. The proposal complies with this designation which is intended to support a range of forms including detached and semi-detached houses, as well as ground-oriented attached housing including townhouses and row houses.

Themes/Policies

- A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS) (2011).

(The proposed development is a more efficient use of the land and is consistent with the RGS.)

- A1.2 – Ensure that urban development occurs within the Urban Containment Boundary.

(The subject site is located within the Urban Containment Boundary.)

- A1.3 Accommodate urban land development according to the following order of growth management priorities:

- A1.3d. Comprehensively planned new neighbourhoods within approved Secondary Plan Areas.

(The proposed development is occurring in a comprehensively-planned NCP area.)

- A3.4 Retain existing trees and natural and heritage features in existing neighbourhoods, where possible, in order to preserve neighbourhood character and ecology.

(The 30-metre-wide Farm Protection / Green Infrastructure Network dedication contains a significant tree stand that was identified for retention in the West Clayton NCP.)

Secondary Plans

Land Use Designation

- The subject site is designated as “Low Density Cluster” with a “Green Density Transfer” corridor located along the northwest property line.
- The “Low Density Cluster” designation encourages urban-oriented housing on large development sites. Housing forms include lower density ground-oriented multiple unit residential buildings with substantial public open space set aside. This designation allows for a maximum density of 10 units per acre gross (24.7 uph).
- “Green Density Transfer” Areas allow for the development value (gross residential unit density) associated within one section of a property to be transferred and added to the amount of potential residential units available on another section of a property or development site, to encourage preservation of natural features.
- The proposal will require an amendment to the West Clayton secondary plan from “Low Density Cluster” to “Medium Density Cluster” to allow for a maximum density of 12 units per acre gross (29.6 uph).

Amendment Rationale

- The proposed townhouse development is generally consistent with current development expectations in West Clayton. The applicant will be conveying land for the purposes of buffering the site from the working lands in the ALR, and to accommodate the Green Infrastructure Network identified in Surrey’s Biodiversity Conservation Strategy. The Fortis BC corridor will also be conveyed with a trail constructed providing west-east connectivity for the public.
- The site is immediately north of a planned future school site located at the southwest corner of 74 Avenue and 182 Street. Additionally, the subject site is approximately 1.1 km (13-minute walk) from the planned SkyTrain Station at 184 Street. Staff support the additional density in this location.
- 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.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Themes/Objectives

The proposed development complies with the following NCP themes/policies:

- A2.21 Green - Principle 2. 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.

(The proposed development incorporates an environmentally sensitive wildlife corridor into the site's design.)

- C2.23 Complete Principle 1. Provide for a variety of housing types, densities, and forms to accommodate a range of housing choices and lifestyles, while respecting the existing established residential areas.

(The proposed development features townhome-sized dwelling units which are at a density that allows for the retention of a significant environmental feature.)

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 74-unit townhouse development 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 30 Zone (RM-30)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-30 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-30 Zone (Part 22)	Proposed
Unit Density:	75 uph	52.2 uph (net)
Floor Area Ratio:	1.0	0.8
Lot Coverage:	45%	22.3%
Yards and Setbacks		
East (Front Yard):	4.5 m	2.2 m
East (Side Yard)	6.0 m	5.4 m
South (Street Side Yard):	4.5 m	2.9 m
West (Rear Yard):	6.0 m	4.5 m
Height of Buildings		
Principal buildings:	13 m	13 m
Indoor Amenity buildings:	11 m	11 m
Amenity Space		
Indoor Amenity:	<ul style="list-style-type: none"> • 3.0 sq. m per dwelling unit; • 1.0 sq. m per lock-off suite; and • 4.0 sq. m per micro unit. 	<ul style="list-style-type: none"> • 3.0 sq. m per dwelling unit; • 1.0 sq. m per lock-off suite; and • 4.0 sq. m per micro unit.
Outdoor Amenity:	<ul style="list-style-type: none"> • 3.0 sq. m per dwelling unit; • 1.0 sq. m per lock-off suite; and • 4.0 sq. m per micro unit. 	<ul style="list-style-type: none"> • 3.0 sq. m per dwelling unit; • 1.0 sq. m per lock-off suite; and • 4.0 sq. m per micro unit.
Parking (Part 5)	Required	Proposed
Number of Stalls		

Zoning	RM-30 Zone (Part 22)	Proposed
Residential Ground-Oriented:	• 2 parking spaces per dwelling unit;	• 2 parking spaces per dwelling unit;
Residential Visitor:	• 0.2 parking space per dwelling unit	• 0.2 parking space per dwelling unit
Tandem (%):	• Max 50%	• Max 50%

- The key differences between the RM-30 Zone and the proposed CD-Bylaw are as follows:
 - The unit density, site coverage and floor area ratio are lower in the CD-Bylaw. This decrease in density allows the proposed development to align with the densities allowed in the West Clayton NCP’s “Medium Density Cluster” and “Green Density Transfer” designations.
 - The setbacks in the proposed CD Bylaw are less than those specified in the RM-30 Zone and reflect the unique shape of the subject site and more contemporary urban design standards.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the secondary plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, and the current fee for West Clayton NCP is \$16,020 per townhouse unit.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City’s Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 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 November 8, 2023, and the Development Proposal Signs were installed on November 10, 2023. Staff received no responses from neighbours or the area's community association.

DEVELOPMENT PERMITS

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 northwest property line. 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 Local BCS Corridor within the subject site, in the Cloverdale BCS management area, with a Medium ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50 meters.
- The development proposal conserves and enhances ~9,318 square meters of the subject site through Parkland Conveyance which is 35.6 % of the total gross area of subject site. This method of GIN retention 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.

- For the proposal to fully comply with the BCS target recommendation of 50-meters, an additional ~ 6,690 square meters (or an additional 20-meters of corridor width) of the GIN area would be required on the subject site. This has not been provided by the proposal due to constraints with site layout resulting from the presence of the Fortis BC and Sanitary SRWs. The provision of a full 50-meter GIN corridor would result in significant challenges in providing an optimal townhouse layout on the subject site, and in the staff's view, would render all or portions of the site unfeasible to develop. The current 30-meter width balances development expectations with good environmental outcomes and is supported by the West Clayton NCP and by staff.
- An Ecosystem Development Plan, prepared by J. Alex Sartori, *R.P. Bio.*, of Enkon Environmental Limited and dated September 2023, 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 more than 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The site's elevations vary from about 23-metre geodetic at the southeast corner to about 1-metre geodetic along the northwest property line with an average grade varying from 10 to 20%. Localized steeper slopes are present along the northwest property line bounding the ALR as well as the east and southeast areas of the property with grades varying from 20 to 40%. No watercourses within the property were observed during site investigation. However, the 57C- Greenbelt to the northwest is traversed by multiple ditches, and an area about 100-metres to the northeast is traversed by an unnamed creek.
- A geotechnical report, prepared by Thanh V. Le, *P. Eng.*, of Terran Geotechnical Consultants Ltd. and dated September 6, 2023, was peer reviewed by Tegbir Bajwa, *P. Eng.*, of Able Geotechnical Ltd. 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, including relating to excavation, trenching, shoring, and construction staging, foundation design, pavement structures, and retaining wall design.
- 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.

Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The Farming Protection Development Permit guidelines for multiple family uses are outlined below (*with staff comments in italics*):

- The minimum building setback for the ALR boundary is 30 metres.

(The proposal exceeds this requirement by providing a 34.5-metre building setback from the ALR boundary).

- Provide a minimum of 3.5 metres of rear yard space between multiple family dwellings and landscaped buffers

(The proposal exceeds this requirement by providing a 4.5-metre building setback from the vegetated buffer).

- The minimum vegetated buffer width is 24 metres.

(The proposal exceeds this requirement by providing a 30-metre vegetated buffer width).

- Any proposed vegetated buffer should include a mix of appropriate deciduous and coniferous trees, spaced a minimum of 2 metres to 4 metres apart. Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a fuller vegetated buffer.

(The 30-metre vegetated buffer will be conveyed to the city for future parkland, and therefore no landscaping is currently proposed).

- For any property within 50 metres of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.

(The applicant will be required to register a Section 219 Restrictive Covenant to inform future owners of farm practices prior to final approval).

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 proposed 74-unit townhouse project consists of 17, three-storey buildings with garages accessed internally. One (1) drive aisle connection is proposed to a new cul-de-sac on 182 Street.
- Buildings throughout the site have been broken into cluster of between three (3) and six (6) units per building to maximize site efficiency while still being able to convey the GIN corridor/ALR buffer.
- The townhouse units range in size from 141.9 sq. m. to 178.8 sq. m in area, comprised predominantly of four-bedroom units, except as otherwise noted in the table above.
- The maximum permitted height of 13 metres allows for three-storey townhomes that work with the slope of the property while respecting the scale and character of the envisioned surrounding development.
- Each of the 74 townhouse units will contain an attached side-by-side garage on the ground floor. No tandem parking is proposed.
- Building materials will consist predominantly of hardie-plank lap sidings, cedar shakes, and asphalt shingles.
- A centrally located indoor amenity building will serve the residents of the proposed development.
- Due to the proximity to protected farmland in the Agricultural Land Reserve, the applicant will be required to adhere to recommendations for noise mitigation measure provided by the project architect. A covenant will be registered on the title of the proposed units facing the ALR outlining required noise mitigation measures as recommended by the architect.

Landscaping

- Landscaping is proposed to consist of a variety of serviceberry, cypress, sweetgum, pine, oak, ash, and other types of trees.

Indoor Amenity

- The proposed 2-storey indoor amenity building is located in the central portion of the site. The space incorporates a gym, and a hall that can be programmed in a variety of ways to meet the needs of residents.
- Based upon the standard Zoning By-law requirements of 3.0 square metres per dwelling unit for indoor amenity space, the proposed development requires 222.0 square metres of indoor amenity space. The amount of indoor amenity space proposed is 172.7 square metres. As per the requirements specified in the Zoning Bylaw, cash-in-lieu (CIL) will be provided for the shortfall.

Outdoor Amenity

- There are four outdoor amenity spaces proposed in the development. These spaces are spread throughout the development and provide for active and passive enjoyment by future residents. These spaces include two areas of open lawn with park benches, a children's play structure, and outdoor dining situated under a pergola.
- Based upon the standard Zoning By-law requirement of 3.0 square metres per dwelling unit for outdoor amenity space, the proposed development requires 222.0 square metres of outdoor amenity space. The amount of outdoor amenity space proposed is 334.27 square metres.

Outstanding Items

- There are a very limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These include the relocation of trees, large shrubs, and fencing structures fully outside of the sanitary statutory right-of-way, and a final review to ensure the plan sets are fully coordinated.

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property (Appendix IV). 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	15	2	13
Cottonwood	4	1	3
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	5	0	5
Bitter Cherry	10	0	10
Paper Birch	9	0	9
Coniferous Trees			
Nootka Cypress	1	1	0
Western Red Cedar	23	3	20
Total (excluding Alder and Cottonwood Trees)	48	4	44
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		170	
Total Retained and Replacement Trees Proposed		214	
Estimated Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there are a total of 48 mature trees on the site, excluding Alder and Cottonwood trees. Nineteen (19) existing trees, approximately 28.3 % of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 44 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 11 replacement trees on the site. The applicant is proposing 170 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Princess Diana Serviceberry, Slender Hinoki False Cypress, Slender Silhouette Sweetgum, Arnold Sentinel Austrian Black Pine, Fastigiate English Oak, and Whitebeam Mountain Ash.
- In summary, a total of 214 trees are proposed to be retained or replaced on the site with no estimated contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, and Landscape Plans
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. Agricultural and Food Policy Committee Minutes
- Appendix VI. NCP Redesignation Map

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

RO/ar

74 Unit Townhouse Development at,

18175 74 Avenue, Surrey, BC

DRAWING LIST

- A 0.0 COVER PAGE
- A 0.1 DATASHEET
- A 0.2 SITE CONTEXT
- A 0.3 BASE PLAN
- A 0.4 STREETSCAPE

- SITE PLAN**
- A 1.1 SITE PLAN
- A 1.2 SITE PLAN-COLOUR SCHEME
- A 1.3 SITE SECTION PLAN
- A 1.4 FIRE ACCESS PLAN
- A 1.5 COLOR PALETTE

FLOOR PLANS & ELEVATIONS

- A 2.1A BUILDING 1 - FLOOR PLANS
- A 2.1B BUILDING 1 - FLOOR PLANS
- A 3.1 BUILDING 1 - ELEVATIONS
- A 2.2A BUILDING 2 - FLOOR PLANS
- A 2.2B BUILDING 2 - ELEVATIONS
- A 3.2 BUILDING 2 - ELEVATIONS
- A 2.3A BUILDING 3 - FLOOR PLANS
- A 2.3B BUILDING 3 - FLOOR PLANS
- A 3.3 BUILDING 3 - ELEVATIONS
- A 2.4A BUILDING 4 - FLOOR PLANS
- A 2.4B BUILDING 4 - FLOOR PLANS
- A 3.4 BUILDING 4 - ELEVATIONS
- A 2.5A BUILDING 5 - FLOOR PLANS
- A 2.5B BUILDING 5 - FLOOR PLANS
- A 3.5 BUILDING 5 - ELEVATIONS
- A 2.6A BUILDING 6 - FLOOR PLANS
- A 2.6B BUILDING 6 - FLOOR PLANS
- A 3.6 BUILDING 6 - ELEVATIONS
- A 2.7A BUILDING 7 - FLOOR PLANS
- A 2.7B BUILDING 7 - FLOOR PLANS
- A 3.7 BUILDING 7 - ELEVATIONS
- A 2.8A BUILDING 8 - FLOOR PLANS
- A 2.8B BUILDING 8 - FLOOR PLANS
- A 3.8 BUILDING 8 - ELEVATIONS
- A 2.9A BUILDING 9 - FLOOR PLANS
- A 2.9B BUILDING 9 - FLOOR PLANS
- A 3.9 BUILDING 9 - ELEVATIONS
- A 2.10A BUILDING 10 - FLOOR PLANS
- A 2.10B BUILDING 10 - FLOOR PLANS
- A 3.10 BUILDING 10 - ELEVATIONS
- A 2.11A BUILDING 11 - FLOOR PLANS
- A 2.11B BUILDING 11 - FLOOR PLANS
- A 3.11 BUILDING 11 - ELEVATIONS
- A 2.12A BUILDING 12 - FLOOR PLANS
- A 2.12B BUILDING 12 - FLOOR PLANS
- A 3.12 BUILDING 12 - ELEVATIONS
- A 2.13A BUILDING 13 - FLOOR PLANS
- A 2.13B BUILDING 13 - FLOOR PLANS
- A 3.13 BUILDING 13 - ELEVATIONS
- A 2.14A BUILDING 14 - FLOOR PLANS
- A 2.14B BUILDING 14 - FLOOR PLANS
- A 3.14 BUILDING 14 - ELEVATIONS
- A 2.15A BUILDING 15 - FLOOR PLANS
- A 2.15B BUILDING 15 - FLOOR PLANS
- A 3.15 BUILDING 15 - ELEVATIONS
- A 2.16A BUILDING 16 - FLOOR PLANS
- A 2.16B BUILDING 16 - FLOOR PLANS
- A 3.16 BUILDING 16 - ELEVATIONS
- A 2.17A BUILDING 17 - FLOOR PLANS
- A 2.17B BUILDING 17 - FLOOR PLANS
- A 3.17 BUILDING 17 - ELEVATIONS
- A 2.18A BUILDING 18 - FLOOR PLANS
- A 2.18B BUILDING 18 - FLOOR PLANS
- A 3.18 BUILDING 18 - ELEVATIONS

UNIT PLANS

- A 2.51-2.53 UNIT PLANS

SECTIONS

- A 4.1 TYP. SECTION FOR TYPE-A
- A 4.2 TYP. SECTION FOR TYPE-B



THE SITE:
18175 74 Ave.,
Surrey BC

PROJECT NORTH

FLAT
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:
74 Unit Townhouse Development
at 18175 74 Ave Surrey BC

CLIENT:
PLATINUM GROUP

DATE:
12-Dec-23

PROJECT NO:
22-231

SCALE:
1/48"=1'

DRAWN BY:
R.W

REV	DESCRIPTION	DATE	BY

COVER SHEET

SITE STATISTICS- TOWNHOUSE DEVELOPMENT			
CIVIC ADDRESS:		18175 74 Ave Surrey BC	
LEGAL DISCRPTION		LOT 2 SECTION 20 TOWNSHIP 8 PLAN BCP25075 NWD	
ZONING			
	PROPOSED DENSITY	12.35 UPA ON NET / 11.5 ON GROSS	
FSR	PROPOSED	0.47 FAR	
SITE AREA	26,130 m ²	6.459 Ac	
R.OW (FORTIS GAS)	1007 m ²	50 % towards density	
DEDICATION- ALR BUFFER	9339 m ²	2.30 Acre 100 % towards density	
ROAD DEDICATIONS	1381 m ²	.343 Acre	
PARK CONNECTION TO Cul de-Sac	19 m ²		
NET AREA FOR SITE	14384 m ²	3.55 Acre	
NET AREA FOR FAR CALCULATION	24249 m ²	5.99 Acre	
SETBACKS			
	NORTH - WEST	34.5 m	
	SOUTH	3.0 m	
	EAST	4.5 m	
LOT COVERAGE			
	PROPOSED	22.24 % on Net Area	
BUILDING HEIGHT			
	PERMITTED	PROPOSED	
	9m	9m	
INDOOR AMENITY	9m	9m	
OUTDOOR AMENITY:			
	REQUIRED	PROVIDED	
74 units	UNITS 74 X 3 = 222 m ²	334.27 m ²	
INDOOR AMENITY			
	REQUIRED	PROVIDED	
	UNITS 74 X 3 = 222 m ²	172.72 m ² Var Required	
OFF STREET PARKING			
	REQUIRED	PROVIDED	
RESIDNETIAL	74 x 2 = 148 STALLS	148 STALLS	
VISITORS PARKING			
	REQD .2 per units x 74= 14.8 STALLS	PROVIDED 15 STALLS	

UNIT	UNIT AREA (in sq. ft.) (Garage not Included)	NO. OF UNITS	TOTAL AREA (in sq. ft.)	GARAGE AREA (in sq. ft.)	TOTAL GARAGE AREA (in sq. ft.)	TOTAL AREA (with garage) (in sq. ft.)
TYPE A	1,527.77	21	32,083.17	413.02	8,673.42	10,201.19
TYPE A1	1,540.88	14	21,572.32	416.52	5,831.28	7,372.16
TYPE A1 (Elec.)	1,540.88	6	9,245.28	416.52	2,499.12	4,040.00
TYPE B	1,799.52	19	34,190.88	415.61	7,896.59	9,696.11
TYPE B1	1,817.49	6	10,904.94	424.81	2,548.86	4,366.35
TYPE B1 (Elec.)	1,817.49	3	5,452.47	424.81	1,274.43	3,091.92
TYPE B2	1,795.51	1	1,795.51	415.70	415.70	2,211.21
TYPE B2 (Elec.)	1,795.51	1	1,795.51	415.70	415.70	2,211.21
TYPE C	1,924.47	1	1,924.47	410.17	410.17	2,334.64
TYPE D	1,587.71	1	1,587.71	450.40	450.40	2,038.11
TYPE E	1,865.08	1	1,865.08	415.24	415.24	2,280.32
TOTAL	19,012.31	74	122,417.34	4,618.50	30,830.91	49,843.22



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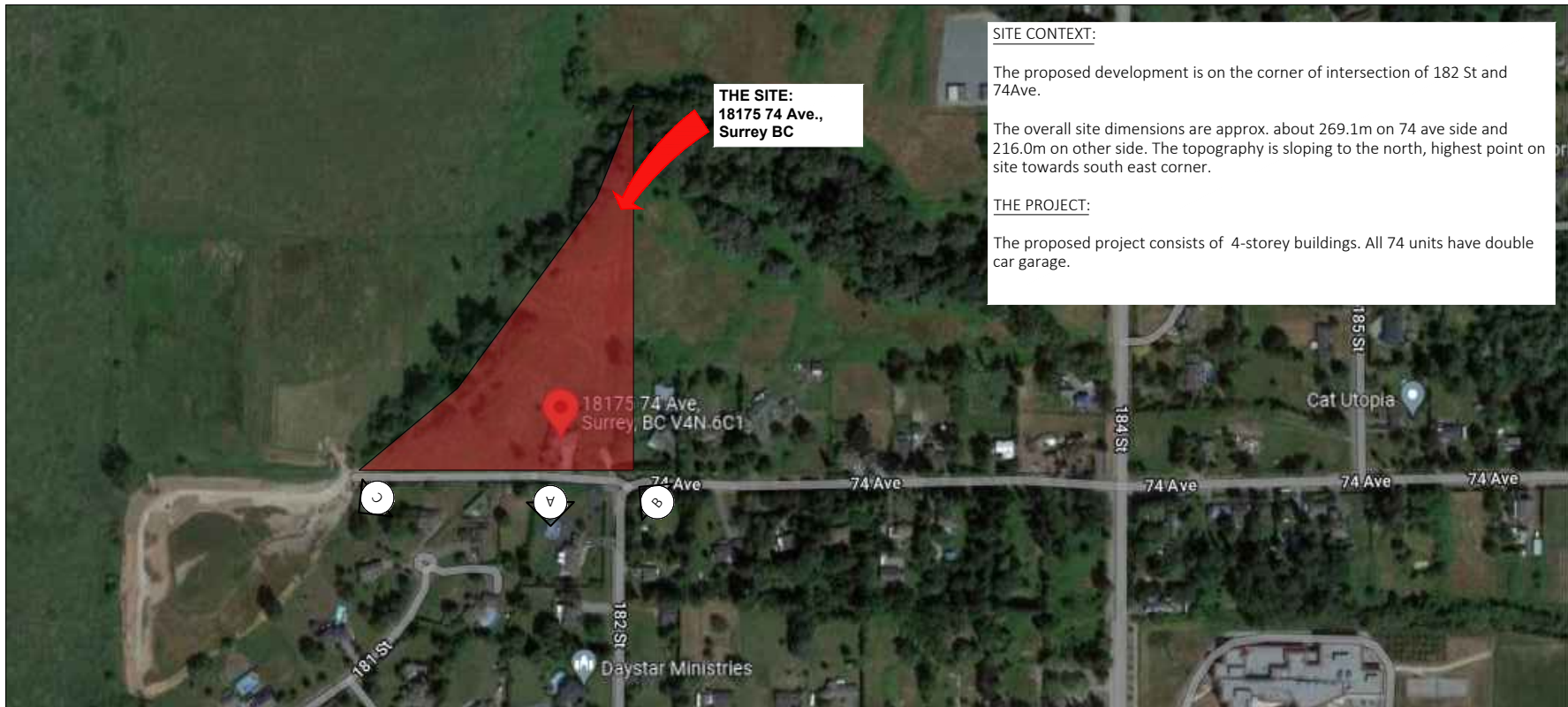
PROJECT INFO:
74 Unit Townhouse Development
at 18175 74 Ave Surrey BC
CLIENT:
PLATINUM GROUP

DATE
7-Jan-24
PROJECT NO:
22-231
SCALE:
DRAWN BY:
R.W

REV	DESCRIPTION	DATE

DATA PLAN

A-0.1

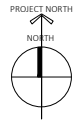


THE SITE:
18175 74 Ave.,
Surrey BC

SITE CONTEXT:
The proposed development is on the corner of intersection of 182 St and 74 Ave.

The overall site dimensions are approx. about 269.1m on 74 ave side and 216.0m on other side. The topography is sloping to the north, highest point on site towards south east corner.

THE PROJECT:
The proposed project consists of 4-storey buildings. All 74 units have double car garage.



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PROJECT INFO:
74 Unit Townhouse Development
at 18175 74 Ave Surrey BC

CLIENT:
PLATINUM GROUP

CONTEXT PLAN



IMAGE A



IMAGE B

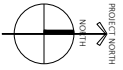


IMAGE C

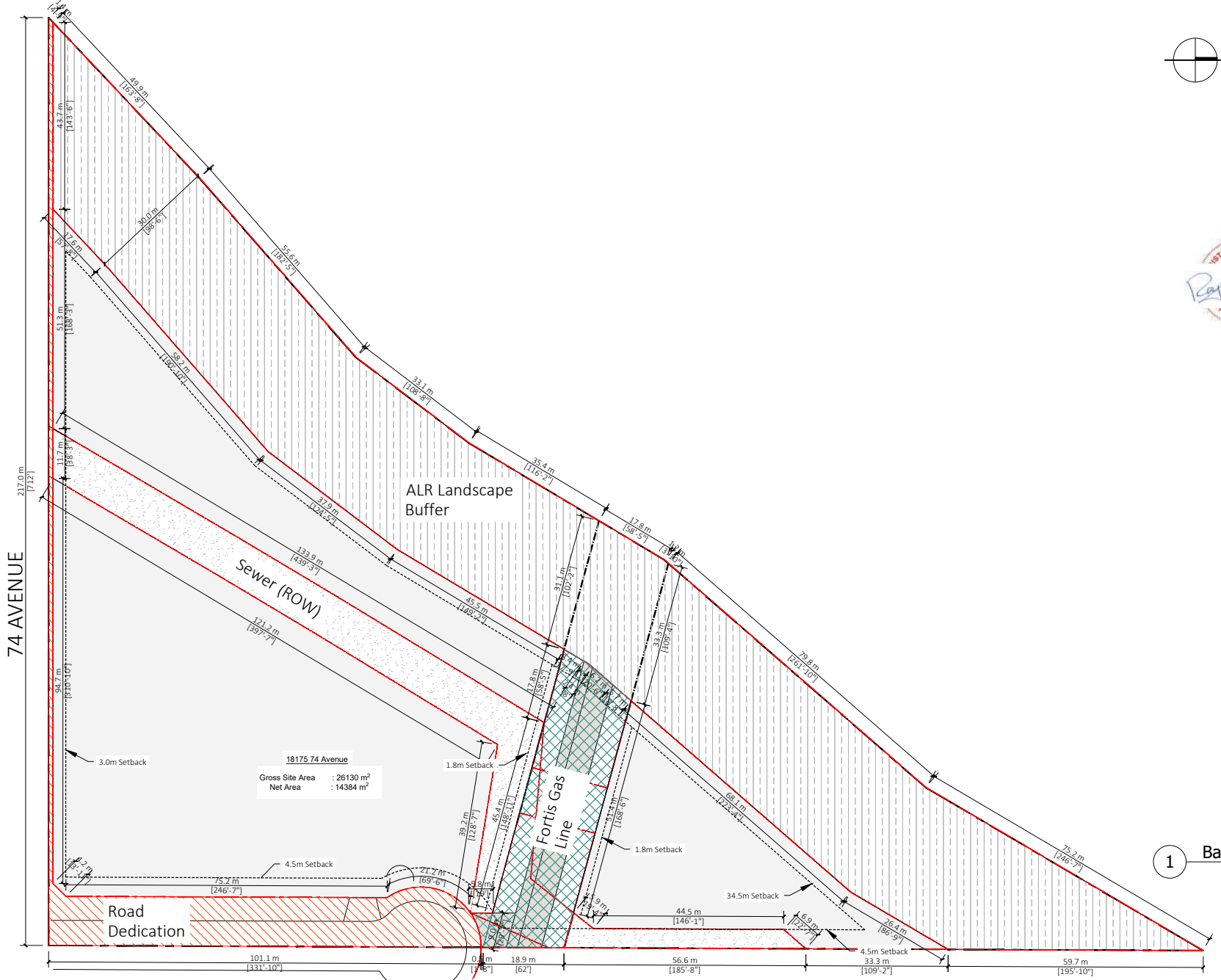
DATE: 12-Dec-23
PROJECT NO.: 22-231
SCALE: 1/48"=1' **DRAWN BY:** R.W

REV	DESCRIPTION	BY	DATE

CONTEXT SHEET



REV	DESCRIPTION	BY	DATE



1 Base Plan
Scale: 1/70"=1'-0"



1 Streetscape along 74 Ave
 Scale: 1/32" = 1'-0"



2 Streetscape along 182 St.
 Scale: 1/32" = 1'-0"

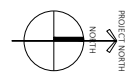
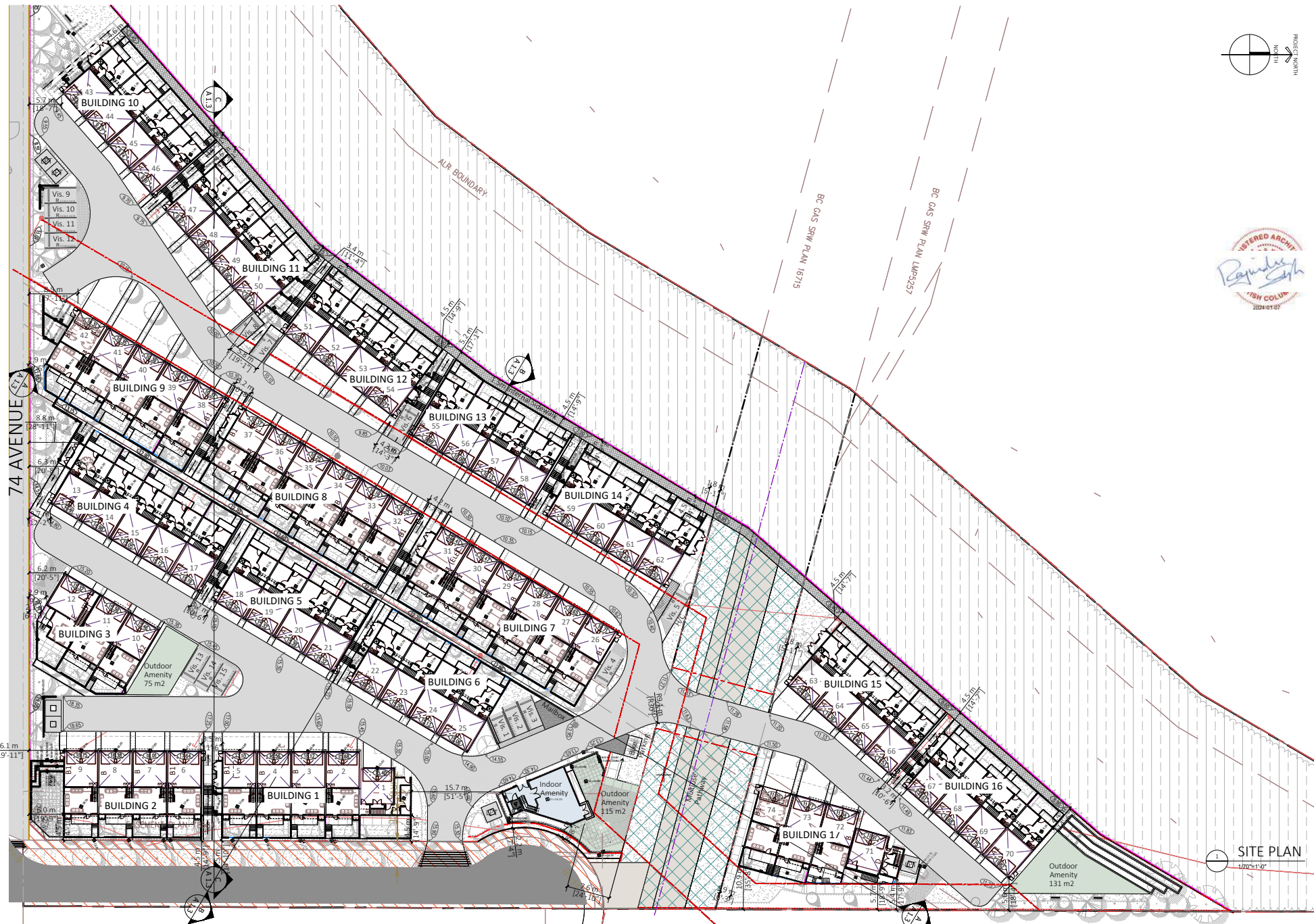


PROJECT INFO:
 74 Unit Townhouse Development
 at 18175 74 Ave Surrey BC
 CLIENT:
 PLATINUM GROUP

DATE
 12-Dec-23
 PROJECT NO:
 22-231

SCALE: 1/32" = 1' DRAWN BY:
 R.W.

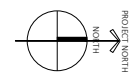
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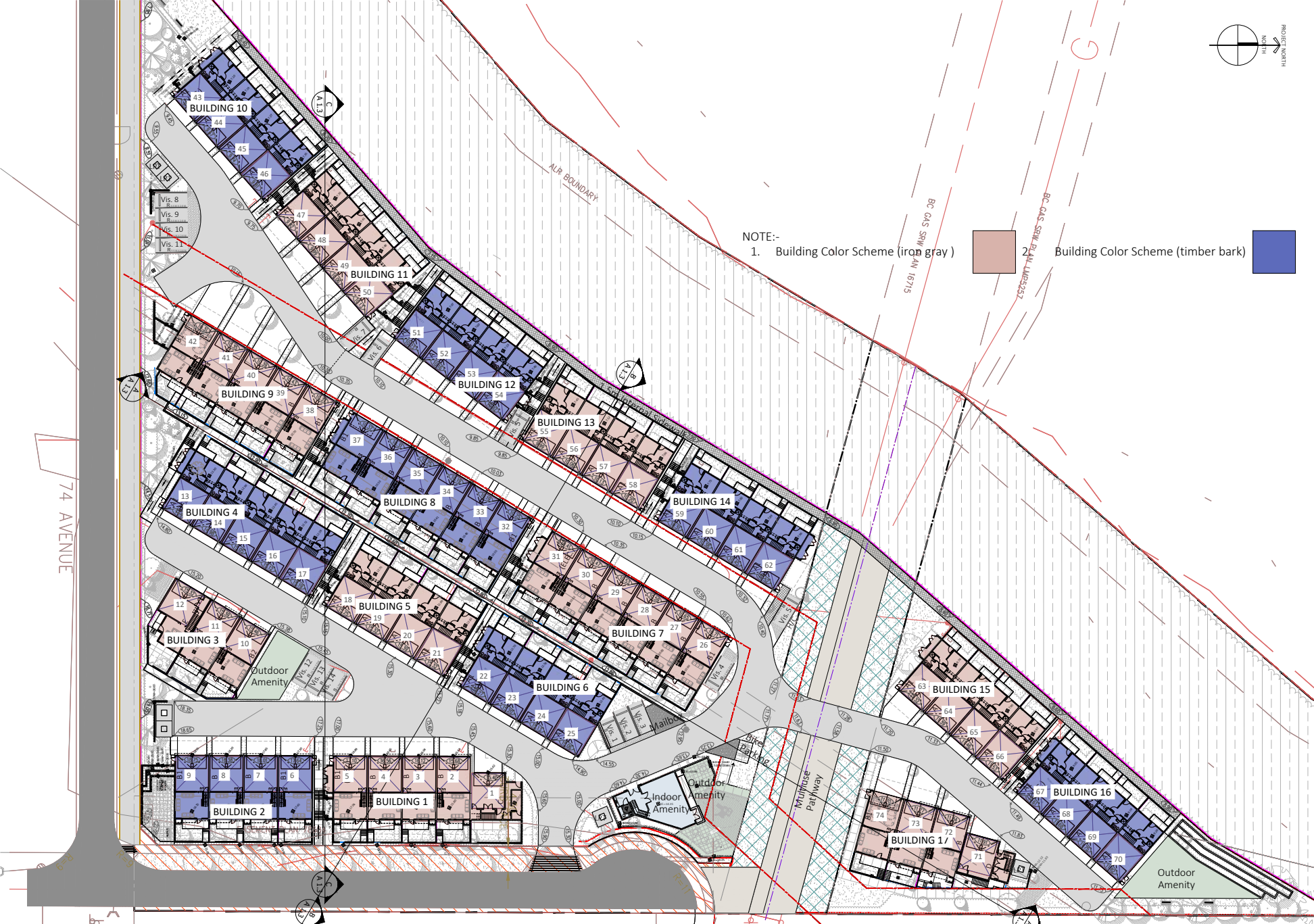
REV	DESCRIPTION	BY	DATE

SITE PLAN
1/70"=1'-0"

SITE PLAN



REV	DESCRIPTION	DATE



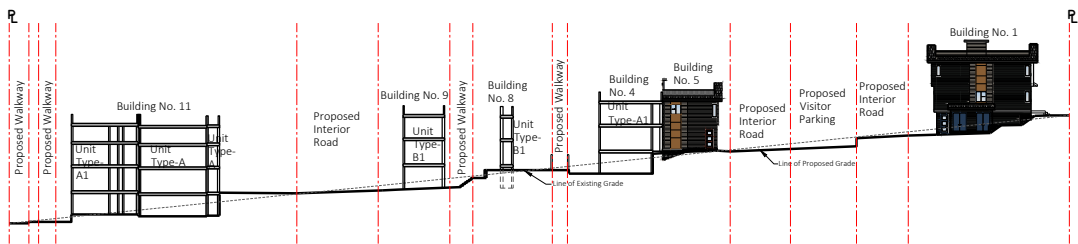
NOTE:-
1. Building Color Scheme (iron gray)
2. Building Color Scheme (timber bark)



1 Section-A
1/48"=1'-0"



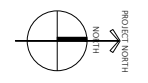
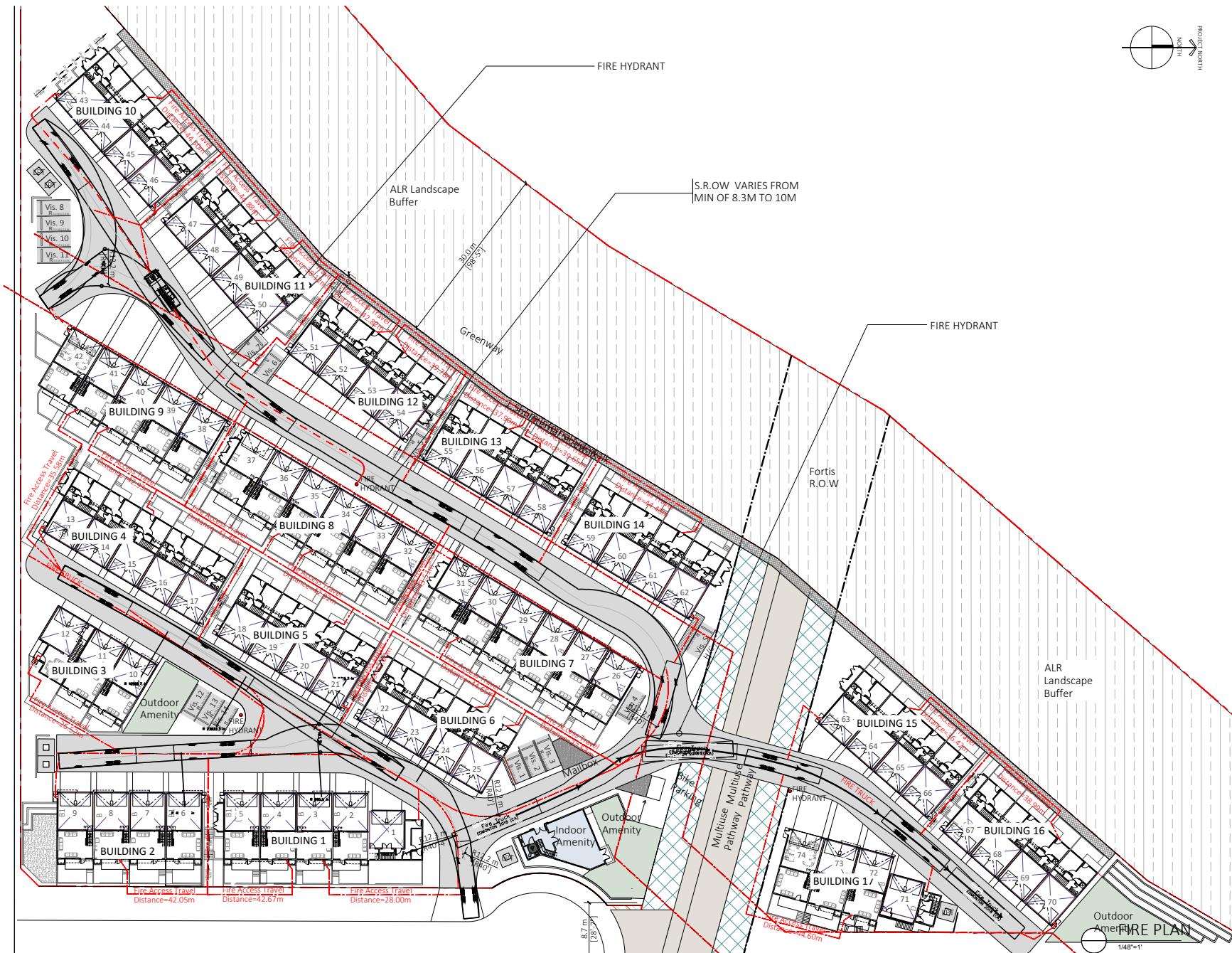
2 Section-B
1/48"=1'-0"



3 Section-C
1/48"=1'-0"



REV	DESCRIPTION	BY	DATE

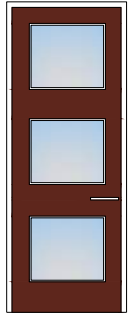


REV	DESCRIPTION	BY	DATE

COLOUR OPTIONS FOR DOOR



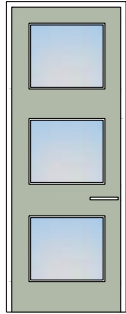
Schooner Blue



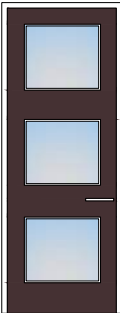
Caponata Maroon



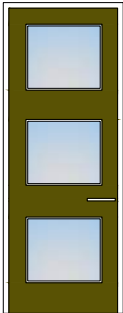
Wrought Iron Black



Jojoba Green



Rutique Red



Citrine Yellow

FINISH SCHEDULE

1. Asphalt Shingles roofing
Color : Iko Gray
2. HardiePlank Lap Siding
Color: Timber bark
3. Painted finish
color:- cedar look
4. HardiePlank Lap Siding
Color: Iron Gray
5. HardiePlank Lap Siding
Color: Cobble stone
6. Painted finish
color:- black
7. Painted finish
color:- Blue
8. Painted finish
color:- Maroon
9. Concrete finished
10. Cedar Shakes
Color : Iron Gray
11. Cedar Shakes
Color : Timber Bark
12. Asphalt Shingles roofing
Color : Iko Black



1 Timber Bark-Color Theme
3/32"=1'-0"



2 Iron Gray-Color Theme
3/32"=1'-0"



PROJECT INFO:
74 Unit Townhouse Development
at 18175 74 Ave Surrey BC

CLIENT:
PLATINUM GROUP

DATE
12-Dec-23
PROJECT NO:
22-231

SCALE: 3/32"=1' DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

BUILDING-18

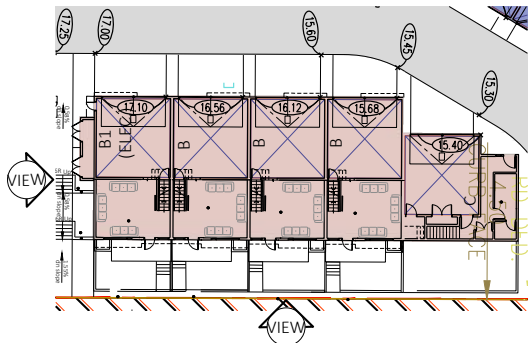
COLOR PALLETTE

FINISH SCHEDULE

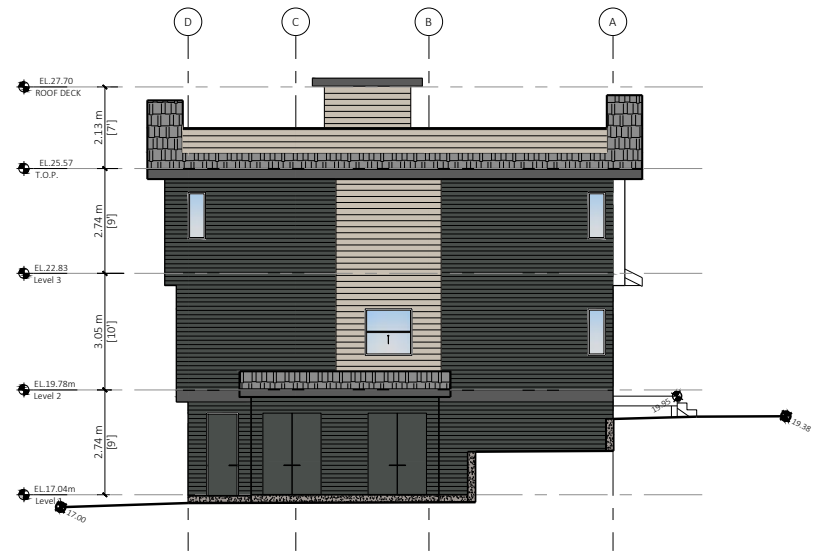
- 1. Asphalt Shingles roofing
Color : Iko Gray
- 2. HardiePlank Lap Siding
Color: Timber bark
- 3. Painted finish
color:- cedar look
- 4. HardiePlank Lap Siding
Color: Iron Gray
- 5. HardiePlank Lap Siding
Color: Cobble stone
- 6. Painted finish
color:- black
- 7. Painted finish
color:- Blue
- 8. Painted finish
color:- Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color : Iron Gray
- 11. Cedar Shakes
Color : Timber Bark
- 12. Asphalt Shingles roofing
Color : Iko Black



1 Front/East Elevation
3/32"=1'-0"



3 BUILDING #1
NTS



2 Left/South Elevation
3/32"=1'-0"



PROJECT INFO:
74 Unit Townhouse Development
at 18175 74 Ave Surrey BC
CLIENT:
PLATINUM GROUP

DATE
12-Dec-23
PROJECT NO:
22-231

SCALE: 3/32"=1'
DRAWN BY: R.W

REV	DESCRIPTION	DATE

BUILDING-1
ELEVATIONS



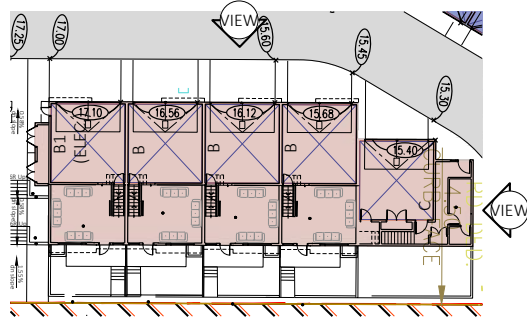
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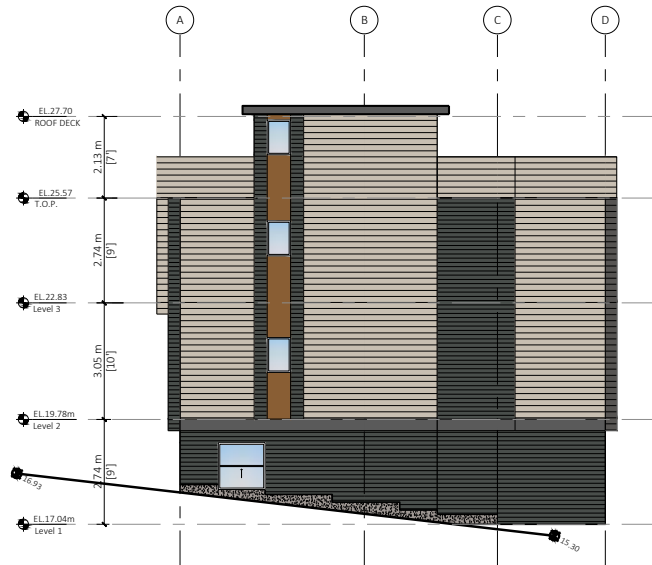
1 Rear/West Elevation
3/32"=1'-0"

FINISH SCHEDULE

- 1. Asphalt Shingles roofing
Color : Iko Gray
- 2. HardiePlank Lap Sidings
Color: Timber bark
- 3. Painted finish
color:- cedar look
- 4. HardiePlank Lap Sidings
Color: Iron Gray
- 5. HardiePlank Lap Sidings
Color: Cobble stone
- 6. Painted finish
color:- black
- 7. Painted finish
color:- Blue
- 8. Painted finish
color:- Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color : Iron Gray
- 11. Cedar Shakes
Color : Timber Bark
- 12. Asphalt Shingles roofing
Color : Iko Black

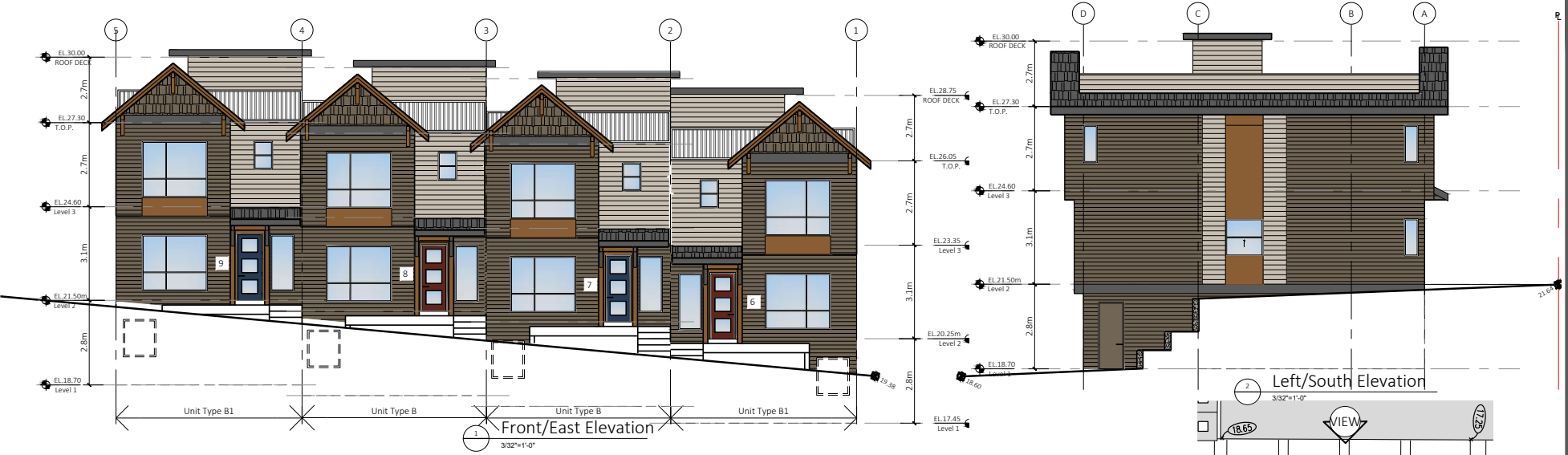


3 BUILDING #1
NTS



2 Right/North Elevation
3/32"=1'-0"

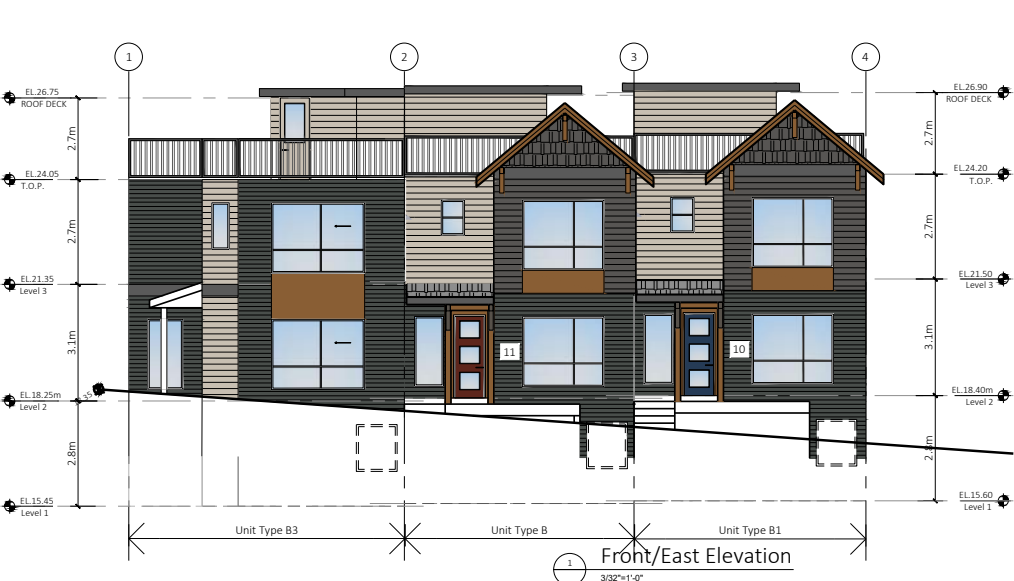
REV	DESCRIPTION	BY	DATE



Schedule of Finishes:-

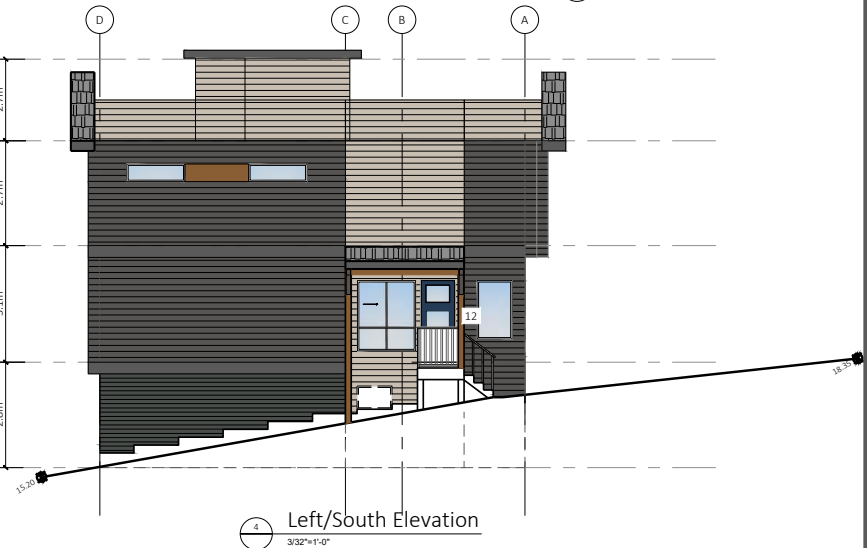
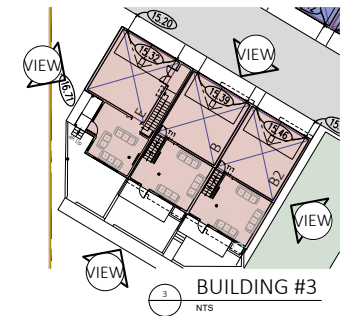
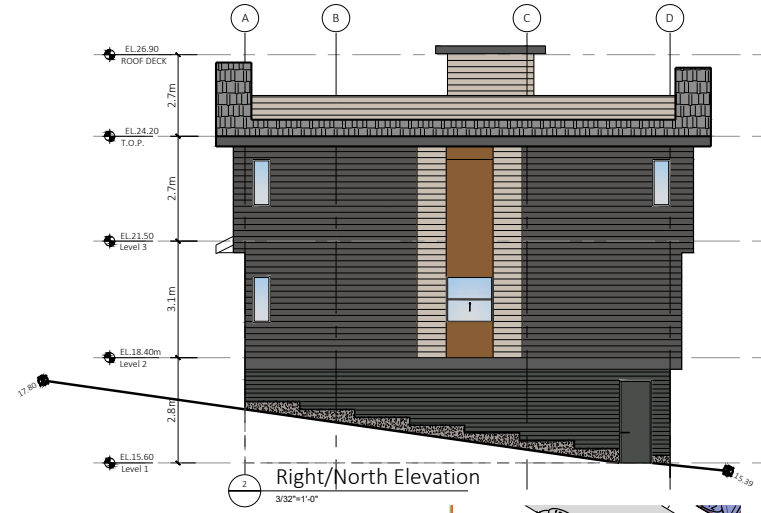
- 1. Asphalt Shingles roofing
Color : Iko Gray
- 2. HardiePlank Lap Siding
Color: Timber bark
- 3. Painted finish
color:- cedar look
- 4. HardiePlank Lap Siding
Color: Iron Gray
- 5. HardiePlank Lap Siding
Color: Cobble Stone
- 6. Painted finish
color:- black
- 7. Painted finish
color:- Blue
- 8. Painted finish
color:- Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color : Iron Gray
- 11. Cedar Shakes
Color : Timber Bark
- 12. Asphalt Shingles roofing
Color : Iko Black





Schedule of Finishes:-

- 1. Asphalt Shingles roofing
Color : Iko Gray
- 2. HardiePlank Lap Siding
Color: Timber bark
- 3. Painted finish
color: cedar look
- 4. HardiePlank Lap Siding
Color: Iron Gray
- 5. HardiePlank Lap Siding
Color: Cobble Stone
- 6. Painted finish
color: black
- 7. Painted finish
color: Blue
- 8. Painted finish
color: Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color : Iron Gray
- 11. Cedar Shakes
Color : Timber Bark
- 12. Asphalt Shingles roofing
Color : Iko Black



PROJECT INFO:
 74 Unit Townhouse Development
 at 18175 74 Ave Surrey BC

CLIENT:
 PLATINUM GROUP

DATE
 12-Dec-23
 PROJECT NO:
 22-231
 SCALE:
 3/32"=1'

DRAWN BY:
 R.W

REV	DESCRIPTION	DATE	BY

BUILDING-3
 ELEVATIONS



PROJECT INFO:
74 Unit Townhouse Development
at 18175 74 Ave Surrey BC
CLIENT: PLATINUM GROUP

DATE: 12-Dec-23
PROJECT NO: 22-231

SCALE: 3/32"=1'
DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

BUILDING-4
ELEVATIONS



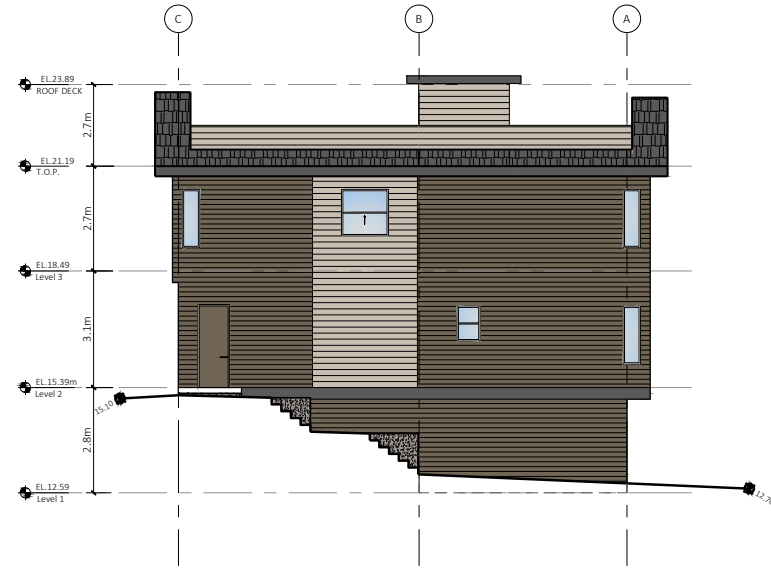
1 Front/West Elevation
3/32"=1'-0"

FINISH SCHEDULE

- 1. Asphalt Shingles roofing
Color : Iko Gray
- 2. HardiePlank Lap Sidings
Color: Timber bark
- 3. Painted finish
color: cedar look
- 4. HardiePlank Lap Sidings
Color: Iron Gray
- 5. HardiePlank Lap Sidings
Color: Cobble stone
- 6. Painted finish
color- black
- 7. Painted finish
color- Blue
- 8. Painted finish
color- Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color : Iron Gray
- 11. Cedar Shakes
Color : Timber Bark
- 12. Asphalt Shingles roofing
Color : Iko Black



3 BUILDING #4
NTS



2 Left/North Elevation
3/32"=1'-0"



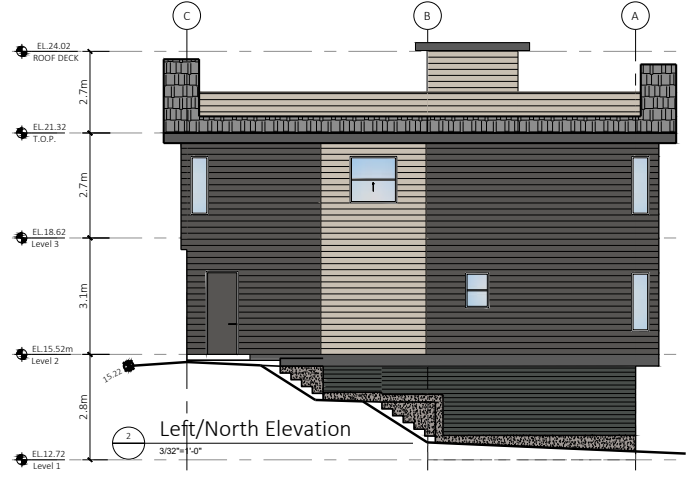
1 Front/West Elevation
3/32"=1'-0"

Schedule of Finishes:-

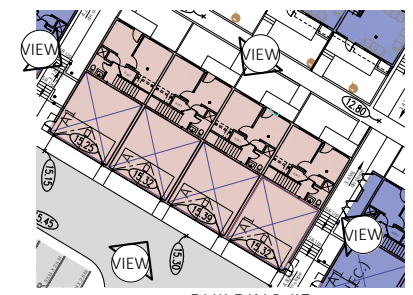
- 1. Asphalt Shingles roofing
Color : Iko Gray
- 3. Painted finish
color:- cedar look
- 5. HardiePlank Lap Siding
Color: Cobble Stone
- 7. Painted finish
color:- Blue
- 9. Concrete finished
- 11. Cedar Shakes
Color : Timber Bark
- 2. HardiePlank Lap Siding
Color: Timber bark
- 4. HardiePlank Lap Siding
Color: Iron Gray
- 6. Painted finish
color:- black
- 8. Painted finish
color:- Maroon
- 10. Cedar Shakes
Color : Iron Gray
- 12. Asphalt Shingles roofing
Color : Iko Black



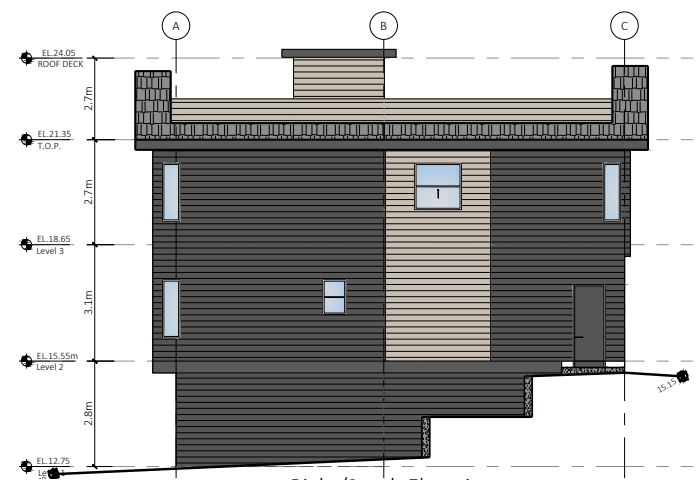
3 Rear/East Elevation
3/32"=1'-0"



2 Left/North Elevation
3/32"=1'-0"



3 BUILDING #5
NTS



2 Right/South Elevation
3/32"=1'-0"



FLAT
ARCHITECTURE

Unit 209- 6321 King George Blvd
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PROJECT INFO:
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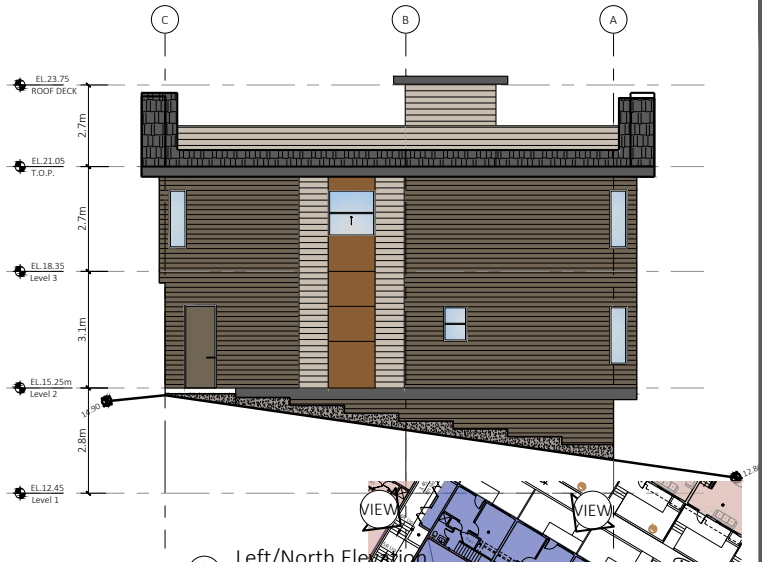
SCALE:
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DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

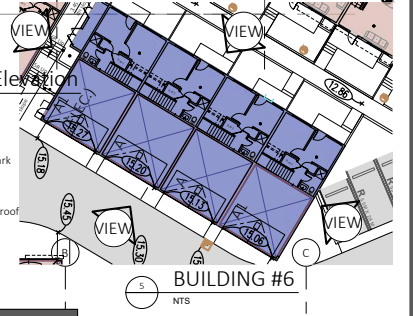
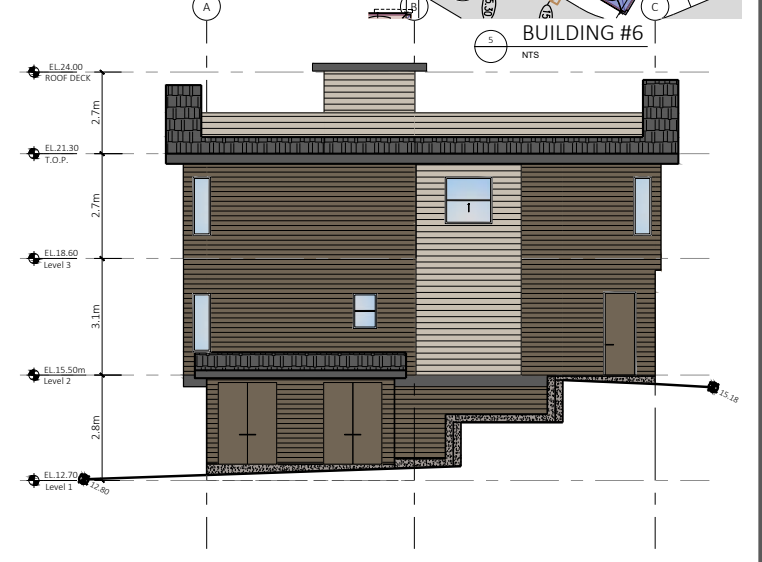
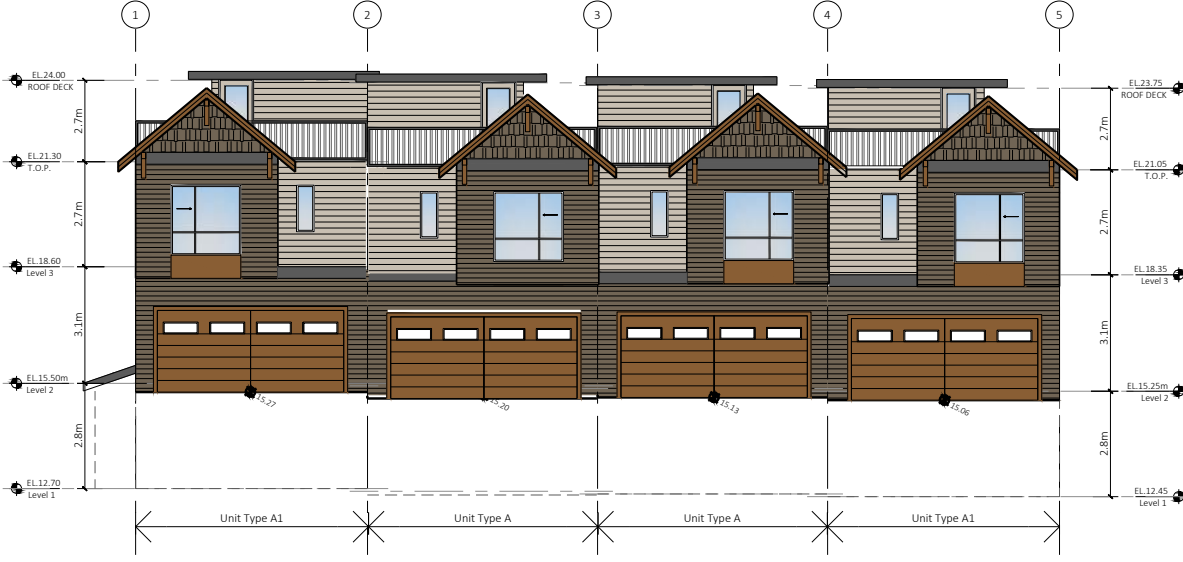
BUILDING-5
ELEVATIONS

REV	DESCRIPTION	BY	DATE



Schedule of Finishes:-

- 1. Asphalt Shingles roofing Color : Iko Gray
- 2. HardiePlank Lap Sidings Color: Timber bark
- 3. Painted finish color- cedar look
- 4. HardiePlank Lap Sidings Color: Iron Gray
- 5. HardiePlank Lap Sidings Color: Cobble Stone
- 6. Painted finish color- black
- 7. Painted finish color- Blue
- 8. Painted finish color- Maroon
- 9. Concrete finished
- 10. Cedar Shakes Color : Iron Gray
- 11. Cedar Shakes Color : Timber Bark
- 12. Asphalt Shingles roofing Color : Iko Black



3 Rear/East Elevation
3/32"=1'-0"

4 Right/South Elevation
3/32"=1'-0"



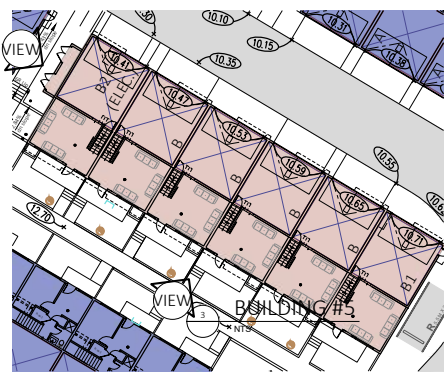
REV	DESCRIPTION	DATE



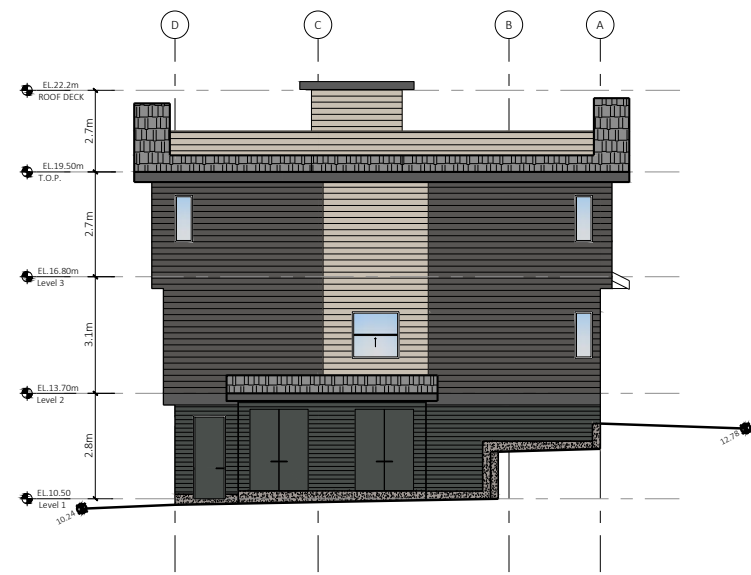
1 Front/East Elevation
3/32"=1'-0"

FINISH SCHEDULE

- 1. Asphalt Shingles roofing
Color : Iko Gray
- 2. HardiePlank Lap Siding
Color: Timber bark
- 3. Painted finish
color:- cedar look
- 4. HardiePlank Lap Siding
Color: Iron Gray
- 5. HardiePlank Lap Siding
Color: Cobble stone
- 6. Painted finish
color:- black
- 7. Painted finish
color:- Blue
- 8. Painted finish
color:- Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color : Iron Gray
- 11. Cedar Shakes
Color : Timber Bark
- 12. Asphalt Shingles roofing
Color : Iko Black



3 Building#7
NTS



2 Left/South Elevation
3/32"=1'-0"



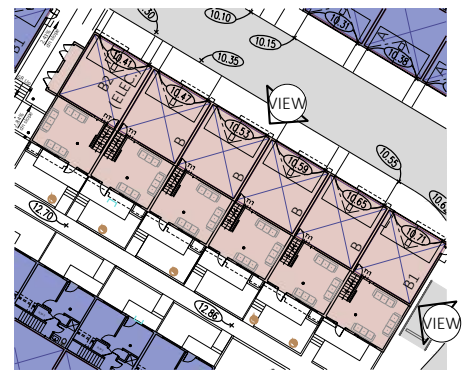
REV	DESCRIPTION	DATE	BY



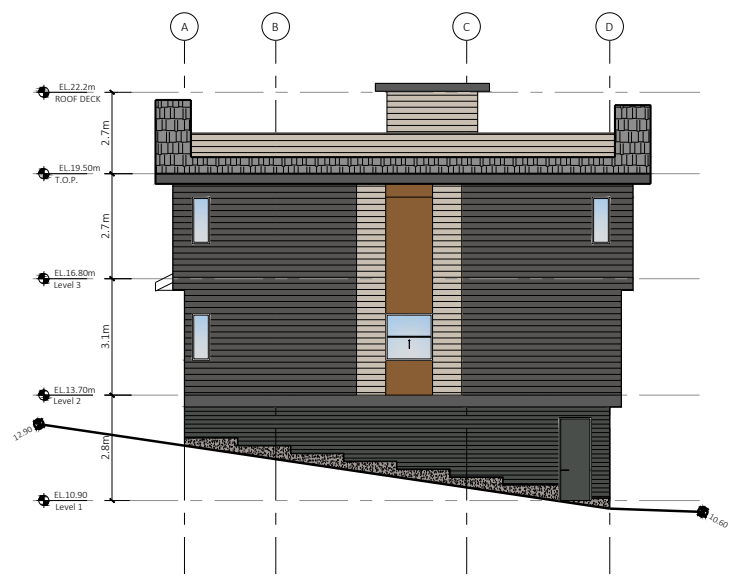
1 Rear/West Elevation
3/32"=1'-0"

FINISH SCHEDULE

- 1. Asphalt Shingles roofing
Color : Iko Gray
- 2. HardiePlank Lap Siding
Color: Timber bark
- 3. Painted finish
color:- cedar look
- 4. HardiePlank Lap Siding
Color: Iron Gray
- 5. HardiePlank Lap Siding
Color: Cobble stone
- 6. Painted finish
color:- black
- 7. Painted finish
color:- Blue
- 8. Painted finish
color:- Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color : Iron Gray
- 11. Cedar Shakes
Color : Timber Bark
- 12. Asphalt Shingles roofing
Color : Iko Black



3 Building#7
NTS



2 Right/North Elevation
3/32"=1'-0"



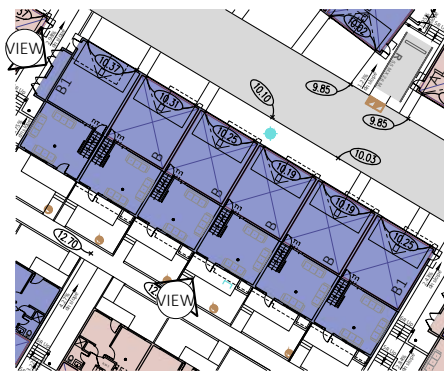
REV	DESCRIPTION	DATE	BY



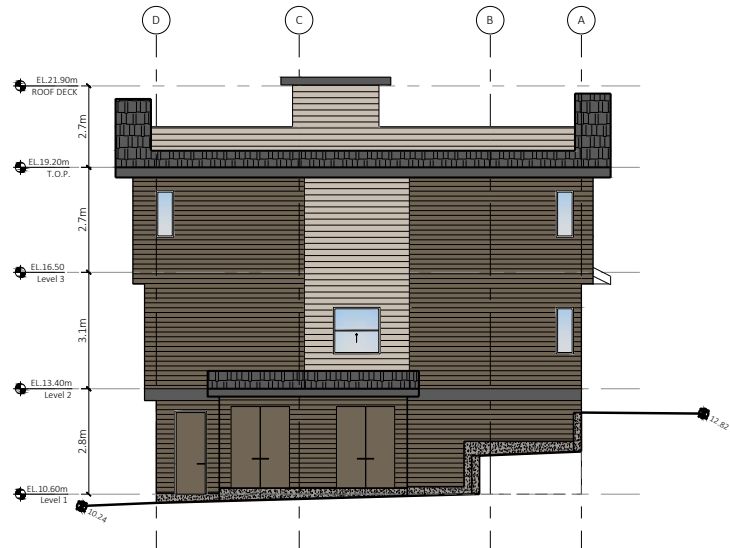
1 Front/East Elevation
3/32"=1'-0"

FINISH SCHEDULE

- 1. Asphalt Shingles roofing
Color : Iko Gray
- 2. HardiePlank Lap Sidings
Color: Timber bark
- 3. Painted finish
color:- cedar look
- 4. HardiePlank Lap Sidings
Color: Iron Gray
- 5. HardiePlank Lap Sidings
Color: Cobble stone
- 6. Painted finish
color:- black
- 7. Painted finish
color:- Blue
- 8. Painted finish
color:- Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color : Iron Gray
- 11. Cedar Shakes
Color : Timber Bark
- 12. Asphalt Shingles roofing
Color : Iko Black



3 Building#8
NTS



2 Left/South Elevation
3/32"=1'-0"



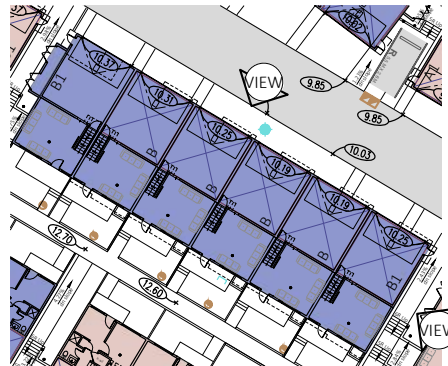
REV	DESCRIPTION	DATE	BY



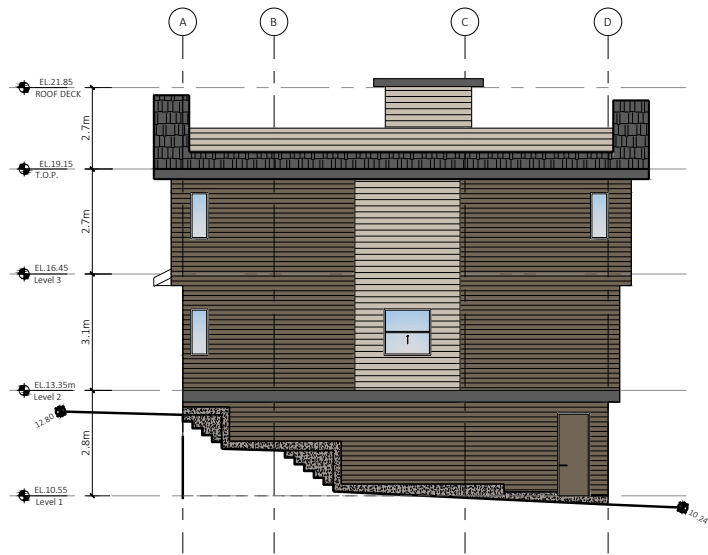
1 Rear/West Elevation
3/32"=1'-0"

FINISH SCHEDULE

- 1. Asphalt Shingles roofing
Color : Iko Gray
- 2. HardiePlank Lap Siding
Color: Timber bark
- 3. Painted finish
color:- cedar look
- 4. HardiePlank Lap Siding
Color: Iron Gray
- 5. HardiePlank Lap Siding
Color: Cobble stone
- 6. Painted finish
color:- black
- 7. Painted finish
color:- Blue
- 8. Painted finish
color:- Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color : Iron Gray
- 11. Cedar Shakes
Color : Timber Bark
- 12. Asphalt Shingles roofing
Color : Iko Black



2 Building#8
NTS



2 Right/North Elevation
3/32"=1'-0"



REV	DESCRIPTION	DATE	BY



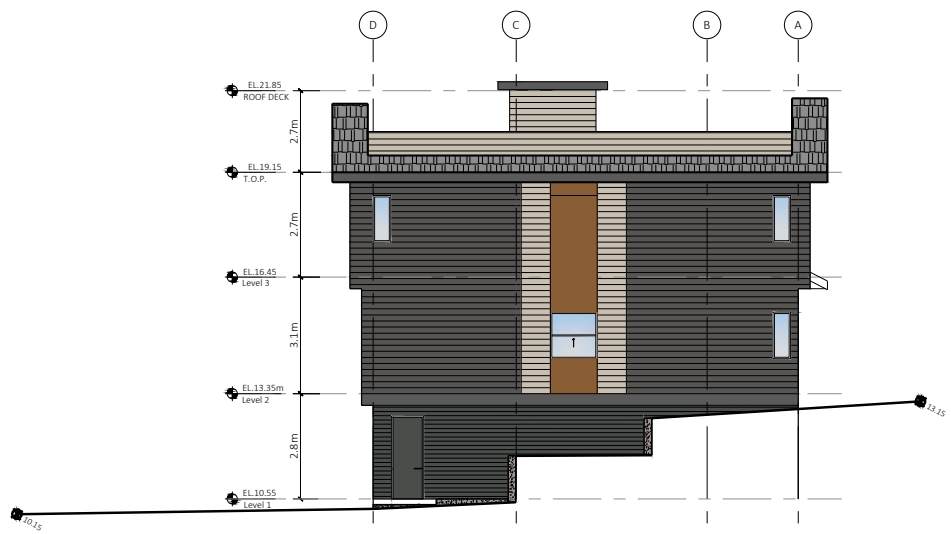
1 Front/East Elevation
3/32"=1'-0"

FINISH SCHEDULE

- 1. Asphalt Shingles roofing
Color : iko Gray
- 2. HardiePlank Lap Sidsings
Color: Timber bark
- 3. Painted finish
color:- cedar look
- 4. HardiePlank Lap Sidsings
Color: Iron Gray
- 5. HardiePlank Lap Sidsings
Color: Cobble stone
- 6. Painted finish
color:- black
- 7. Painted finish
color:- Blue
- 8. Painted finish
color:- Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color : Iron Gray
- 11. Cedar Shakes
Color : Timber Bark
- 12. Asphalt Shingles roofing
Color : iko Black



3 Building#9
NTS



2 Left/South Elevation
3/32"=1'-0"



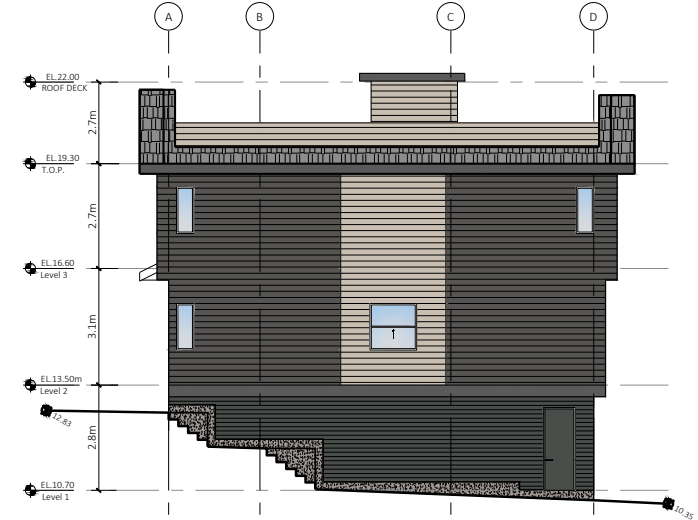
1 Rear/West Elevation
3/32"=1'-0"

FINISH SCHEDULE

- 1. Asphalt Shingles roofing
Color : Iko Gray
- 2. HardiePlank Lap Sidings
Color: Timber bark
- 3. Painted finish
color:- cedar look
- 4. HardiePlank Lap Sidings
Color: Iron Gray
- 5. HardiePlank Lap Sidings
Color: Cobble stone
- 6. Painted finish
color:- black
- 7. Painted finish
color:- Blue
- 8. Painted finish
color:- Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color : Iron Gray
- 11. Cedar Shakes
Color : Timber Bark
- 12. Asphalt Shingles roofing
Color : Iko Black



3 Building#9
NTS



2 Right/North Elevation
3/32"=1'-0"

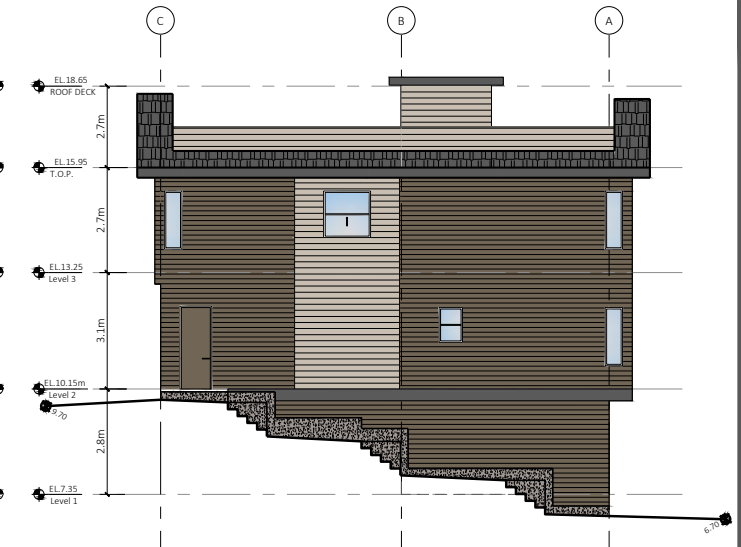


REV	DESCRIPTION	BY	DATE

REV	DESCRIPTION	DATE	BY



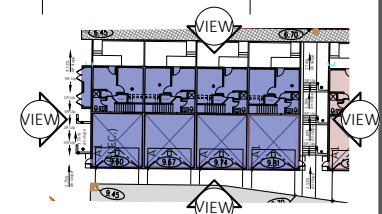
1 Front/West Elevation
3/32"=1'-0"



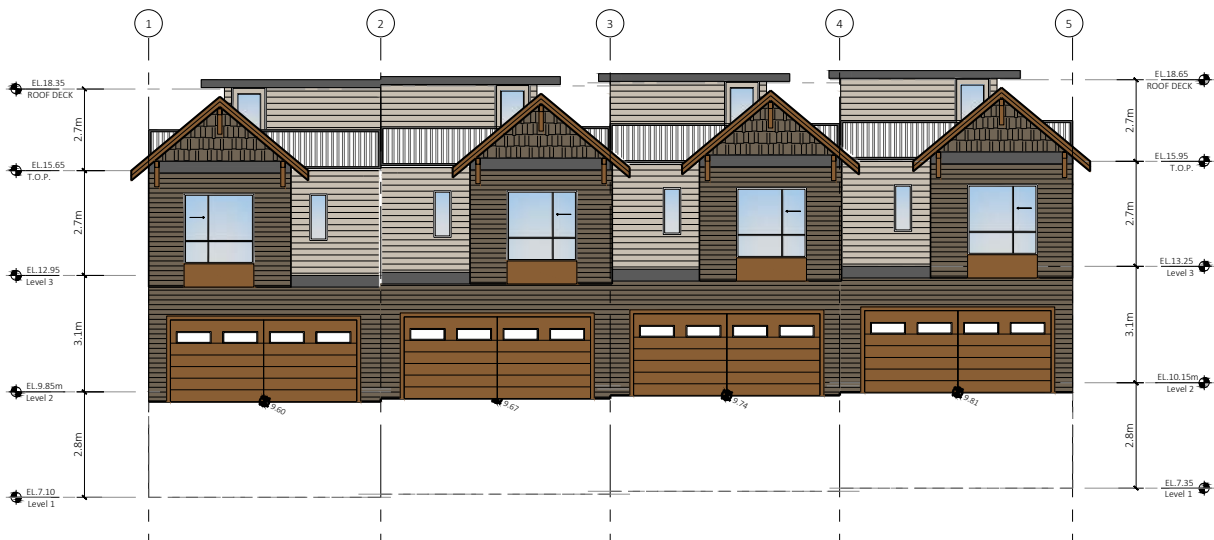
2 Left/North Elevation
3/32"=1'-0"

Schedule of Finishes:-

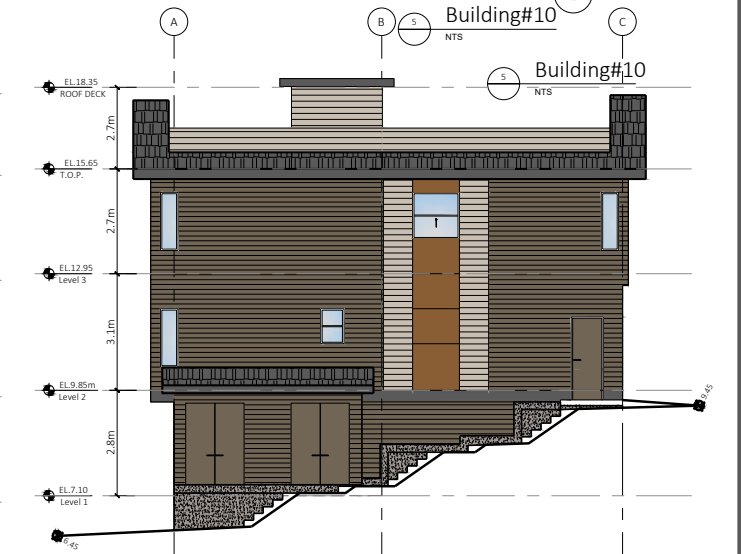
- 1. Asphalt Shingles roofing
Color : Iko Gray
- 2. HardiePlank Lap Siding
Color: Timber bark
- 3. Painted finish
color:- cedar look
- 4. HardiePlank Lap Siding
Color: Iron Gray
- 5. HardiePlank Lap Siding
Color: Cobble Stone
- 6. Painted finish
color:- black
- 7. Painted finish
color:- Blue
- 8. Painted finish
color:- Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color : Iron Gray
- 11. Cedar Shakes
Color : Timber Bark
- 12. Asphalt Shingles roofing
Color : Iko Black



Building#10
NTS



3 Rear/East Elevation
3/32"=1'-0"



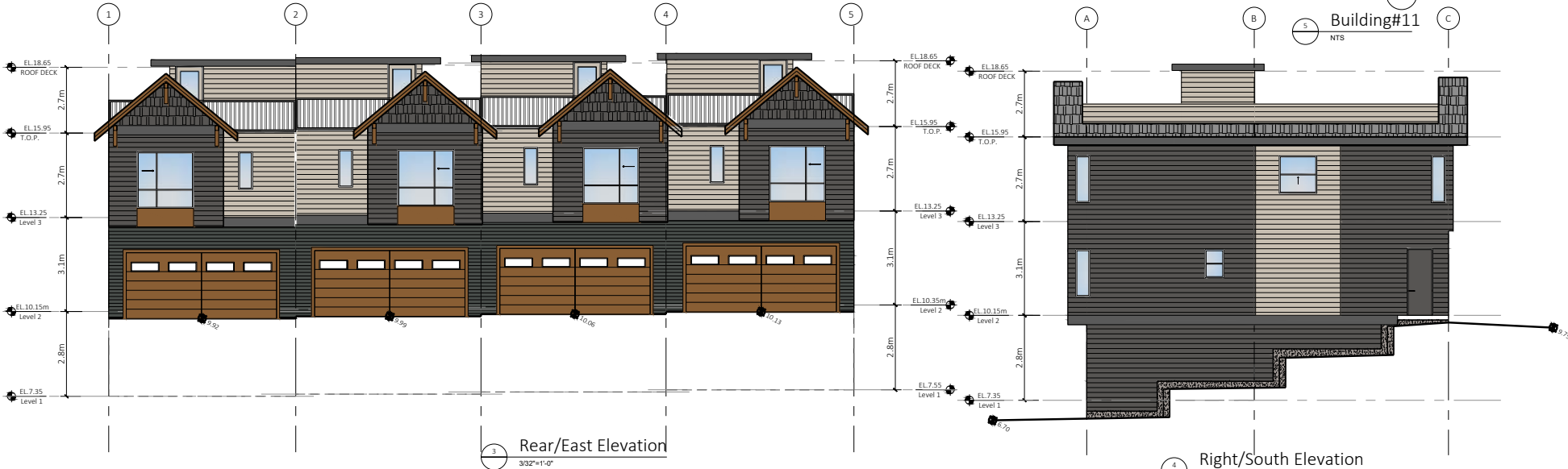
4 Right/South Elevation
3/32"=1'-0"

REV	DESCRIPTION	DATE



Schedule of Finishes:-

- 1. Asphalt Shingles roofing
Color : Iko Gray
- 2. HardiePlank Lap Siding
Color: Timber bark
- 3. Painted finish
color: cedar look
- 4. HardiePlank Lap Siding
Color: Iron Gray
- 5. HardiePlank Lap Siding
Color: Cobble Stone
- 6. Painted finish
color:- black
- 7. Painted finish
color:- Blue
- 8. Painted finish
color:- Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color : Iron Gray
- 11. Cedar Shakes
Color : Timber Bark
- 12. Asphalt Shingles roofing
Color : Iko Black

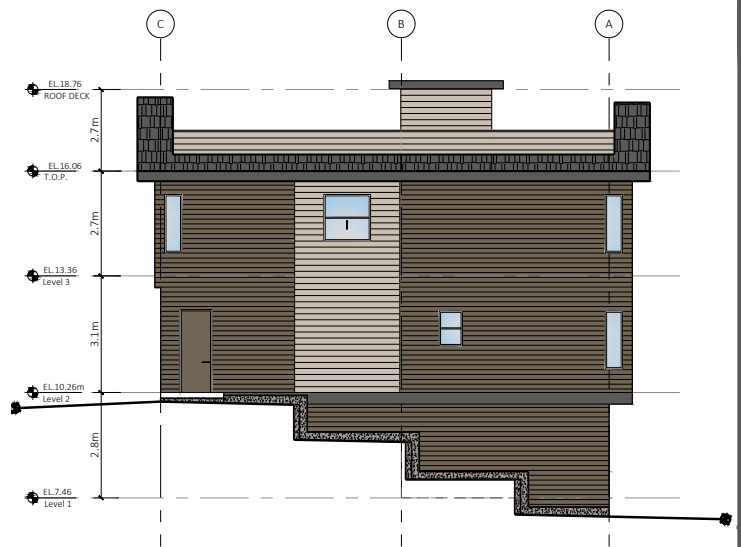


Building#11
NTS

Right/South Elevation
3/32"=1'-0"















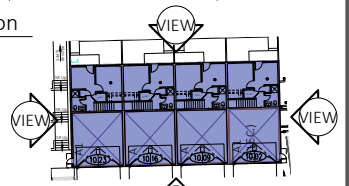
1 Front/West Elevation
3/32"=1'-0"



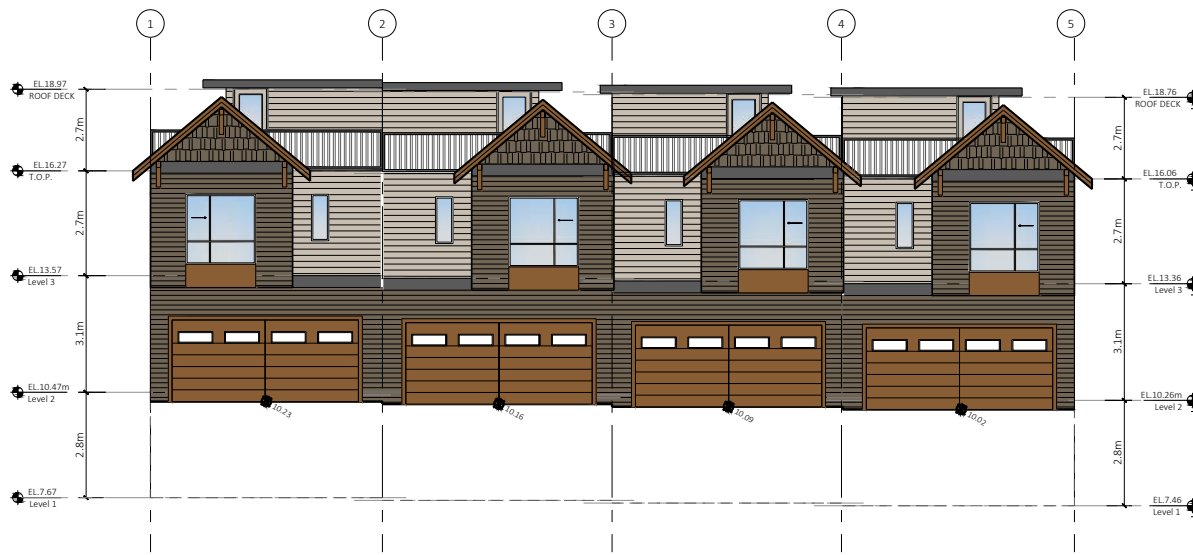
2 Left/North Elevation
3/32"=1'-0"

Schedule of Finishes:-

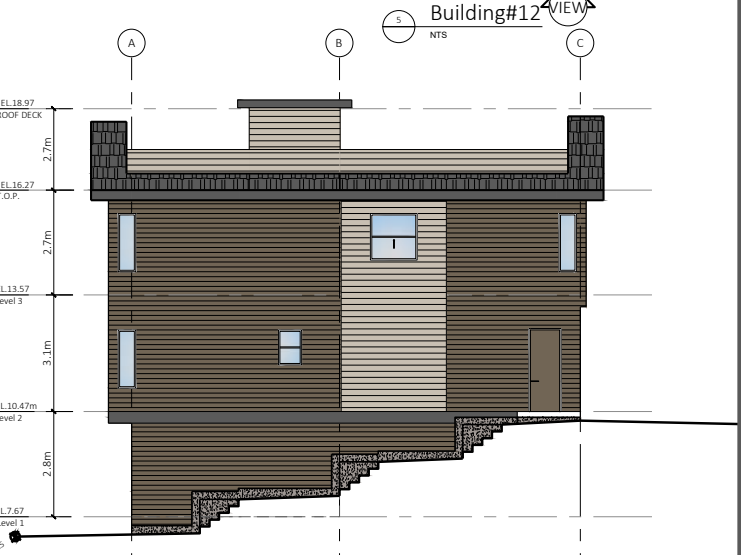
- | | | | | | | | | | | | |
|--|---|---|---|---|--|---|------------------------------------|---|--------------------------------------|---|--|
|  | 1. Asphalt Shingles roofing
Color: Iko Gray |  | 3. Painted finish
color: cedar look |  | 5. HardiePlank Lap Siding
Color: Cobble Stone |  | 7. Painted finish
color: Blue |  | 9. Concrete finished |  | 11. Cedar Shakes
Color: Timber Bark |
|  | 2. HardiePlank Lap Siding
Color: Timber bark |  | 4. HardiePlank Lap Siding
Color: Iron Gray |  | 6. Painted finish
color: black |  | 8. Painted finish
color: Maroon |  | 10. Cedar Shakes
Color: Iron Gray |  | 12. Asphalt Shingles roofing
Color: Iko Black |



Building#12
NTS



3 Rear/East Elevation
3/32"=1'-0"



4 Right/South Elevation
3/32"=1'-0"



PROJECT INFO:
74 Unit Townhouse Development
at 18175 74 Ave Surrey BC
CLIENT:
PLATINUM GROUP

DATE
12-Dec-23
PROJECT NO:
22-231

SCALE:
3/32"=1' DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

BUILDING-12
ELEVATIONS



FLAT
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484



PROJECT INFO:
74 Unit Townhouse Development
at 18175 74 Ave Surrey BC

CLIENT:
PLATINUM GROUP

DATE
12-Dec-23
PROJECT NO:
22-231

SCALE: 3/32"=1'
DRAWN BY:
R.W

REV	DESCRIPTION	DATE	BY

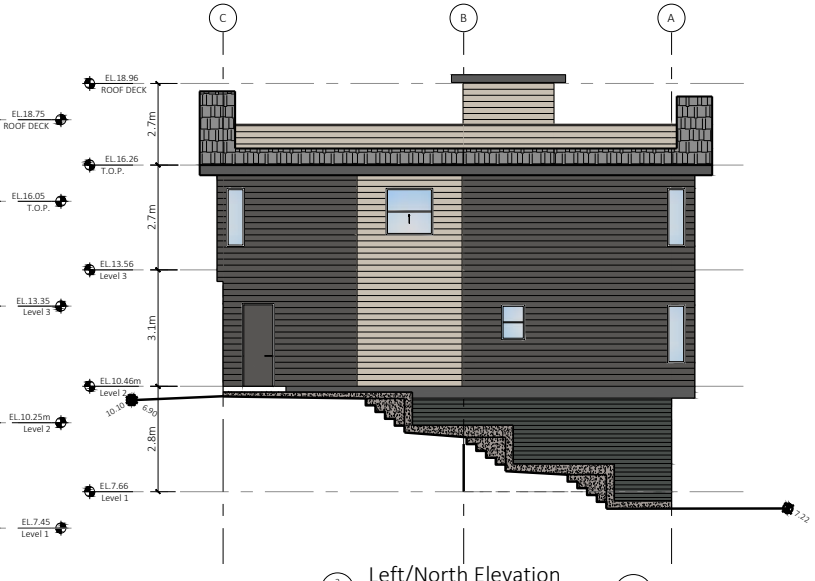
BUILDING-13

ELEVATIONS

A-3.13



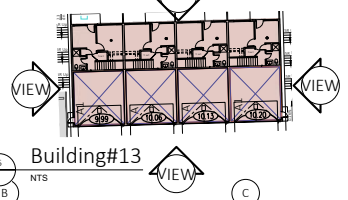
1 Front/West Elevation
3/32"=1'-0"



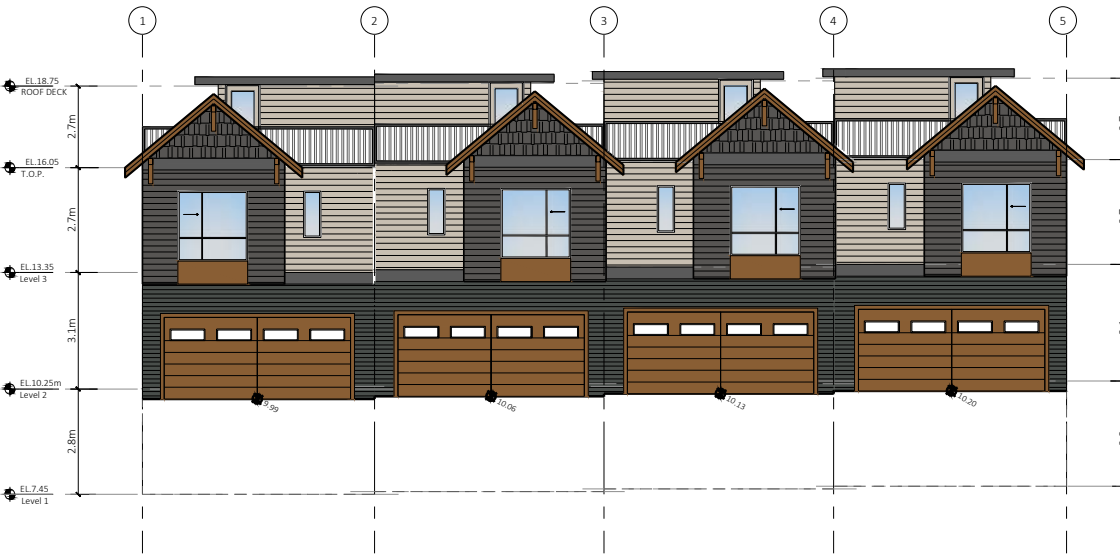
2 Left/North Elevation
3/32"=1'-0"

Schedule of Finishes:-

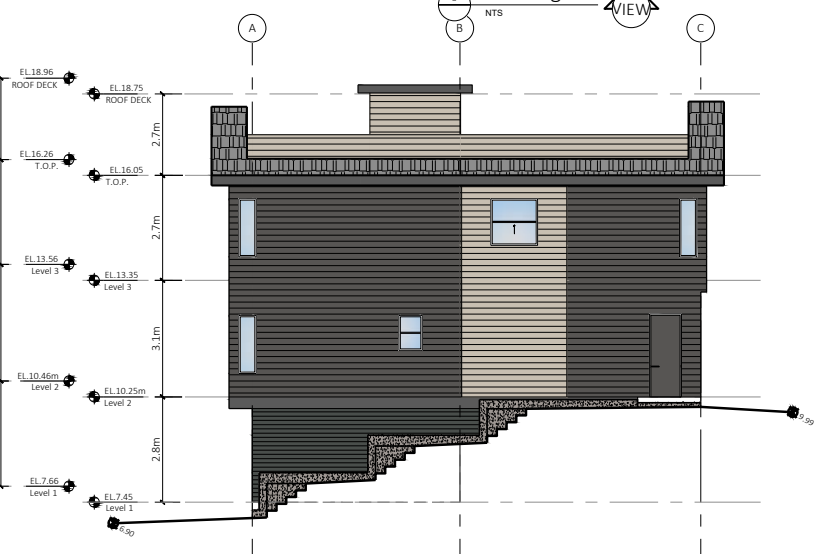
- 1. Asphalt Shingles roofing
Color: Iko Gray
- 2. HardiePlank Lap Siding
Color: Timber bark
- 3. Painted finish
color:- cedar look
- 4. HardiePlank Lap Siding
Color: Iron Gray
- 5. HardiePlank Lap Siding
Color: Cobble Stone
- 6. Painted finish
color:- black
- 7. Painted finish
color:- Blue
- 8. Painted finish
color:- Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color : Iron Gray
- 11. Cedar Shakes
Color : Timber Bark
- 12. Asphalt Shingles roofing
Color : Iko Black



Building#13
NTS



3 Rear/East Elevation
3/32"=1'-0"



4 Right/South Elevation
3/32"=1'-0"



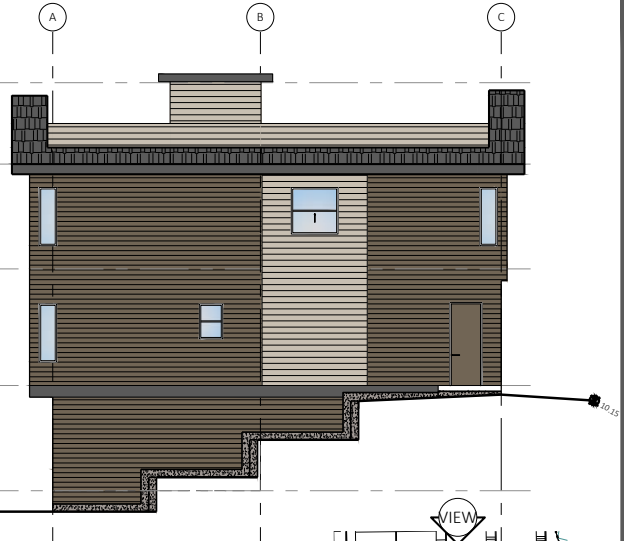
REV	DESCRIPTION	BY	DATE



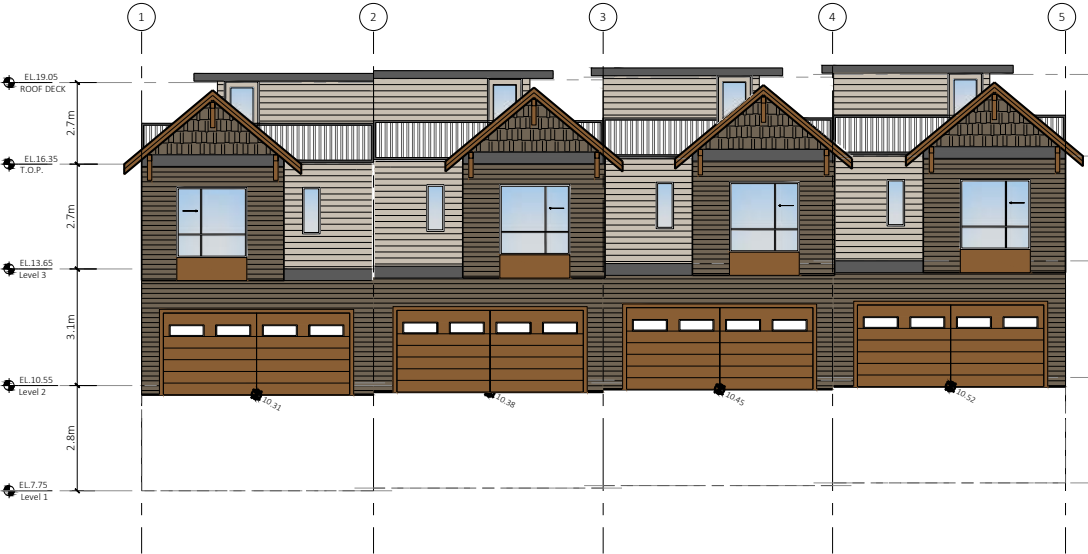
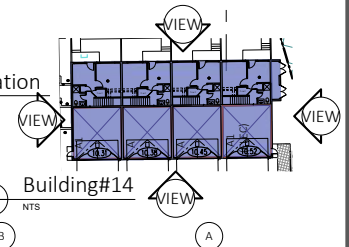
Schedule of Finishes:-

- 1. Asphalt Shingles roofing
Color: Iko Gray
- 2. HardiePlank Lap Siding
Color: Timber bark
- 3. Painted finish
color:- cedar look
- 4. HardiePlank Lap Siding
Color: Iron Gray
- 5. Hardieplank Lap Siding
Color: Cobble Stone
- 6. Painted finish
color:- black
- 7. Painted finish
color:- Blue
- 8. Painted finish
color:- Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color: Iron Gray
- 11. Cedar Shakes
Color: Timber Bark
- 12. Asphalt Shingles roofing
Color: Iko Black

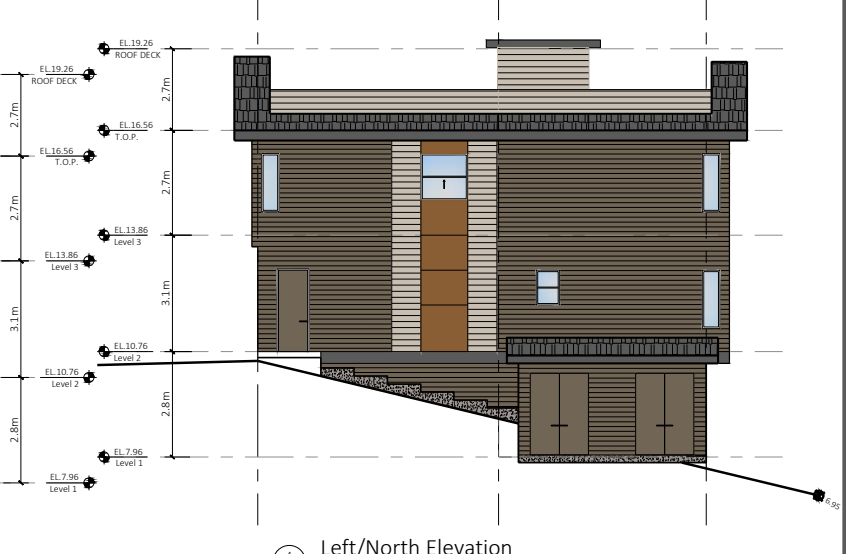
1 Front/West Elevation
3/32"=1'-0"



2 Right/South Elevation
3/32"=1'-0"



3 Rear/East Elevation
3/32"=1'-0"

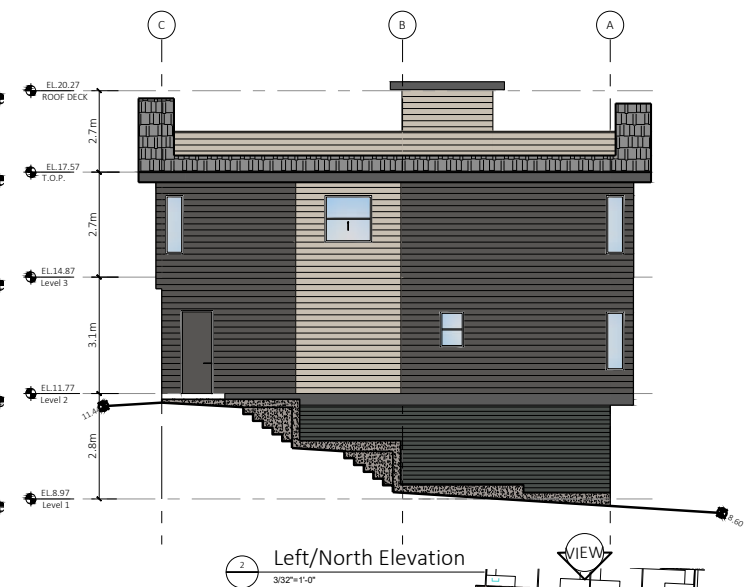


4 Left/North Elevation
3/32"=1'-0"

REV	DESCRIPTION	DATE	BY



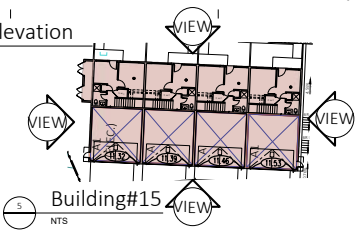
1 Front/West Elevation
3/32"=1'-0"



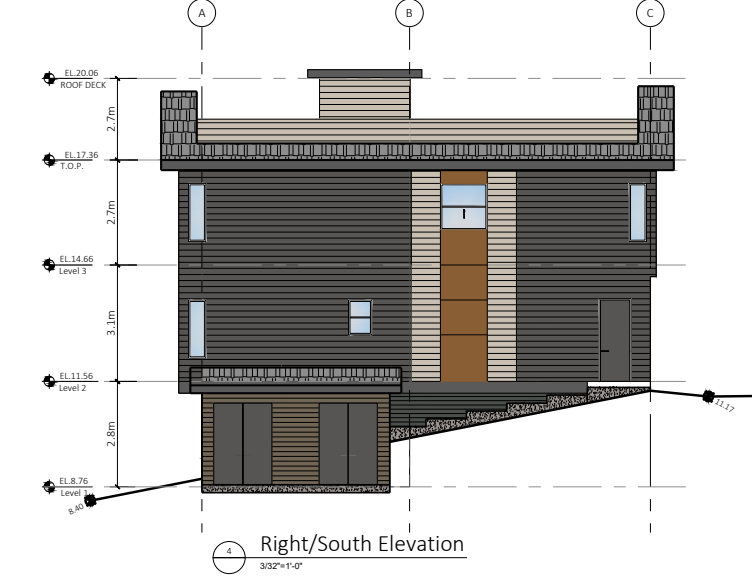
2 Left/North Elevation
3/32"=1'-0"

Schedule of Finishes:-

- 1. Asphalt Shingles roofing
Color: Iko Gray
- 2. HardiePlank Lap Siding
Color: Timber bark
- 3. Painted finish
color:- cedar look
- 4. HardiePlank Lap Siding
Color: Iron Gray
- 5. HardiePlank Lap Siding
Color: Cobble Stone
- 6. Painted finish
color:- black
- 7. Painted finish
color:- Blue
- 8. Painted finish
color:- Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color: Iron Gray
- 11. Cedar Shakes
Color: Timber Bark
- 12. Asphalt Shingles roofing
Color: Iko Black



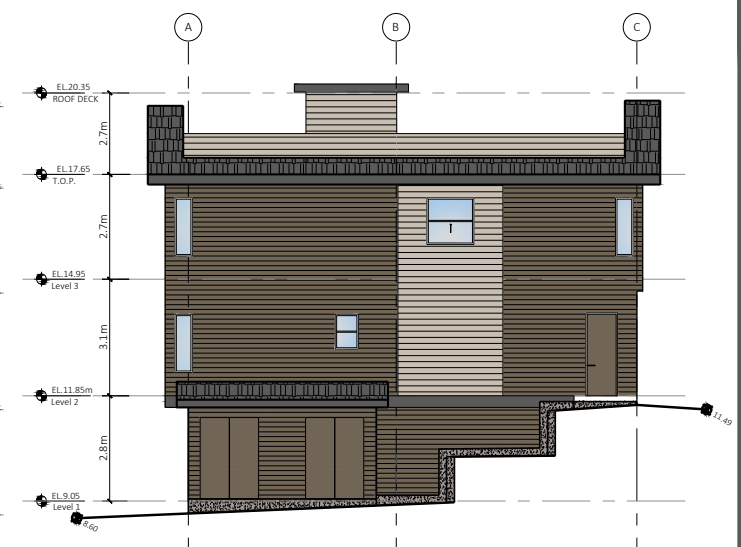
3 Rear/East Elevation
3/32"=1'-0"



4 Right/South Elevation
3/32"=1'-0"



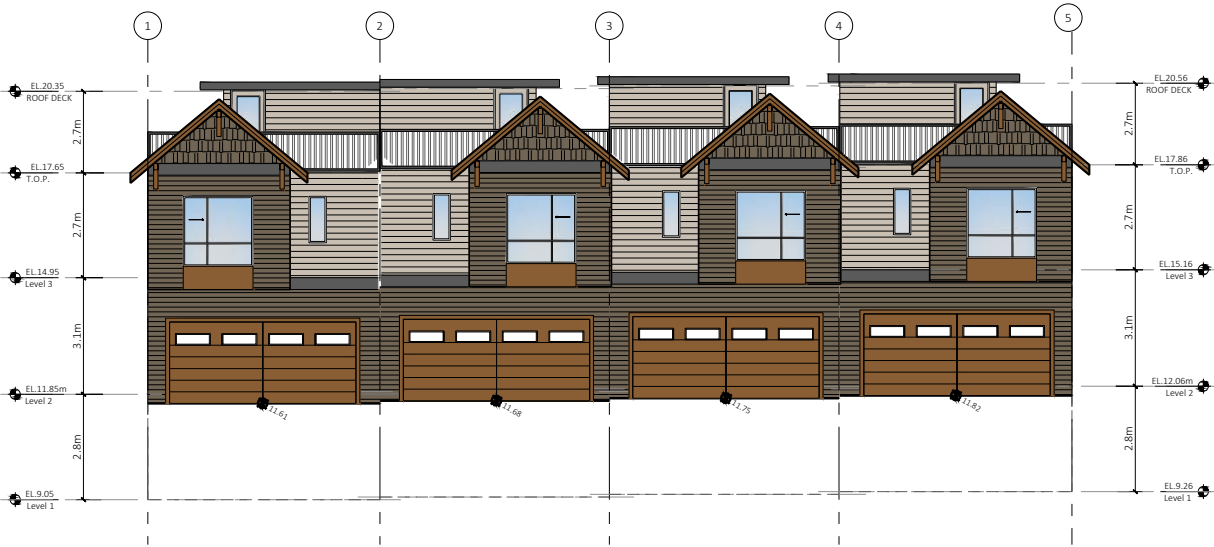
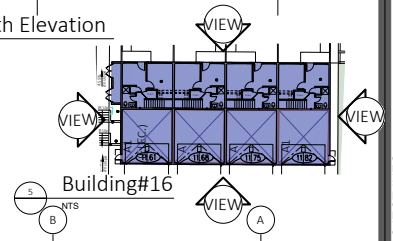
1 Front/West Elevation
3/32"=1'-0"



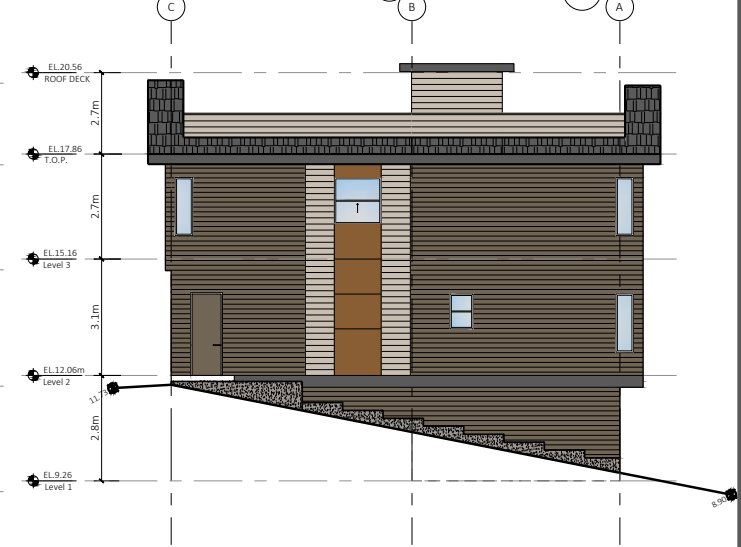
2 Left/South Elevation
3/32"=1'-0"

Schedule of Finishes:-

- 1. Asphalt Shingles roofing
Color : Iko Gray
- 2. HardiePlank Lap Sidsins
Color: Timber bark
- 3. Painted finish
color:- cedar look
- 4. HardiePlank Lap Sidsins
Color: Iron Gray
- 5. HardiePlank Lap Sidsins
Color: Cobble Stone
- 6. Painted finish
color:- black
- 7. Painted finish
color:- Blue
- 8. Painted finish
color:- Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color : Iron Gray
- 11. Cedar Shakes
Color : Timber Bark
- 12. Asphalt Shingles roofing
Color : Iko Black



3 Rear/East Elevation
3/32"=1'-0"



4 Right/North Elevation
3/32"=1'-0"



PROJECT INFO:
74 Unit Townhouse Development
at 18175 74 Ave Surrey BC
CLIENT:
PLATINUM GROUP

DATE
12-Dec-23
PROJECT NO:
22-231

SCALE: 3/32"=1' DRAWN BY:
R.W













REV	DESCRIPTION	BY	DATE

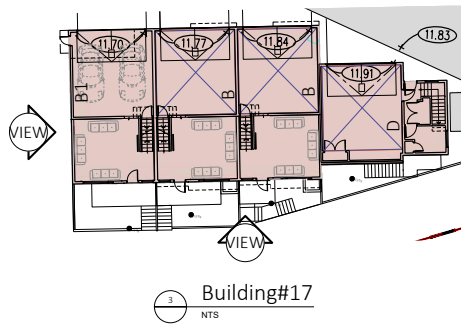
BUILDING-16
ELEVATIONS



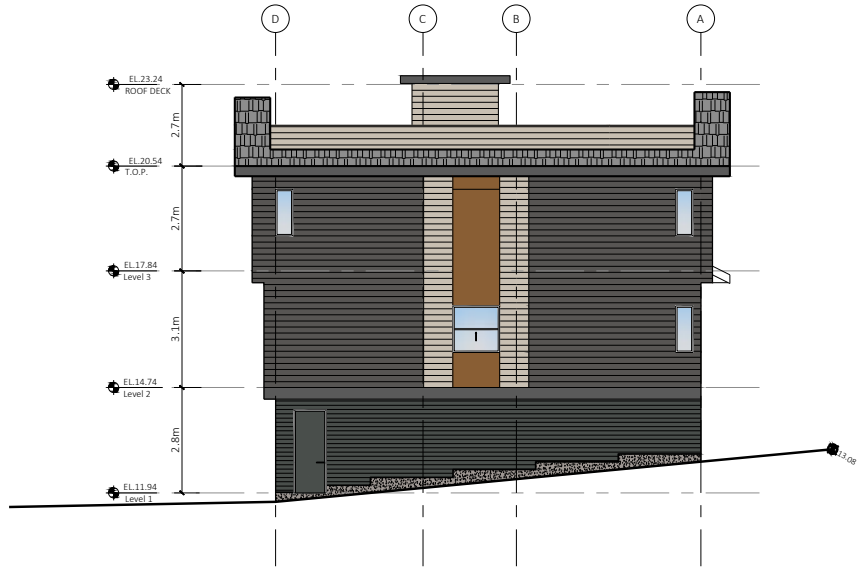
1 Front/East Elevation
3/32"=1'-0"

FINISH SCHEDULE

-  1. Asphalt Shingles roofing
Color : Iko Gray
-  2. HardiePlank Lap Siding
Color: Timber bark
-  3. Painted finish
color:- cedar look
-  4. HardiePlank Lap Siding
Color: Iron Gray
-  5. HardiePlank Lap Siding
Color: Cobble stone
-  6. Painted finish
color:- black
-  7. Painted finish
color:- Blue
-  8. Painted finish
color:- Maroon
-  9. Concrete finished
-  10. Cedar Shakes
Color : Iron Gray
-  11. Cedar Shakes
Color : Timber Bark
-  12. Asphalt Shingles roofing
Color : Iko Black



3 Building#17
NTS



2 Left/South Elevation
3/32"=1'-0"



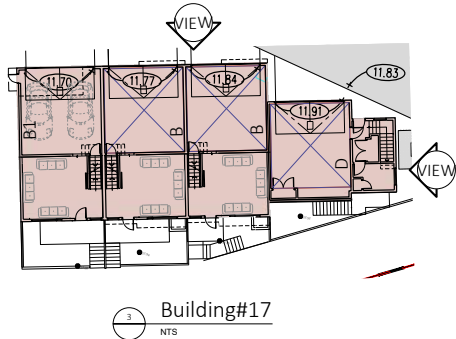
REV	DESCRIPTION	BY	DATE



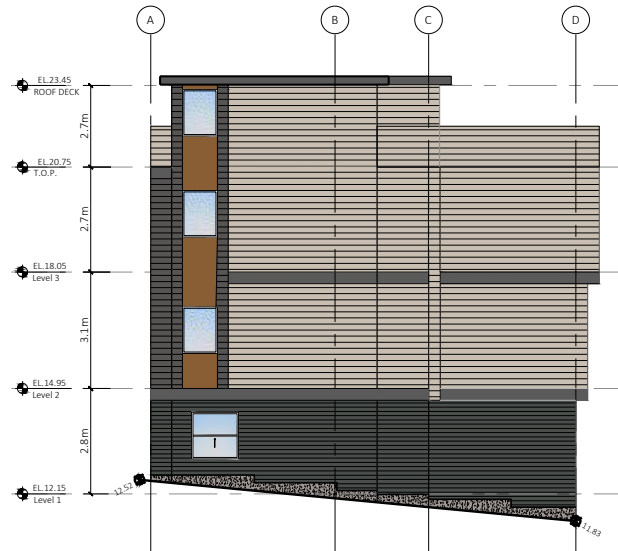
1 Rear/West Elevation
3/32"=1'-0"

FINISH SCHEDULE

- 1. Asphalt Shingles roofing
Color : Iko Gray
- 2. HardiePlank Lap Siding
Color: Timber bark
- 3. Painted finish
color:- cedar look
- 4. HardiePlank Lap Siding
Color: Iron Gray
- 5. HardiePlank Lap Siding
Color: Cobble stone
- 6. Painted finish
color:- black
- 7. Painted finish
color:- Blue
- 8. Painted finish
color:- Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color : Iron Gray
- 11. Cedar Shakes
Color : Timber Bark
- 12. Asphalt Shingles roofing
Color : Iko Black



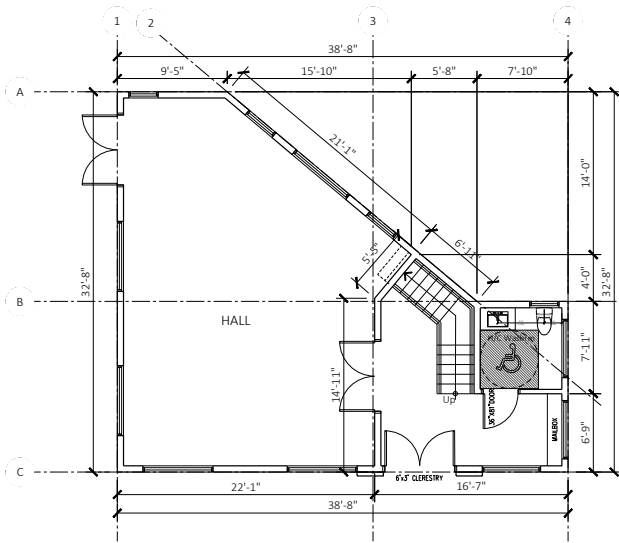
3 Building#17
NTS



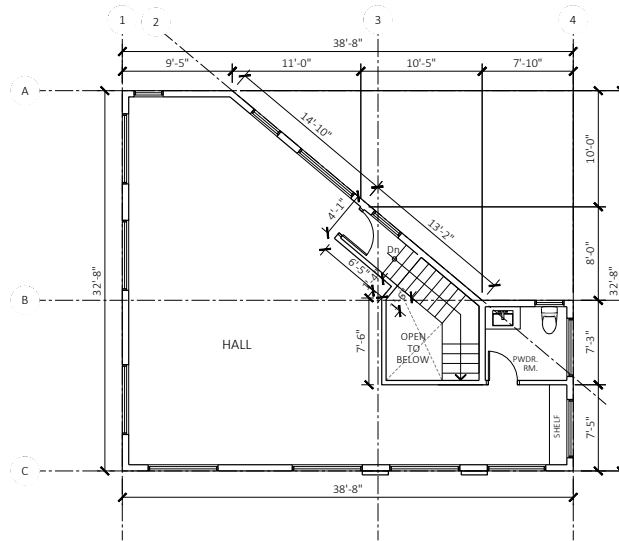
2 Right/North Elevation
3/32"=1'-0"



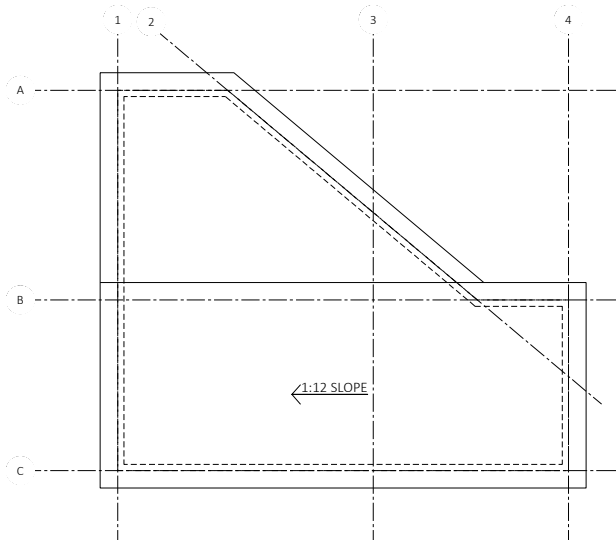
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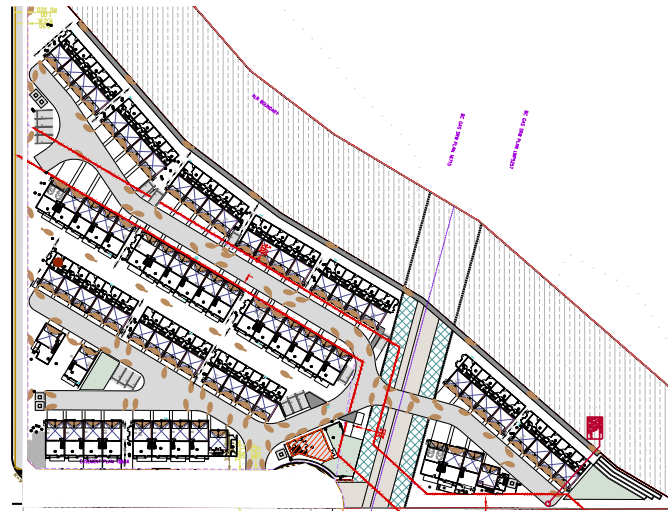
1 LEVEL-1
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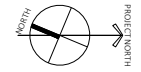
2 LEVEL-2
3/32"=1'-0"



3 ROOF PLAN
3/32"=1'-0"



KEY PLAN

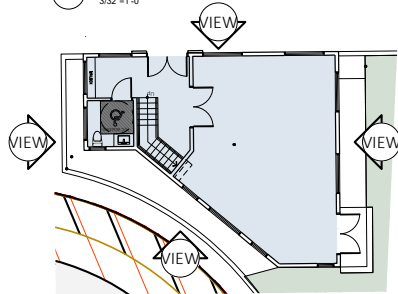


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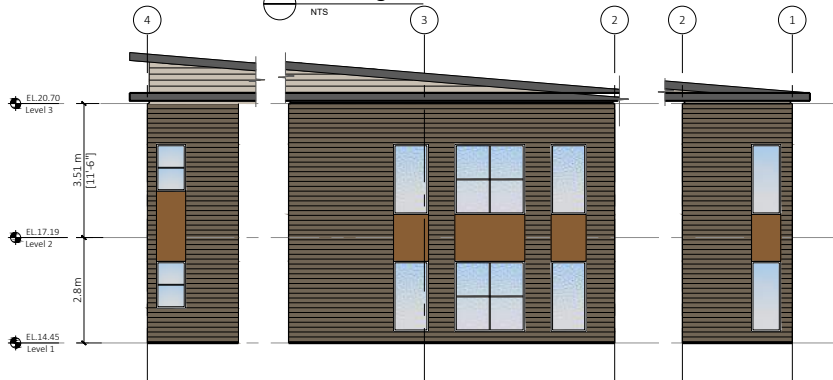
1 Front/South-West Elevation

3/32"=1'-0"



Building#18

NTS



3 Rear/South-East Elevation

3/32"=1'-0"

FINISH SCHEDULE

- 1. Asphalt Shingles roofing
Color : Iko Gray
- 2. HardiePlank Lap Siding
Color: Timber bark
- 3. Painted finish
color:- cedar look
- 4. HardiePlank Lap Siding
Color: Iron Gray
- 5. HardiePlank Lap Siding
Color: Cobble stone
- 6. Painted finish
color:- black
- 7. Painted finish
color:- Blue
- 8. Painted finish
color:- Maroon
- 9. Concrete finished
- 10. Cedar Shakes
Color : Iron Gray
- 11. Cedar Shakes
Color : Timber Bark
- 12. Asphalt Shingles roofing
Color : Iko Black



2 Right/South-East Elevation

3/32"=1'-0"



4 Left/North-West Elevation

3/32"=1'-0"



PROJECT INFO:
74 Unit Townhouse Development
at 18175 74 Ave Surrey BC
CLIENT:
PLATINUM GROUP

DATE
12-Dec-23
PROJECT NO:
22-231

SCALE: 3/32"=1'
DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

AMENITY BLDG.
ELEVATIONS

TREE SCHEDULE		PMG PROJECT NUMBER: 22-240		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	6	ACER GRISELUM	PAPERBARK MAPLE	5CM CAL, 1.8M STD; B&B
	9	ARBITUS UNEDO	STRAWBERRY TREE	#10 POT, 1.5M
	5	CERCIS CANADENSIS FOREST PANSY*	FOREST PANSY REDBUD	5CM CAL, B&B
	10	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINKI FALSE CYPRESS	3M HT, B&B
	9	CORNUS MAS	CORNELIAN CHERRY	5CM CAL, B&B
	8	CRATAEGUS LAVALLEI	LAVALLE HAWTHORN	5CM CAL, 1.8M STD; B&B
	10	GNONDO BILGUA 'GOLD SPIRE'	GOLD SPIRE GNONDO	5CM CAL, 2M STD; B&B
	7	HIBISCUS SYRIACUS LAVENDER CHIFFON	HIBISCUS	#10 POT ON STD
	7	HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA; LIME GREEN-PINK	#10 POT ON STD
	12	LIQUIDAMBAR SYRIACUS LINA 'SLENDER SILKHOETTE'	SLENDER SILKHOETTE SWEETGUM	5CM CAL, B&B
	3	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD SOUTHERN MAGNOLIA	3M HT; 1.5M STD; B&B
	4	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	5 CM CAL; B&B
	8	PICEA OMOIKIRA 'BRUNS'	BRUNS SERBIAN SPRUCE	3.0M HT; B&B
	6	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	3.0M HT; B&B
	9	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA FLOWERING CHERRY	5CM CAL, 1.5M STD; B&B
	5	PSEUDOTSUGA MENZESII	DOUGLAS FIR	3M HT; B&B
	13	QUERCUS ROBUR 'FASTIGIATA'	FASTIGIATE ENGLISH OAK	5CM CAL, 1.8M STD; B&B
	11	SORBUS ARIA 'LUTESCENS'	WHITEBEAM MOUNTAIN ASH	5CM CAL, 1.8M STD; B&B
	13	STREET TREE	FINAL SPECIES AND LOCATION	#10 POT ON STD
	7	SYRINGA 'TWIGGELLE'	LILAC	5CM CAL, 1.5M STD; B&B
	8	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	5CM CAL, 1.5M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
PROPOSED BY-LAW SIZED REPLACEMENT TREES = 134



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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 6G8
p. 604 294-0011 - f. 604 294-0022

SEAL:



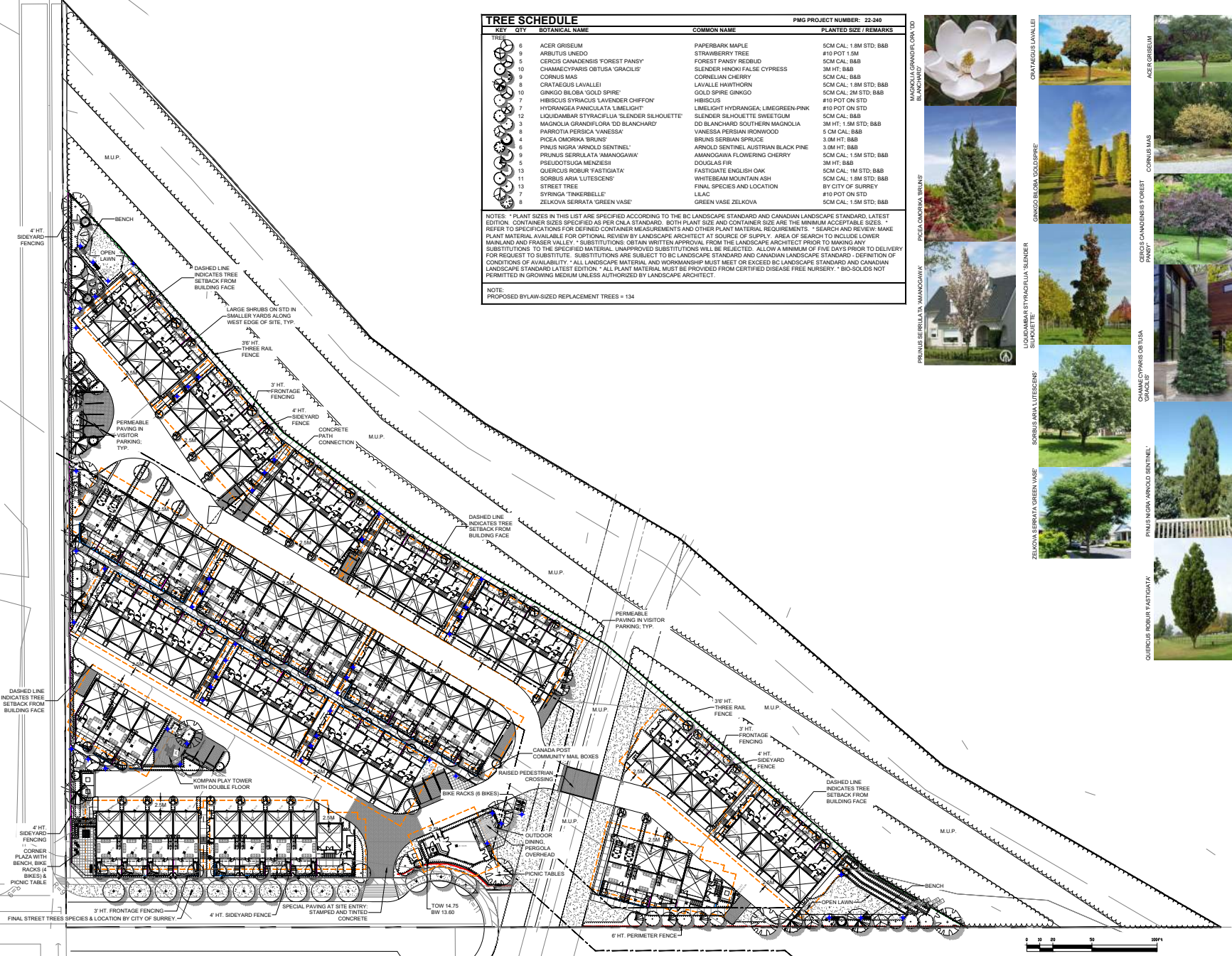
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3	23 FEB 09	NEW SITE PLAN	CLG
2	23 JAN 21	UPDATE PER COMMENTS	CLG
1	23 JAN 09	ISSUE FOR SUBMISSION	CLG

CLIENT:

PROJECT:
WEST CLAYTON TOWNHOMES
18175-74TH AVENUE
SURREY

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 22 DEC 23 DRAWING NUMBER:
SCALE: 1/32" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHKD: CLG OF 13



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
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CLIENT:

PROJECT:

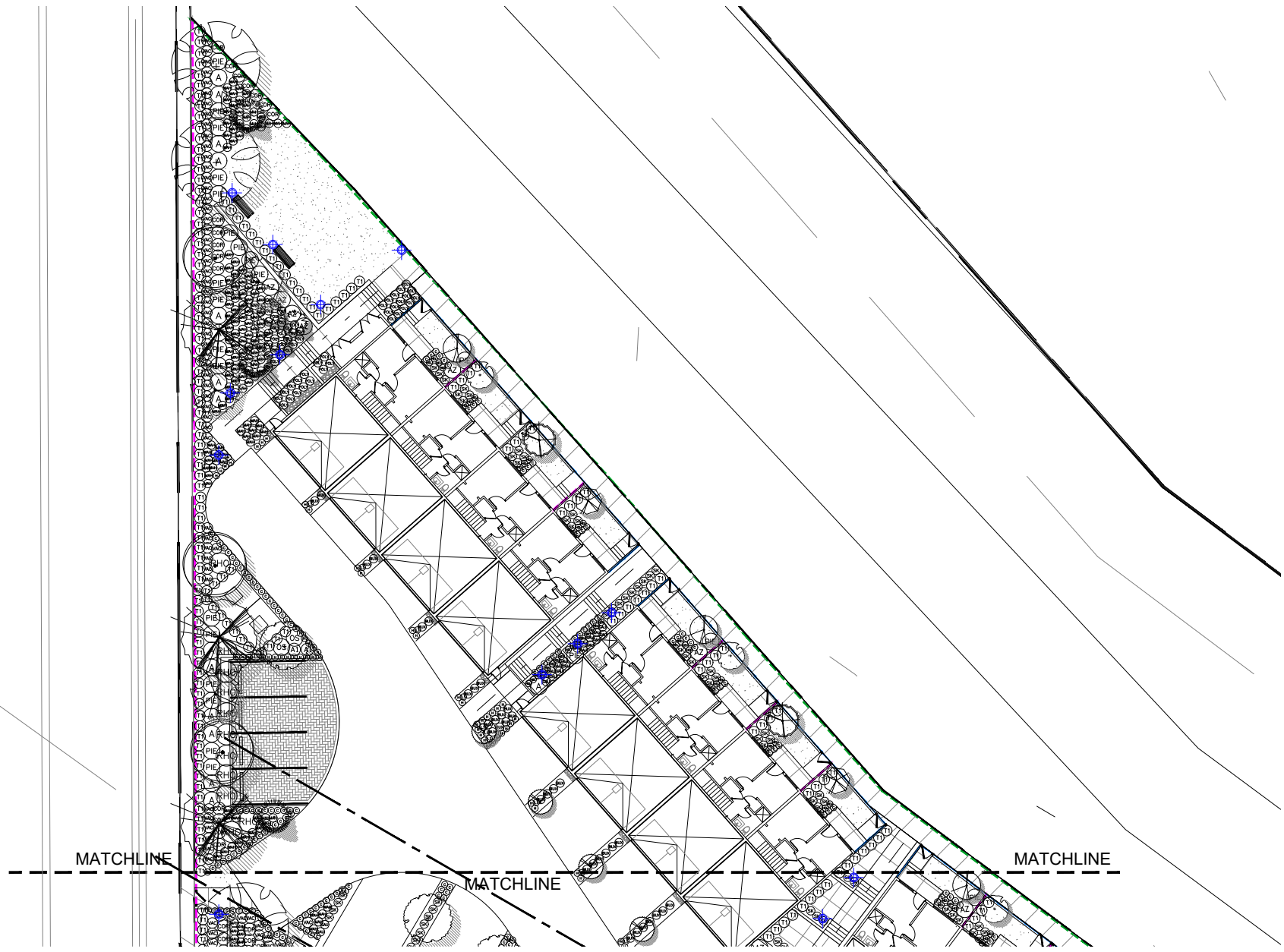
WEST CLAYTON TOWNHOMES
 18175-74TH AVENUE
 SURREY

DRAWING TITLE:

SHRUB PLAN

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 DESIGN: CLG
 CHKD: CLG

L2
 OF 13



SEAL:



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3	20 FEB 09	NEW SITE PLAN	MR
2	23 JAN 31	UPDATE PER COMMENTS	CLG
1	23 JAN 05	ISSUE FOR SUBMISSION	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

WEST CLAYTON TOWNHOMES
 18175-74TH AVENUE
 SURREY

DRAWING TITLE:

SHRUB PLAN

DATE: 22 DEC 23 DRAWING NUMBER:
 SCALE: 1/32" = 1'-0"
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L3
 OF 13



MATCHLINE

MATCHLINE

MATCHLINE

MATCHLINE

MATCHLINE

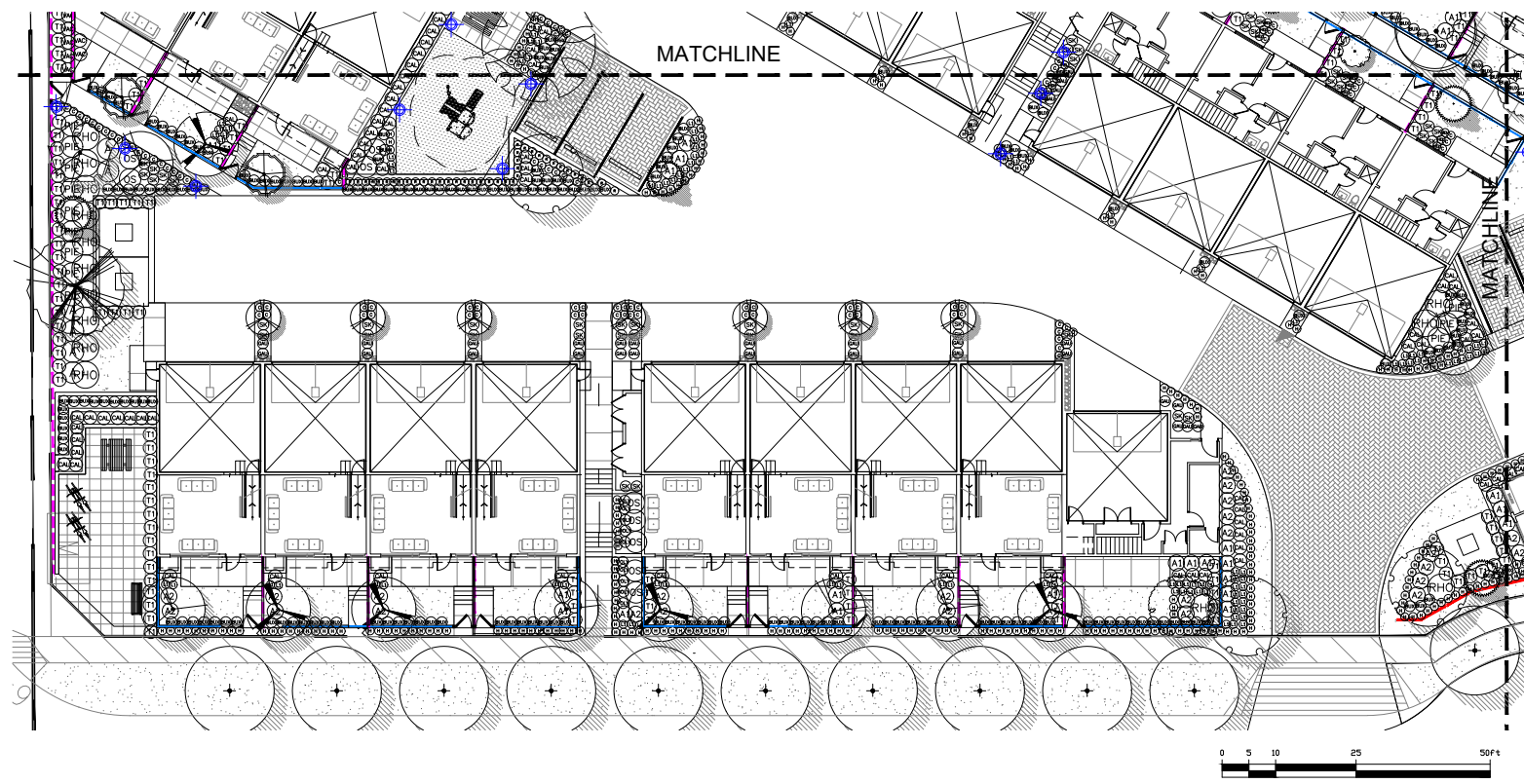
MATCHLINE

MATCHLINE

SEAL:

PLANT SCHEDULE			PMG PROJECT NUMBER: 22-240	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
30		AUCUBA JAPONICA 'SERRATA'	SAWTOOTH JAPANESE AUCUBA	#2 POT; 25CM
510		BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT; 25CM
55		CORNUS SERICEA	REDTIG DOGWOOD	#2 POT; 50CM
275		MAHONIA ACQUILIFORMIS	ORION GRAPE	#2 POT; 40CM
45		OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS	#3 POT; 50CM
16		PHYSCARPUS CAPITATUS	PACIFIC NINEBARK	#2 POT; 30CM
69		PIERIS JAPONICA 'VALLEY VALENTINE'	PIERIS RED BLOSSOM	#2 POT; 30CM
70		RHOODENDRON 'ROBLEZ PP28279'	AZALEA 'AUTUMN FIRE'	#2 POT; 25CM, EVERBLOOMING
32		RHOODENDRON 'CONLEO PP11640'	AZALEA 'AUTUMN MONARCH'	#2 POT; 40CM, EVERBLOOMING; 5' HT.
62		RHOODENDRON 'ROBLEZ PP2646'	AZALEA 'AUTUMN IVORY'	#2 POT; 25CM, EVERBLOOMING
46		RHOODENDRON 'YAKU PRINCESS'	RHOODENDRON, PINK TO WHITE	#3 POT; 50CM
347		SKIMMIA REVEJASIANA	DWARF SKIMMIA	#2 POT; 25CM
492		TAXUS X MEDIA 'NIGRA'	HICKS' YEW	1.2M B&B
260		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
GRASS				
98		CALAMAGRODIS ACUTIFLORA 'KARL FÖRSTER'	FEATHER REED GRASS	#1 POT
675		CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEDGE	#1 POT
687		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
PERENNIAL				
168		HELLEBORUS X HYBRIDUS	LENTEEN ROSE	15CM POT
96		HEUCHERA MACRANTHA 'PALACE PURPLE'	CORAL BELLS, PURPLE-RED	15CM POT
197		LAVENDULA ANGSTIFOLIA 'WINEHEAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	#1 POT
GC				
400		GAILTHERIA SMALLON	SALAL	#1 POT; 20CM, 60CM G.C.
174		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM
39		RUBUS ROEFLI	TAWAN BRAMBLE	15CM POT

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10	23 DEC 27	CITY COMMENTS	SA
9	23 DEC 23	UPDATE PER NEW ARCH PLAN	SA
8	23 NOV 30	UPDATE PER NEW PLAN	CLG
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4	23 AUG 14	NEW SITE PLAN	SA
3	20 FEB 09	NEW SITE PLAN	MR
2	23 JAN 31	UPDATE PER COMMENTS	CLG
1	23 JAN 06	ISSUE FOR SUBMISSION	CLG

CLIENT:

PROJECT:
WEST CLAYTON TOWNHOMES
18175-74TH AVENUE
SURREY

DRAWING TITLE:
SHRUB PLAN

DATE: 22 DEC 23 DRAWING NUMBER:
SCALE: 1/32" = 1'-0"
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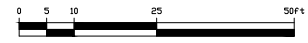
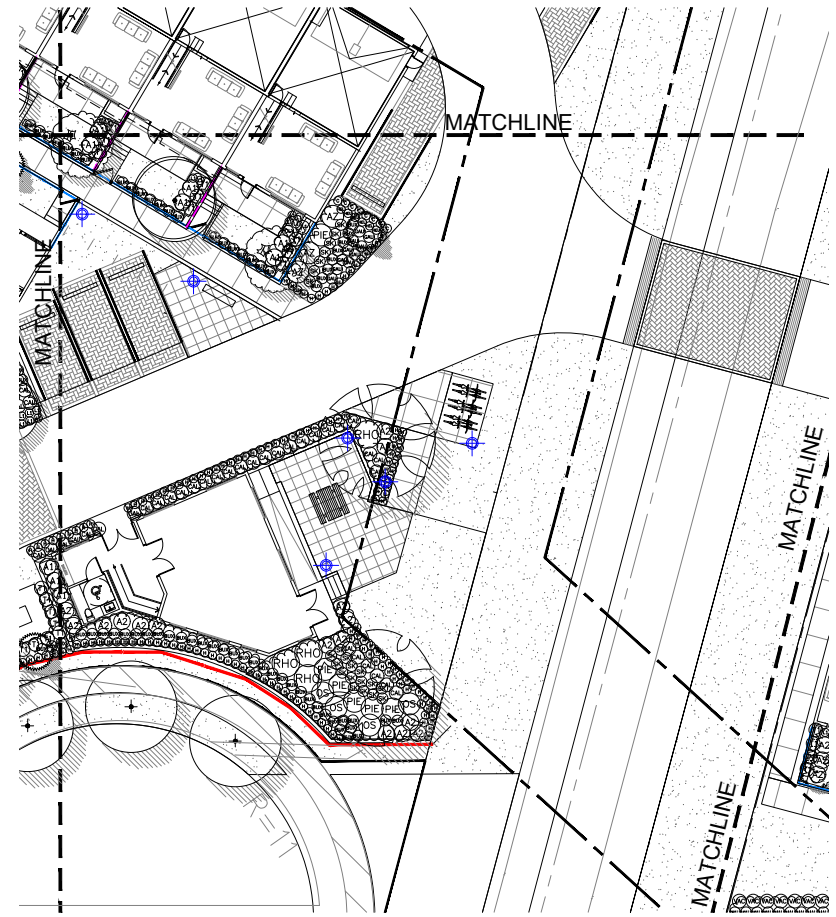
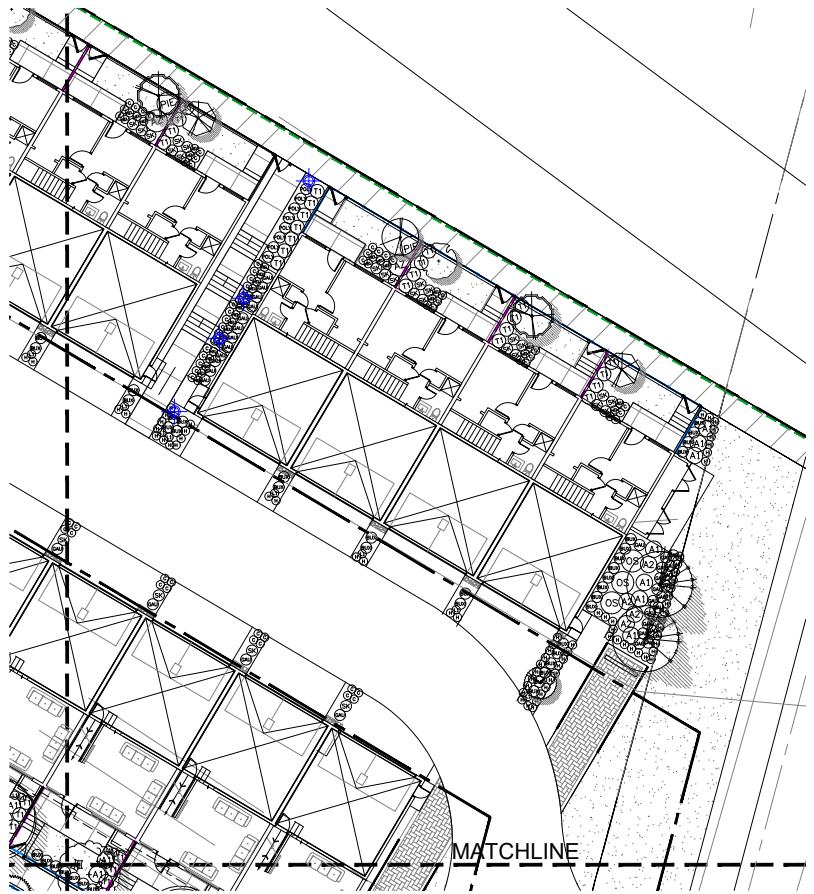
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WEST CLAYTON TOWNHOMES
 18175-74TH AVENUE
 SURREY

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SHRUB PLAN

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L5
 OF 13



SEAL:

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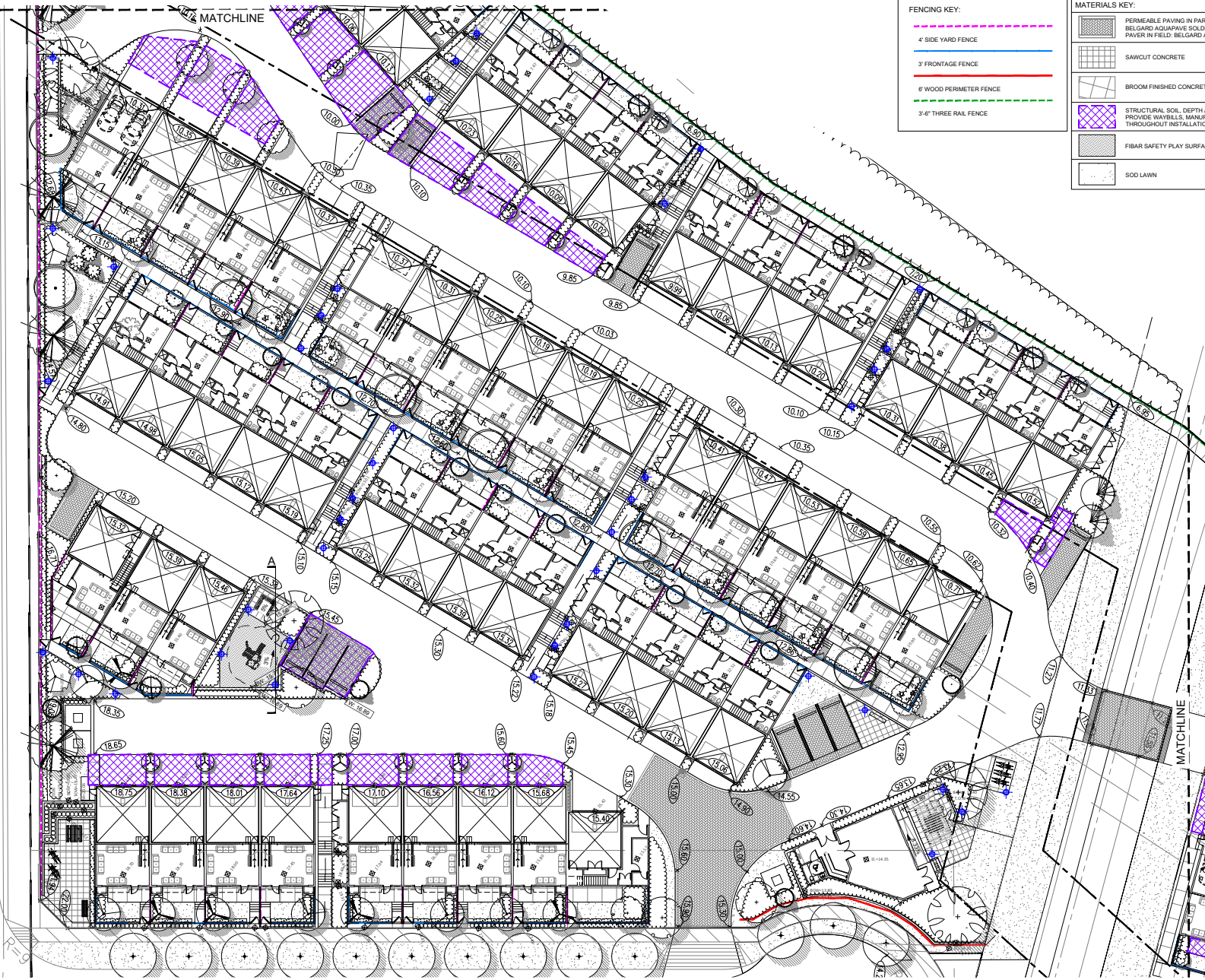
- 4" SIDE YARD FENCE
- 3' FRONTAGE FENCE
- 6' WOOD PERIMETER FENCE
- 3'-6" THREE RAIL FENCE

MATERIALS KEY:

- PERMEABLE PAVING IN PARKING STALLS/DRIVE AISLES
BELGARD AQUAPAVE SOLDIER COURSE APRON CLASSIC STD.
PAVER IN FIELD: BELGARD AQUAPAVE, HERRINGBONE, COLOUR HARVEST
- SAWCUT CONCRETE
- BROOM FINISHED CONCRETE
- STRUCTURAL SOIL DEPTH AND COMPOSITION PER SPECIFICATION.
PROVIDE WAYBILLS, MANUFACTURER'S TESTING REPORTS AND PHOTOS OF THROUGHOUT INSTALLATION FOR REVIEW BY LANDSCAPE ARCHITECT.
- FIBAR SAFETY PLAY SURFACE
- SOD LAWN

FURNISHINGS LEGEND

- LIGHTING BOLLARD
- LITHONIA RAISEAN DARK SKY CERTIFIED
- WISHBONE INDUSTRIES LOOP BIKE RACK
- WISHBONE INDUSTRIES BAYVIEW PICNIC TABLE
- WISHBONE INDUSTRIES BAYVIEW BENCH
- KOMPAN PLAY TOWER WITH DOUBLE FLOOR PGM10121
- ALUMINUM PERGOLA



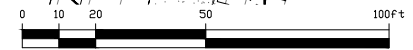
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1	23 JAN 06	ISSUE FOR SUBMISSION	CLG

CLIENT:

PROJECT:
WEST CLAYTON TOWNHOMES
18175-74TH AVENUE
SURREY

DRAWING TITLE:
GRADING / MATERIALS PLAN

DATE: 22 DEC 23 DRAWING NUMBER:
SCALE: 1/32" = 1'-0"
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SEAL:



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1	23 JAN 05	ISSUE FOR SUBMISSION	CLG
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

WEST CLAYTON TOWNHOMES
18175-74TH AVENUE
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DRAWING TITLE:
GRADING / MATERIALS PLAN

DATE: 22 DEC 23 DRAWING NUMBER:
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L8
OF 13

FURNISHINGS LEGEND

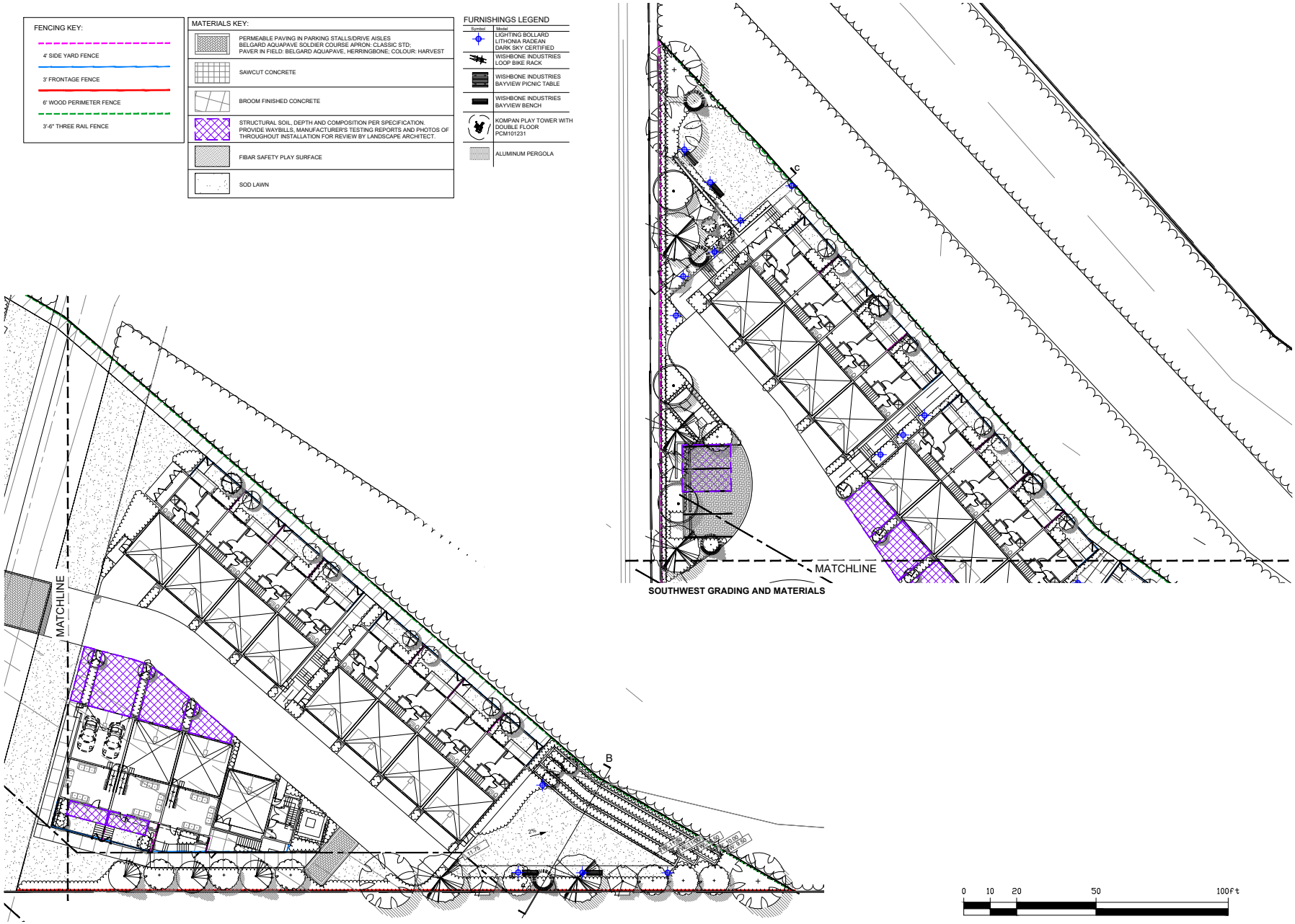
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	LITHONIA RADCAN
	DARK SKY CERTIFIED
	WISHBONE INDUSTRIES LOOP BIKE RACK
	WISHBONE INDUSTRIES BAYVIEW PICNIC TABLE
	WISHBONE INDUSTRIES BAYVIEW BENCH
	KOREAN PLAY TOWER WITH DOUBLE FLOOR PCM101231
	ALUMINUM PERGOLA

MATERIALS KEY:

	PERMEABLE PAVING IN PARKING STALL/DRIVE AISLES BELGARD AQUAPAVE SOLDIER COURSE APRON, CLASSIC STD. PAVER IN FIELD: BELGARD AQUAPAVE, HERRINGBONE, COLOUR: HARVEST
	SAWCUT CONCRETE
	BROOM FINISHED CONCRETE
	STRUCTURAL SOIL, DEPTH AND COMPOSITION PER SPECIFICATION PROVIDES WASHILLS, MANUFACTURERS TESTING REPORTS AND PHOTOS OF THROUGHOUT INSTALLATION FOR REVIEW BY LANDSCAPE ARCHITECT.
	FIBAR SAFETY PLAY SURFACE
	SOD LAWN

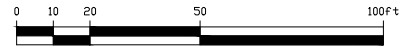
FENCING KEY:

	4' SIDE YARD FENCE
	3' FRONTAGE FENCE
	6' WOOD PERIMETER FENCE
	3'-6" THREE RAIL FENCE



NORTH GRADING AND MATERIALS

SOUTHWEST GRADING AND MATERIALS



SEAL:



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8	23 NOV 09	UPDATE PER NEW PLAN	CLG
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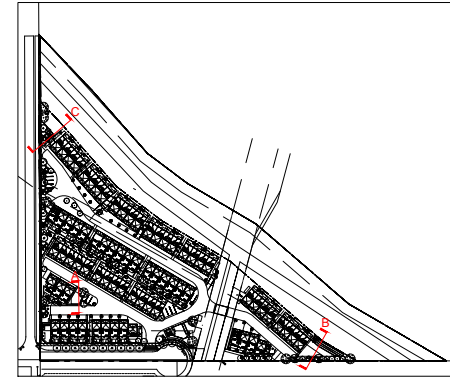
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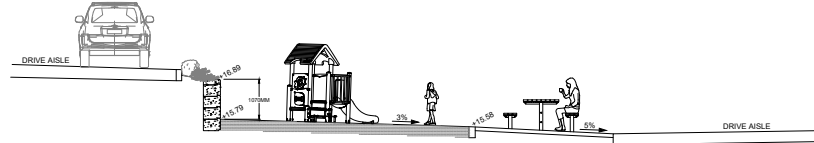
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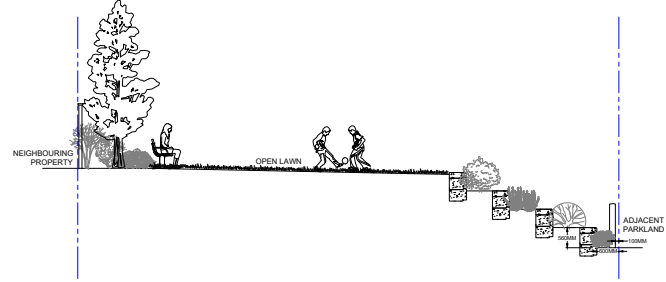
L9
 OF 13



KEY PLAN



A SECTION THROUGH PLAY AREA
 3/16" = 1'-0"



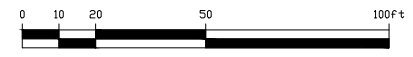
B SECTION THROUGH NORTH LAWN
 3/16" = 1'-0"



C SECTION THROUGH SOUTHWEST LAWN
 3/16" = 1'-0"

TREE PLANTING SOIL LEGEND

- TREE-DEPTH GROWING MEDIUM SURVEY MINIMUM DEPTH 0.9M 10M² PER TREE.
- STRUCTURAL SOIL UNDER PAVING



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
10	23 DEC 27	CITY COMMENTS	SA
9	23 DEC 23	UPDATE PER NEW ARCH PLAN	SA
8	23 NOV 30	UPDATE PER NEW PLAN	CLG
7	23 NOV 24	UPDATE PER CIVIL PLAN	CLG
6	23 NOV 23	UPDATE PER NEW SITE PLAN	CLG
5	22 AUG 15	CLIENT COMMENTS	SA
4	22 AUG 14	NEW SITE PLAN	SA
3	28 FEB 09	NEW SITE PLAN	MR
2	23 JAN 23	UPDATE PER COMMENTS	CLG
1	23 JAN 09	ISSUE FOR SUBMISSION	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

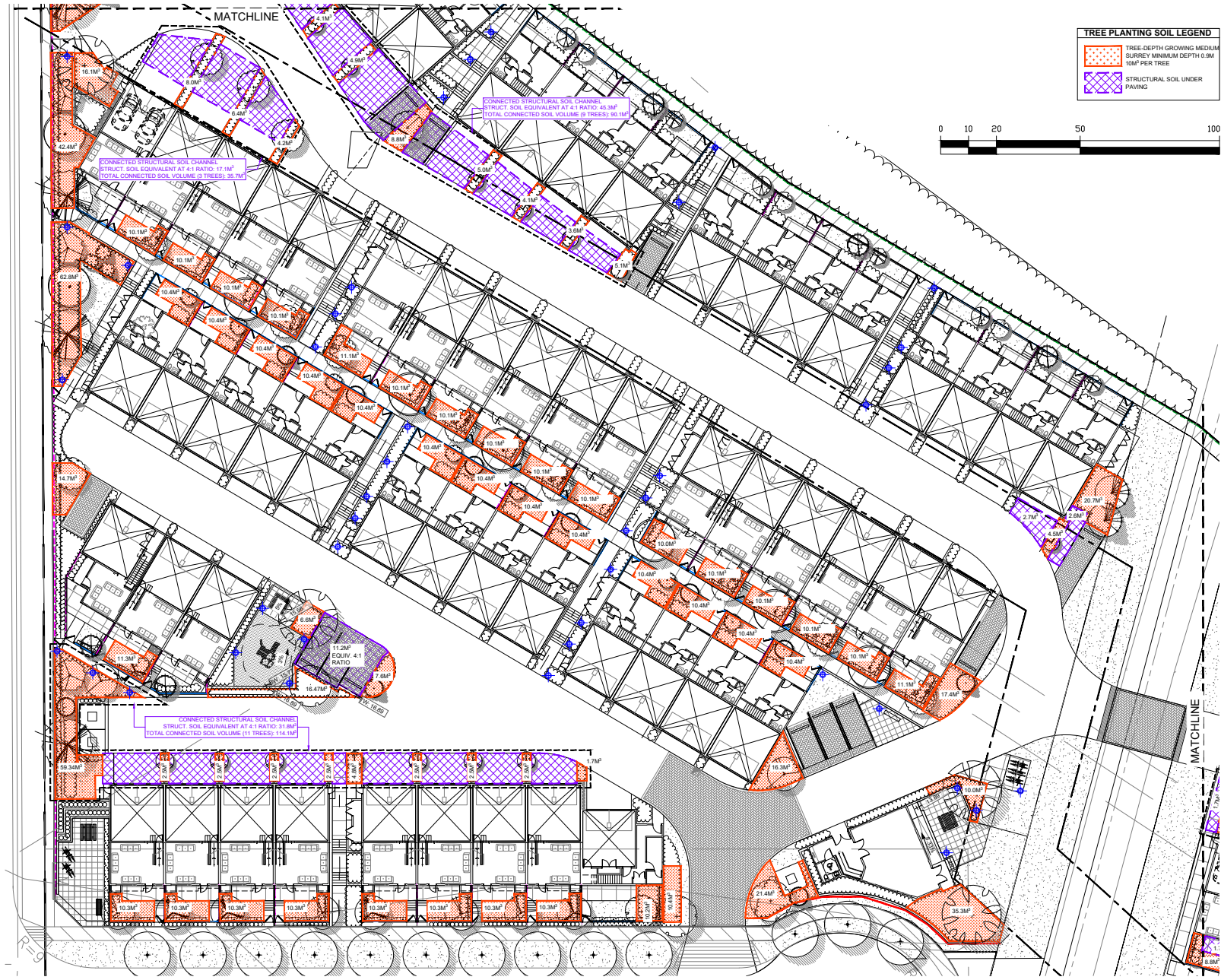
PROJECT:

WEST CLAYTON TOWNHOMES
18175-74TH AVENUE
SURREY

DRAWING TITLE:
TREE SOIL VOLUMES PLAN

DATE: 22 DEC 23 DRAWING NUMBER:
SCALE: 1/32" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHKD: CLG

L10
OF 13



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
10	23 DEC 27	CITY COMMENTS	SA
9	23 DEC 21	UPDATE PER NEW ARCH PLAN	SA
8	23 NOV 30	UPDATE PER NEW PLAN	CLG
7	23 NOV 24	UPDATE PER CIVIL PLAN	CLG
6	23 NOV 23	UPDATE PER NEW SITE PLAN	CLG
5	23 AUG 15	CLIENT COMMENTS	SA
4	23 AUG 14	NEW SITE PLAN	SA
3	20 FEB 09	NEW SITE PLAN	MR
2	23 JAN 25	UPDATE PER COMMENTS	CLG
1	23 JAN 06	ISSUE FOR SUBMISSION	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

WEST CLAYTON TOWNHOMES
18175-74TH AVENUE
SURREY

DRAWING TITLE:

TREE SOIL VOLUMES PLAN

DATE: 22 DEC 23 DRAWING NUMBER:

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

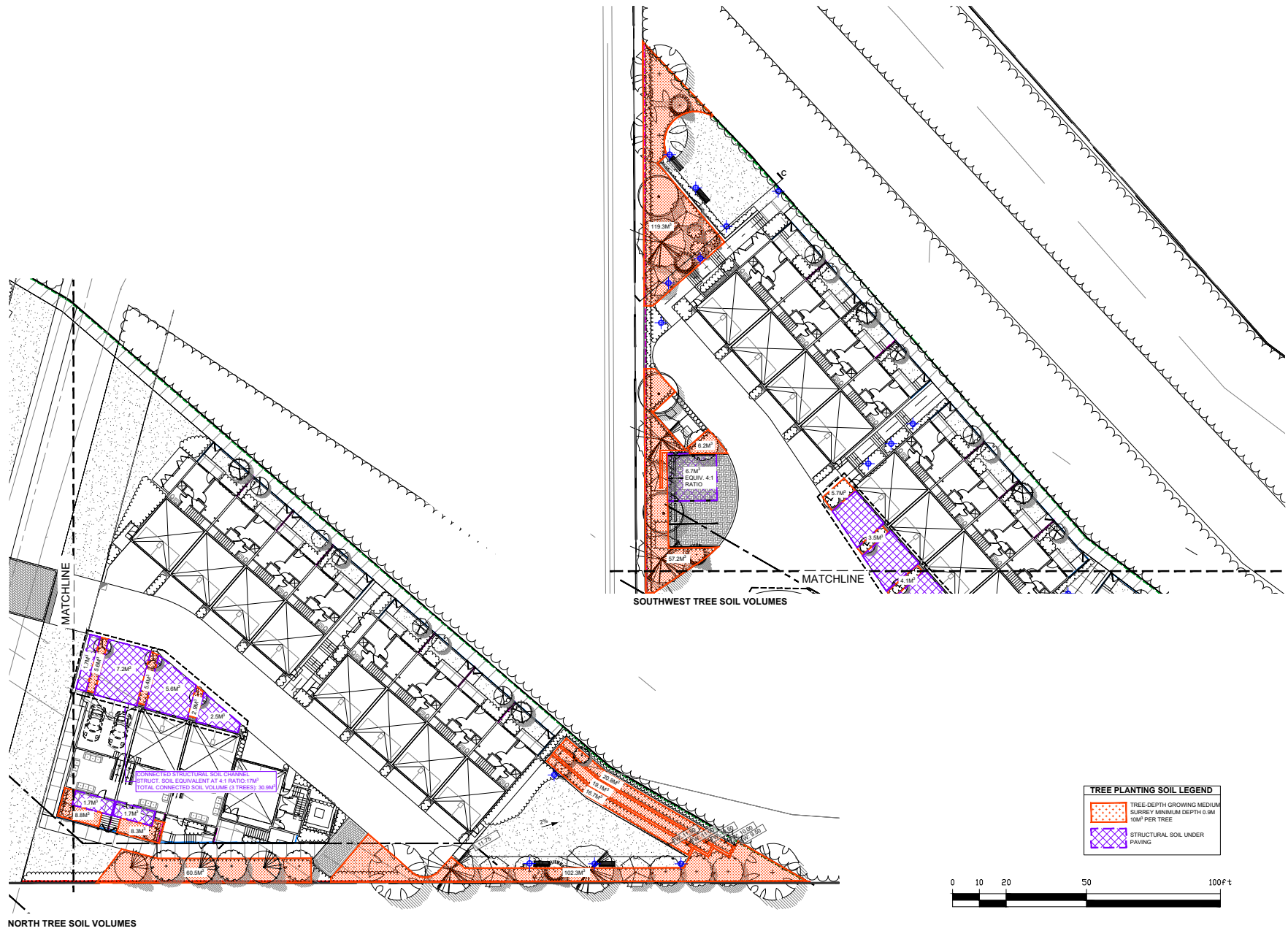
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CHKD: CLG

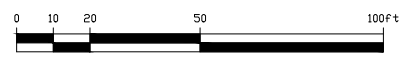
L11

OF 13



TREE PLANTING SOIL LEGEND

- TREE-DEPTH GROWING MEDIUM SURVEY MINIMUM DEPTH 0.9M 10M² PER TREE
- STRUCTURAL SOIL UNDER PAVING



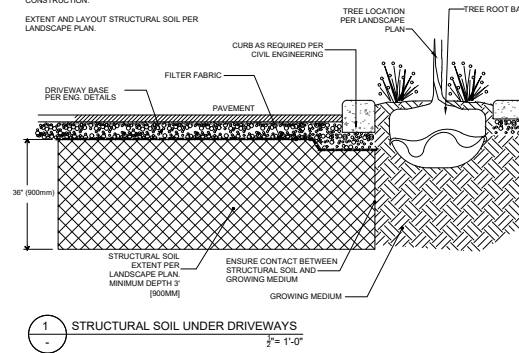
NORTH TREE SOIL VOLUMES

SOUTHWEST TREE SOIL VOLUMES

SEAL:

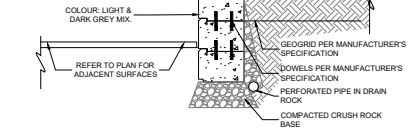
NOTES

VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION.
EXTENT AND LAYOUT STRUCTURAL SOIL PER LANDSCAPE PLAN.

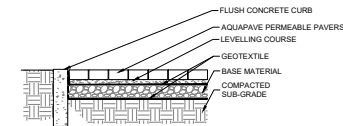


1 STRUCTURAL SOIL UNDER DRIVEWAYS
1/2" = 1'-0"

NOTE:
LOCATION & ALIGNMENT OF RETAINING WALLS PER CIVIL ENGINEERING GRADING PLAN & ARCHITECTURAL SITE PLAN. READ ARCHITECTURAL, CIVIL AND LANDSCAPE ARCHITECTURAL PLANS IN CONJUNCTION WITH ONE ANOTHER.



2 PLANTER AND RETAINING WALLS
1/2" = 1'-0"



3 PERMEABLE PAVING, TYP.
1/2" = 1'-0"



WISBONE INDUSTRIES, WISBONE INDUSTRIES LOOP BONE ROCK (28X80)

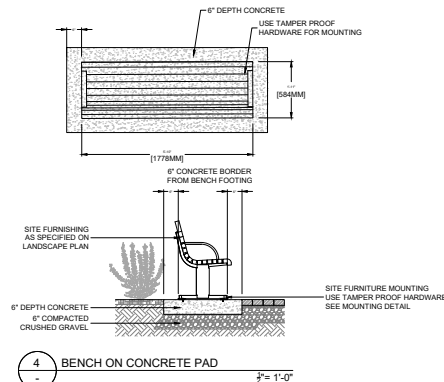
WISBONE INDUSTRIES, BAYVIEW BENCH

WISBONE INDUSTRIES, BAYVIEW BENCH EXTENSION

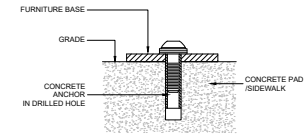
WISBONE INDUSTRIES, BAYVIEW PICNIC TABLE WITH BENCH EXTENSION

KOZIAN PLAY TOWER WITH POPEYE

LITHONIA SACTAN LIGHTING BOLLARD



4 BENCH ON CONCRETE PAD
1/2" = 1'-0"



5 SITE FURNITURE MOUNTING
NTS



10	23 DEC 07	CITY COMMENTS	SA
9	23 DEC 05	UPDATE PER NEW ARCH PLAN	SA
8	23 NOV 07	UPDATE PER NEW PLAN	CLG
7	23 NOV 24	UPDATE PER CIVIL PLAN	CLG
6	23 NOV 23	UPDATE PER NEW SITE PLAN	CLG
5	22 AUG 15	CLIENT COMMENTS	SA
4	23 AUG 14	NEW SITE PLAN	SA
3	20 FEB 09	NEW SITE PLAN	NET
2	23 JAN 05	UPDATE PER COMMENTS	CLG
1	23 JAN 05	ISSUE FOR SUBMISSION	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

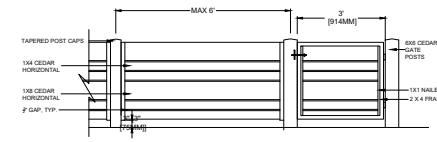
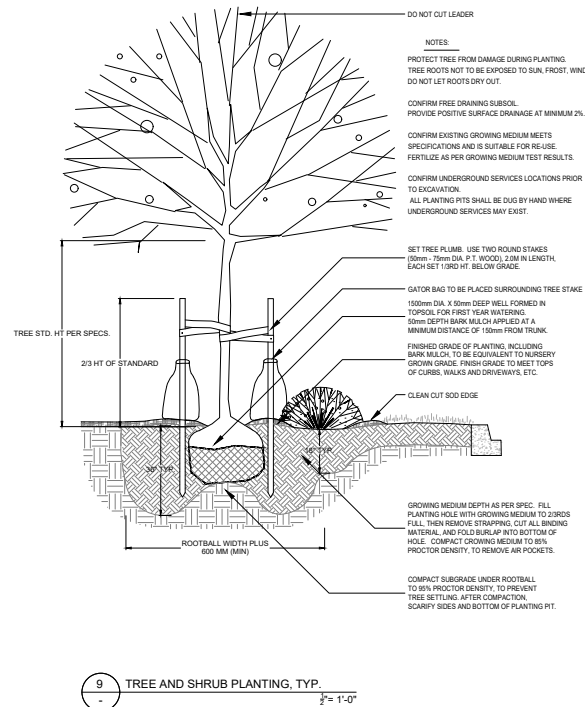
PROJECT:
WEST CLAYTON TOWNHOMES
18175-74TH AVENUE
SURREY

DRAWING TITLE:
LANDSCAPE DETAILS

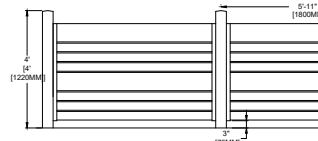
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DESIGN: CLG
CHKD: CLG

L12
OF 13

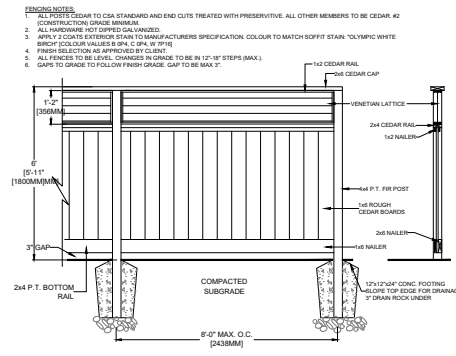
SEAL:



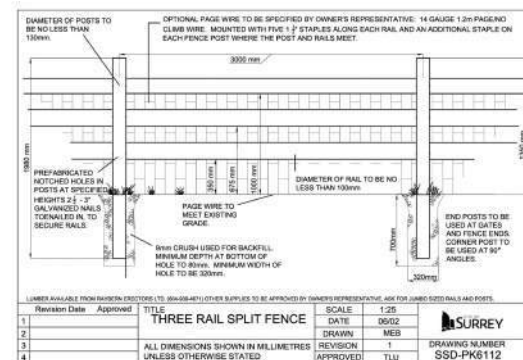
6 STREET FRONT 3' HT. FENCE DETAIL
SCALE: 1/2" = 1'-0"



7 4' HT. SIDE YARD FENCING
SCALE: 1/2" = 1'-0"



8 6' HT. [1800MM] WOOD FENCE WITH LATTICE
SCALE: 1/2" = 1'-0"



NO.	DATE	REVISION DESCRIPTION	DR.
10	23 DEC 07	CITY COMMENTS	SA
9	23 DEC 05	UPDATE PER NEW ARCH PLAN	SA
8	23 NOV 03	UPDATE PER NEW PLAN	CLG
7	23 NOV 24	UPDATE PER CIVIL PLAN	CLG
6	23 NOV 23	UPDATE PER NEW SITE PLAN	CLG
5	22 AUG 15	CLIENT COMMENTS	SA
4	23 JUL 14	NEW SITE PLAN	SA
3	28 FEB 09	NEW SITE PLAN	MB
2	23 JAN 31	UPDATE PER COMMENTS	CLG
1	23 JAN 06	ISSUE FOR SUBMISSION	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

WEST CLAYTON TOWNHOMES

**18175-74TH AVENUE
SURREY**

DRAWING TITLE:

**LANDSCAPE
DETAILS**

DATE: 22 DEC 23 DRAWING NUMBER:

SCALE: AS NOTED

DRAWN: CLG

DESIGN: CLG

CHKD: CLG

L13

OF 13

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

FROM: **Acting Development Support Manager, Engineering Department**

DATE: **November 24, 2023** PROJECT FILE: **7818-0138-00**

RE: **Engineering Requirements
Location: 18175 74 Ave**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment beyond those below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 11.5 m with 14.0 m radius cul-de-sac bulb towards 182 Street.
- Dedicate 1.0 m towards 74 Avenue.
- Dedicate required corner cuts.
- Register 0.5 m statutory right-of-way (SRW) along property lines of all road frontages.
- Register SRW for trunk sanitary main and storm main.

Works and Services

- Construct east side of 182 Street.
- Construct north side of 74 Avenue.
- Construct storm, water and sanitary mains to service the development.
- Construct storm, water and sanitary service connections to service the development.
- Provide stormwater mitigation and water quality features.

A Servicing Agreement is required prior to Rezone. A processing fee is required.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Daniel Sohn, P.Eng.
Acting Development Support Manager

Department: **Planning and Demographics**
 Date: **September 19, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **18 0138 00**

The proposed development of **74** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	64
---	----

Projected Number of Students From This Development In:	
Elementary School =	35
Secondary School =	18
Total Students =	53

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

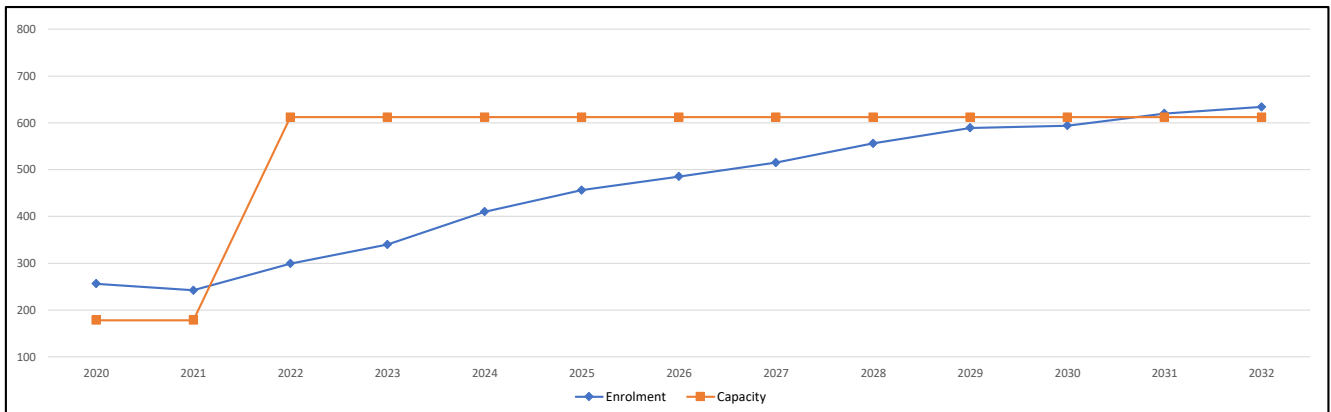
Summary of Impact and Commentary
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

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

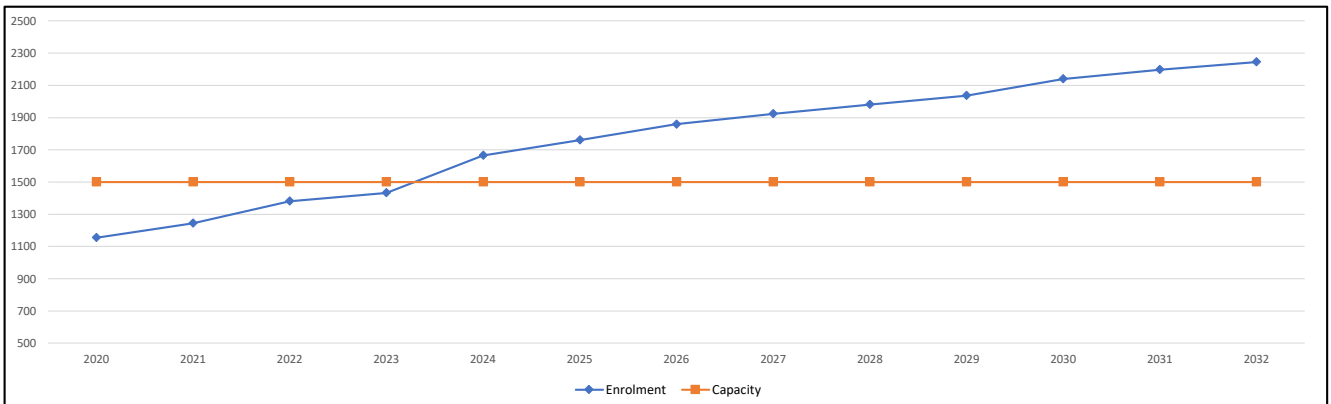
However, the enrolment projections in the chart assumes that the neighbourhood will develop in accordance with the approved NCP and does not include any potential increases to housing density and population made by the City to support the SkyTrain in the future or as a result of bonus density supported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

Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	15	2	13
Cottonwood	4	1	3
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	5	0	5
Bitter Cherry	10	0	10
Paper Birch	9	0	9
Coniferous Trees			
Nootka Cypress	1	1	0
Western Red Cedar	23	3	20
Total (excluding Alder and Cottonwood Trees)	48	4	44
Additional [Estimated] Trees in the proposed [Open Space / Riparian Area] -planner/arborist to choose]			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
Total Retained and Replacement Trees			
Contribution to the Green City Program			

Tree Preservation Summary

Surrey Project No:

Address:

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale- PN6766A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	67	Protected Trees Identified	5
Protected Trees to be Removed	7	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	60	Protected Trees to be Retained	5
Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 3 X one (1) = 3 - All other species to be removed (2:1) 4 X two (2) = 8	11	Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0	
Replacement Trees Proposed	9	Replacement Trees Proposed	0
Replacement Trees in Deficit	0	Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

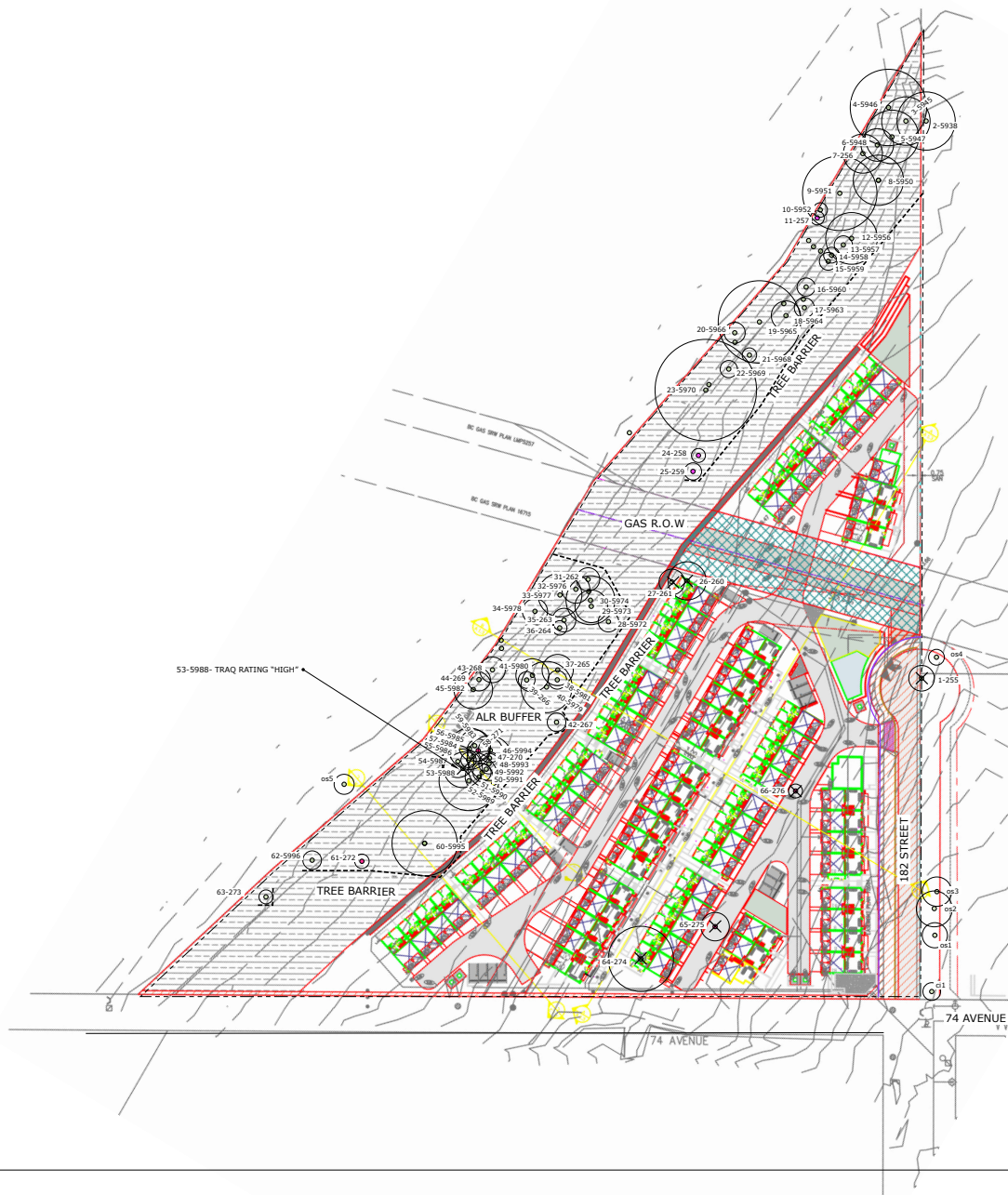
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

August 4, 2023

Date



Tag	Species	DBH (cm)	TPZ (m)
C1	Cedar	38	2.25
L735	Cottonwood	55	3.30
2-9938	Western Red Cedar	125	7.50
3-5945	Western Red Cedar	104	6.24
4-5946	Western Red Cedar	164	9.84
5-5947	Big Leaf Maple	115	6.90
6-5948	Big Leaf Maple	70	4.20
7-5950	Western Red Cedar	84	5.04
8-5950	Bitter Cherry	108	6.48
9-5951	Big Leaf Maple	160	9.60
10-5952	Birch	31	1.86
11-257	Birch	30	1.80
12-5956	Big Leaf Maple	111	6.66
13-5957	Bitter Cherry	39	2.34
14-5958	Birch	34	2.04
15-5959	Birch	38	2.28
16-5960	Bitter Cherry	39	2.34
17-5963	Bitter Cherry	43	2.58
18-5964	Alder	63	3.78
19-5965	Big Leaf Maple	177	10.6
20-5966	Birch	45	2.70
21-5968	Birch	31	1.86
22-5969	Birch	37	2.22
23-5970	Alder	218	13.08
24-258	Alder	30	1.8
25-259	Alder	37	2.22
26-260	Alder	82	4.92
27-261	Alder	55	3.30
28-5972	Alder	44	2.64
29-5973	Bitter Cherry	70	4.20
30-5974	Bitter Cherry	109	6.50
31-262	Birch	30	1.80
32-5976	Cottonwood	81	4.86
33-5977	Cottonwood	84	5.04
34-5978	Bitter Cherry	54	3.24
35-263	Alder	59	3.54
36-264	Bitter Cherry	31	1.86
37-265	Alder	67	4.02
38-5981	Cottonwood	40	2.40
39-266	Alder	36	2.16
40-5979	Western Red Cedar	110	6.60
41-5980	Western Red Cedar	71	4.26
42-267	Alder	40	2.40
43-268	Alder	35	2.10
44-269	Alder	69	4.14
45-5982	Western Red Cedar	83	4.98
46-5984	Western Red Cedar	52	3.12
47-270	Alder	96	5.76
48-5983	Western Red Cedar	44	2.64
49-5982	Western Red Cedar	77	4.62
50-5991	Western Red Cedar	39	2.34
51-5990	Western Red Cedar	60	3.60
52-5989	Western Red Cedar	128	7.68
53-5988	Western Red Cedar	83	4.98
54-5987	Western Red Cedar	69	4.14
55-5986	Western Red Cedar	33	1.98
56-5985	Western Red Cedar	48	2.88
57-5984	Western Red Cedar	89	5.34
58-271	Birch	41	2.46
59-5983	Western Red Cedar	68	4.08
60-5995	Big Leaf Maple	140	8.40
61-272	Bitter Cherry	33	1.98
62-5996	Bitter Cherry	40	2.40
63-273	Alder	30	1.80
64-274	Western Red Cedar	140	8.40
65-275	Nootka Cypress	61	3.66
66-276	Western Red Cedar	30	1.80
o01	Cherry	54	3.24
o02	Cherry	77	4.62
o03	Cherry	63	3.78
o04	Cottonwood	34	2.04
o05	Alder	43	2.58

Legend

- x = remove tree
- N = North Arrow
- o = not on survey, approx. location

1:600

Present:

Councillor Bose, Chair
D. Bondar
H. Dhillon
B. Favaro
P. Harrison
S. Keulen
W. Kim
M. Schutzbank
R. Sihota
R. Vanderende

Absent:

Councillor Bains, Vice Chair
R. Brar
S. Rai
R. Tamis

Staff Present:

M. Kischnick, Senior Planner
J. Kew, Planner
R. Ordelheide, Planner
D. Quesada, Planner
S. Ward, Drainage Manager
P. Zevit, Biodiversity Conservation Planner
S. Meng, Administrative Assistant

C. STAFF PRESENTATIONS

2. Development Application 7918-0138-00

Robert Ordelheide, Planner
Address: 18175 - 74 Avenue

The Planner summarized the report dated May 23, 2023, regarding Development Application No. 7918-0138-00 which proposes a Development Permit for farm protection in order to build 75 townhouse units on a property abutting the Agricultural Land Reserve (ALR). The following information was highlighted:

- 75-unit conventional townhouse development in West Clayton, all with double garages. The site is currently designated "Low Density Cluster" which requires a 30-metre ALR buffer.
- The applicant is proposing to redesignate the property to the "Medium Density Cluster" designation in the West Clayton NCP; to rezone the site to CD (based on RM-30); and to obtain Development Permits for Form and Character, Farm Protection, and Sensitive Ecosystem (Green Infrastructure Network), Hazard Lands (Steep Slopes).
- The applicant will be required to amend a provision in the proposed designation to reduce the ALR buffer requirement from 50 to 30 metres. Staff accept this amendment as it aligns with the setback, landscape buffer, and trail requirements established under DP-3 and the DP-4.
- NCP identifies the escarpment and ridgeline ("Clayton Hill") as a heritage resource under the Heritage Strategy (Section 5.7 of the NCP). Staff are working with the developer in order to achieve a townhouse form and massing that is sensitive to this heritage resource.
- Proposal meets and exceeds building setback and vegetative buffer which is proposed to be 34.5 metres from ALR boundary and vegetative buffer of

30 metres. Parks division is planning to put trail through the ALR landscape buffer.

- Building design guidelines ask for the bedrooms and outdoor areas oriented away from the ALR lands, with mechanical ventilation and acoustical attenuation. This provision seeks to preserve residential amenity where a dwelling unit is located next to working agriculture lands.

In response to questions from the Committee, the Planner, Senior Planner, and Drainage Manager provided the following information:

- The density transfer provision makes the ALR setbacks and buffering requirements more achievable. In this case the applicant has proposed a 34.5-metre building setback, which includes a 30-metre landscape buffer, and 4.5 metres building setback from vegetated buffer. These requirements exceed those established in the OCP DP-4 guidelines.
- A 1.5-metre internal walkway is proposed on townhouse side of 30-metre landscape buffer. Staff note that Park division are planning for a gravel trailway to go through the landscape buffer space which will be publicly accessible.
- The application is silent on mechanical ventilation of interior spaces to avoid dust, noise, and open windows.
- West Clayton Plan would have onsite drainage control targets. The performance target would be based on the type and intensity of the use, and the area of the project.
- There is a drainage pond currently under construction at the bottom of 74 Ave which will provide stormwater servicing for this catchment of West Clayton.
- The developer will be responsible for designing landscaping buffer in accordance with the requirements set out in DP-3 and Dp-4.
- When this development is complete, greenway is going to be conveyed over to Parks Division. Trail to be determined through application process to have 50 metre landscape buffers between ALR and trail.
- This application went to this committee in 2019 and the proposed alignment of the trail at that time was setback from the ALR edge. DP4 guidelines state trail should not be on agricultural edge as to not create conflicts with farming.
- As part of the Development Permit requirements, a restrictive covenant (RC) will be placed on title, to identify nearby farming practices for owners and will apply to every unit.
- Site is 0.26 hectares (0.6 acres).
- Staff will further consider the civil plans to ensure nuisance drainage onto farmland is avoided. Given the proposal's status as a multi-family development, the project will need to construct and connect to city stormwater infrastructure.

The Committee provided the following comments:

- The proposed buildings are designed like a wall and no breaks in between for air to move through. Prevailing wind is from west and may carry farm

sprays or dust that may smash into townhouses. If any sort of dust or spray it is like a dyke wall.

- Topography is within the northwest direction. Any density added on the hill will lead the water to the farmland unless the water is captured through a mechanism in place to have pre and post development fold the same.
- Roads count as buffer.
- Retention of water will ultimately go back to Serpentine River, which is key.
- Concern is stormwater run off and how that is managed.
- If dust is coming there, suggest going with darker colours on building design, as there could be complaints against agriculture.
- At the top the development has glazing, suggest a railing to be not glazing at the ditch, could be continuing façade and blend over it. Glazing gets dirty and leads to more complaints.

It was

Moved by H. Dhillon

Seconded by R. Sihota

That the Agricultural and Food Policy

Committee recommend that the General Manager of Planning and Development support Development Application 7918-0138-00.

Carried

Legend

Residential Use

- Suburban 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 - 7.5% Open Space (8+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 (22+5 UPA Bonus)
 - TYPE 2 - 15% Open Space (25+5 UPA Bonus)
- Townhouse Residential (22+5 UPA Bonus)
- Townhouse Residential (22+5 UPA Bonus) Transition
- Urban/Townhouse Flex *
 - TYPE 1 - Urban (10+4 UPA Bonus)
 - TYPE 2 - Townhouse (22+5 UPA Bonus)
- Townhouse/Apartment Flex*
 - TYPE 1 - Townhouse (22+5 UPA Bonus)
 - TYPE 2 - Apartment (1.3+0.2 FAR Bonus)
- Stacked Townhouse/Apartment*
 - TYPE 1 - Stacked Townhouse (30-45 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
- Proposed Local Road or Lane *
- Proposed Local Road With Unique Cross Section*
 - On the map denotes a specific cross section. (See NCP document for detail)
- 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
- Live - Work Option on ground floor of street - fronting units
 - No individual driveway access will be permitted to SF lots 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 BC r.o.w.
- Urban Landmark (Public art/special landscaping/plaza) Plaza / Farecourt
- Heritage Site - Potential For Preservation Heritage Site - Registered
- Flex Blocks

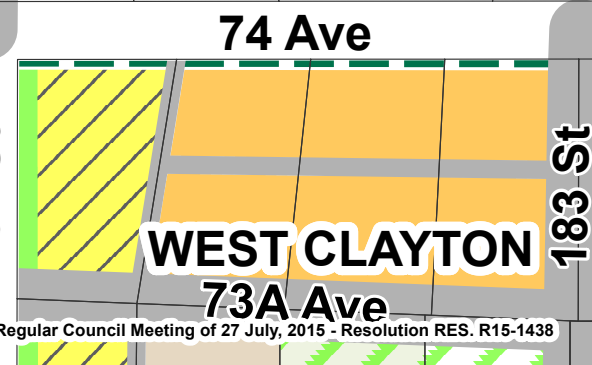
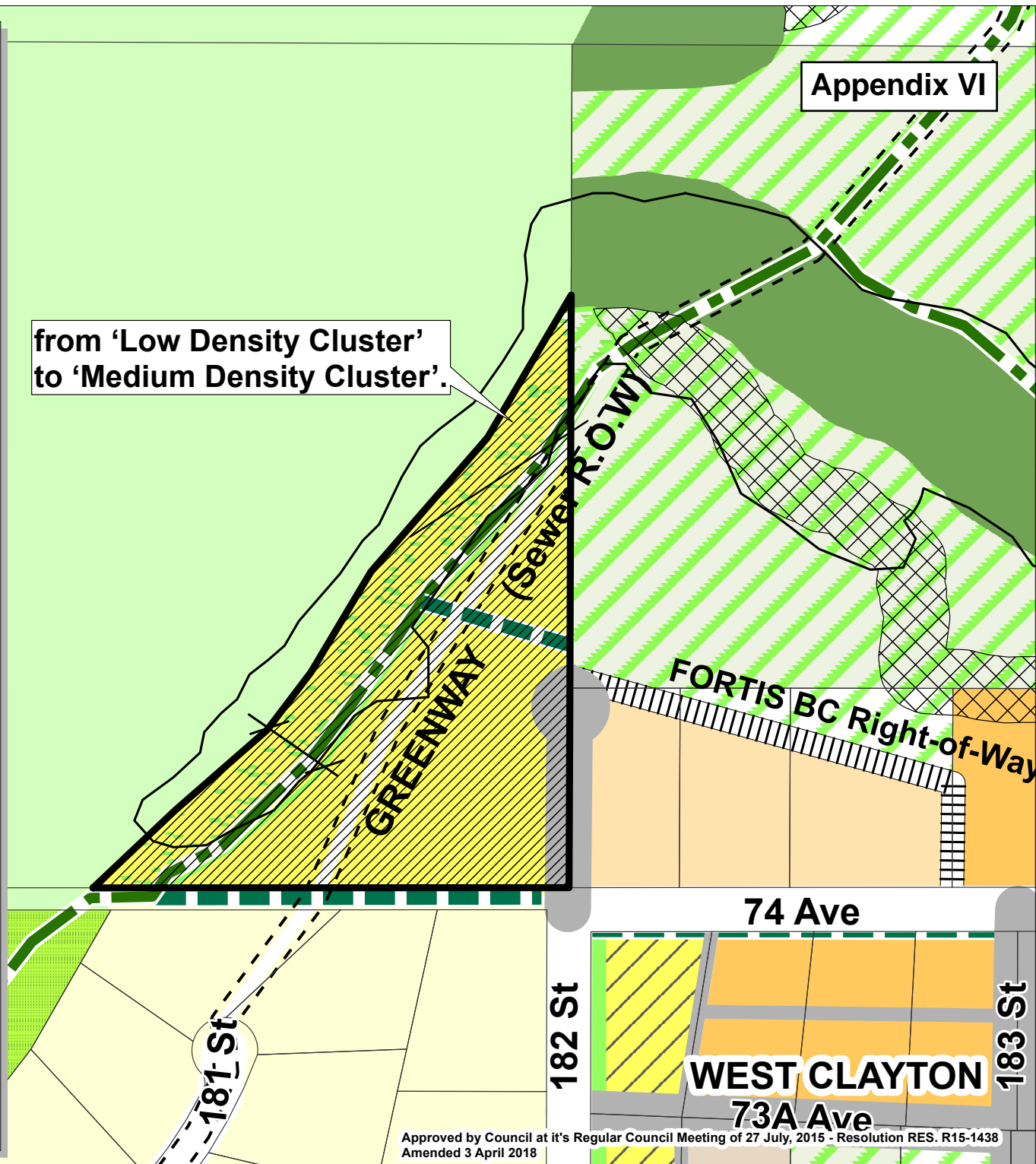
Other

- Creek Class A (Year-Round Fish-bearing)
- Creek Class AO (Seasonal Fish-bearing)
- Creek Class B (Non Fish-bearing. Supplies nutrients to Fish-bearing creeks)
- ForestBlocks
- 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



Appendix VI

from 'Low Density Cluster' to 'Medium Density Cluster'.



Approved by Council at it's Regular Council Meeting of 27 July, 2015 - Resolution RES. R15-1438 Amended 3 April 2018

V:\p\p\long Range\GIS_ANALYSIS\CLAYTON\CLAYTON\West_Clayton_Stage1_1.mxd\mxd\Concept_2014