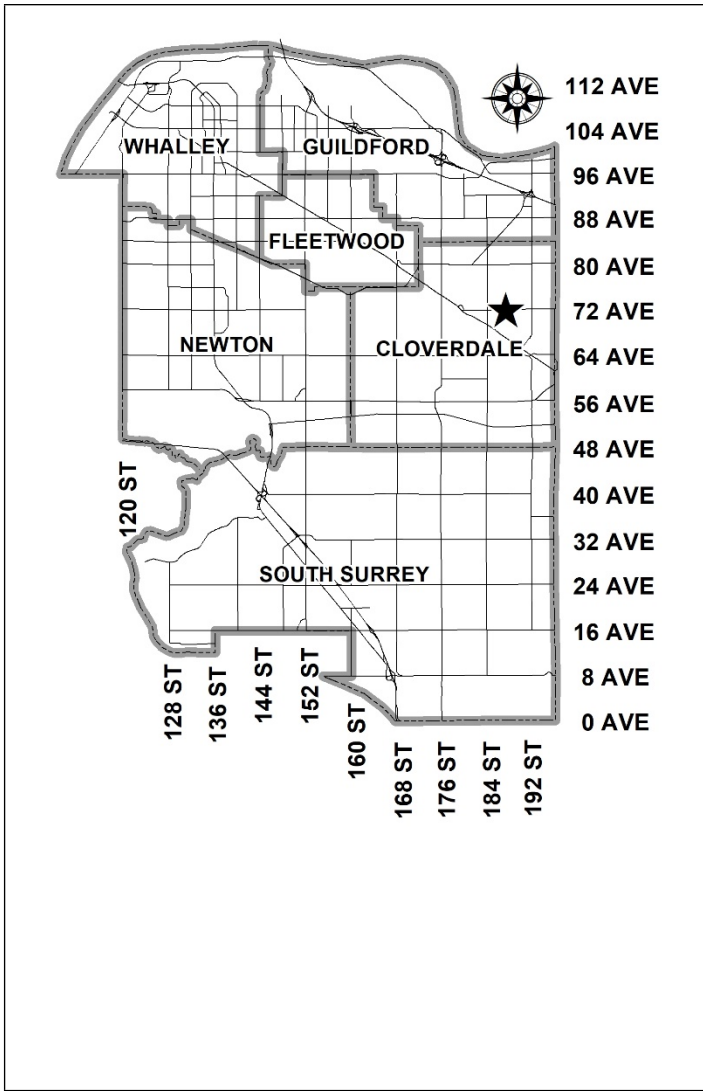


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0115-00

Planning Report Date: February 26, 2024



PROPOSAL:

- **OCP Amendment** from Commercial to Multiple Residential and to Figure 42: Major Employment Areas
- **OCP Text Amendment** to allow a higher density in the Multiple Residential designation
- **NCP Amendment** from Mixed-Use Commercial/ Residential: Village Node (1.5 FAR) to Mixed-Use Commercial/ Residential: Village Node (2.5 FAR Gross)
- **Rezoning** from RA to CD
- **Development Permit**

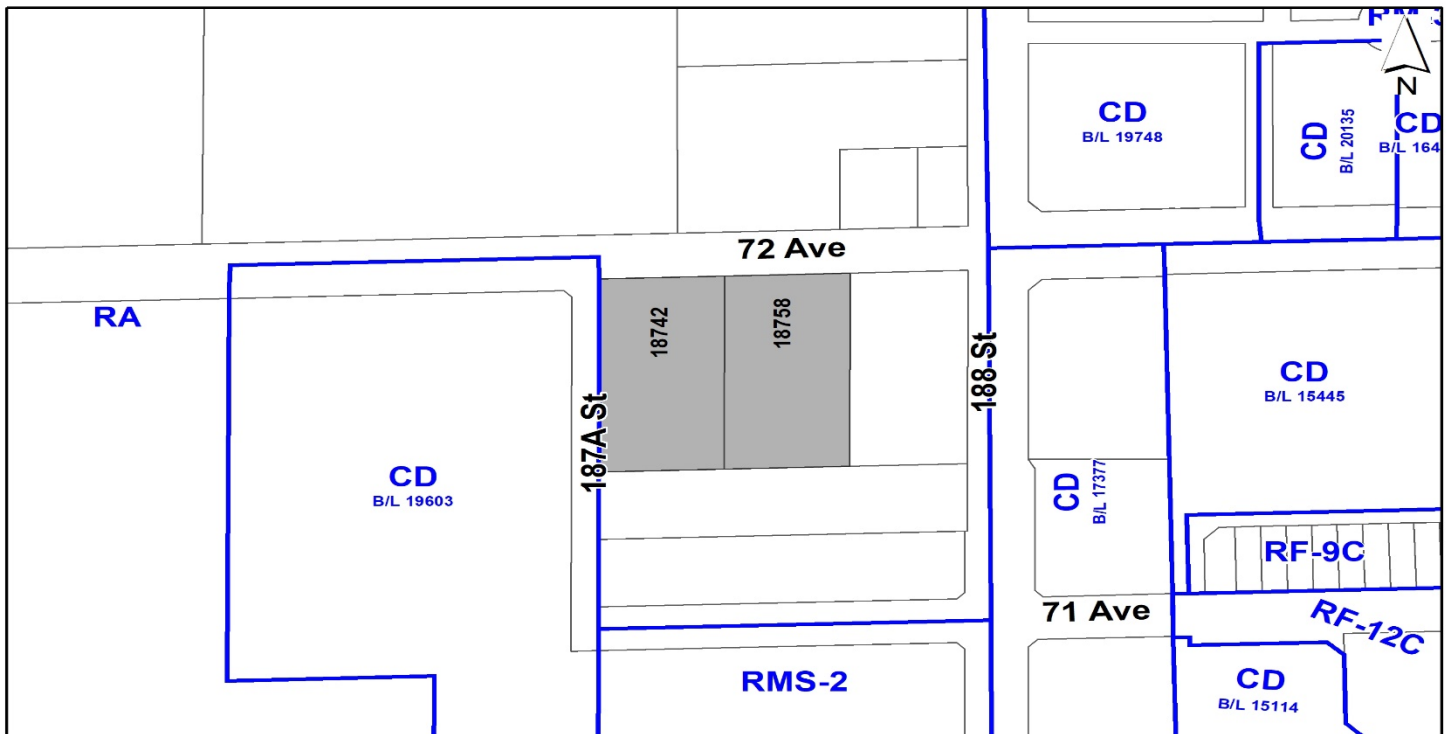
To permit the development of one 6-storey mixed-use building and one 6-storey residential apartment building, including 1,389 square metres of ground floor commercial and 213 residential units, in West Clayton.

LOCATION: 18742 and 18758 - 72 Avenue

ZONING: RA

OCP DESIGNATION: Commercial

NCP DESIGNATION: Mixed-Use Commercial/
Residential: Village Node (1.5 FAR)



RECOMMENDATION SUMMARY

- File Bylaw Nos. 19891 and 19892 and close Land Development Project No. 7917-0302-00.
- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Commercial to Multiple Residential and a text amendment to increase the maximum density permitted in the Multiple Residential designation.
- Proposing an amendment to the West Clayton Neighbourhood Concept Plan (NCP) from Mixed-Use Commercial/ Residential: Village Node (1.5 FAR) to Mixed-Use Commercial/ Residential: Village Node (2.5 FAR Gross).

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed OCP Amendment to Multiple Residential more accurately reflects the predominant residential land use proposed on the subject site with ancillary commercial use. The proposed OCP Amendment is supportable as it will accommodate a mixed-use project, appropriate for a Village Centre Node, with approximately 1,389 square metres of ground floor commercial/retail space while also providing for a diversity of housing types with a proposed 213 dwelling units.
- The proposal does not comply with the Neighbourhood Commercial designation in the West Clayton Neighbourhood Concept Plan (NCP). However, the proposed density and building form does provide significant commercial space and is appropriate for this Village Centre Node in West Clayton with the provision of a community amenity contribution.
- The proposal complies with the Development Permit requirements in the OCP and the West Clayton NCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the West Clayton Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. Building locations have been proposed in consideration of building separation requirements for future development to the east and south of the subject site.

- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file By-law Nos. 19891 and 19892 and close Land Development Project No. 7917-0302-00 and all applications associated with this project.
2. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Commercial to Multiple Residential and a date for Public Hearing be set.
3. A By-law be introduced to amend the OCP Figure 42: Major Employment Areas for the subject site by removing the Commercial designation for the subject site and a date for Public Hearing be set.
4. A By-law be introduced to amend OCP Table 7a: Land Use Designation Exceptions, by adding the following site specific notation:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # xxxxx	Multiple Residential	18758 – 72 Avenue Lot 23 Section 16 Township 8 New Westminster District Plan 31290 18742 – 72 Avenue Parcel "A" (Reference Plan 8967) of Lot 2 Section 16 Township 8 New Westminster District Plan 3599	Density permitted up to 2.5 FAR Gross"

and a date be set for Public Hearing.

5. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
6. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
7. Council authorize staff to draft Development Permit No. 7923-0115-00 generally in accordance with the attached drawings (Appendix I).
8. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) submission of an acoustical report for the units adjacent to 72 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.
9. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the subject site from "Mixed-Use Commercial/ Residential: Village Node (1.5 FAR)" to "Mixed-Use Commercial/ Residential: Village Node (2.5 FAR Gross)", which is a new designation, as shown in Appendix V, when the project is considered for Final Adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	West Clayton NCP Designation	Existing Zone
Subject Site	Vacant land	Mixed-Use Commercial/ Residential (1.5 FAR)	RA
North (Across 72 Avenue):	Large acreage lots; includes land under Development Application No. 7918-0001-00 proposing townhouse and apartment units (Pre-Council)	Townhouse/ Apartment Flex; Neighbourhood Commercial	RA
East:	Vacant land under Development Application No. 7917-0212-00 proposing mixed use apartment and townhouse units (Conditional Approval)	Mixed-Use Commercial/ Residential (1.5 FAR)	RA
South:	Vacant land under Development Application No. 7917-0212-00 proposing mixed use apartment and townhouse units (Conditional Approval)	Mixed-Use Commercial/ Residential (1.5 FAR)	RA
West (Across 187A Street):	Clayton Community Centre	Proposed Public Recreational Facility	CD By-law No. 19603

Context & Background

- The subject site is located on the south side of 72 Avenue, west of 188 Street. The site is designated Commercial in the Official Community Plan (OCP) and is zoned “One Acre Residential Zone (RA)”.
- The site is comprised of two properties, 18742 & 18758 – 72 Avenue, and is approximately 8,000 square metres in area, with a lot width of 91 metres and a lot depth of 86 metres.
- On July 27, 2015, the West Clayton Neighbourhood Concept Plan (NCP) was approved by Council (Corporate Report No. R168; 2015), and under the NCP the subject site is designated Mixed Use Commercial/ Residential.
- The Mixed-Use Commercial/Residential designation in the West Clayton NCP allows for a base net floor area ratio (FAR) of 1.3 for developments in the "Village Centre Node", which includes the subject site and is located at the intersection of 72 Avenue and 188 Street.
- The site is envisioned as the village centre for the Clayton community. An additional density of up to 0.2 FAR may be granted as outlined in Section 5.3 of the West Clayton NCP to applicants who commit to constructing energy efficient buildings.
- A proposal to rezone the subject site to permit the development of one 5-storey mixed use building and one 4-storey residential apartment building was previously considered by Council under Development Application No. 7917-0302-00. This application was granted Third Reading of the Rezoning By-law (Conditional Approval) on July 22, 2019.

- As the subject application proposes to rezone the site to permit additional density from what was originally supported by Council, the previous application is required to be closed should Council grant First and Second Reading of the new Rezoning By-law.
- To the south and east of the subject property (18778 – 72 Avenue and 7111 & 7151 – 188 Street), Development Application No. 7917-0212-00 received Third Reading from Council on July 22, 2019, for rezoning to permit the development of three 5-storey mixed use buildings and 31 townhouse units.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 6-storey mixed-use building and 6-storey residential apartment building, the applicant is proposing the following:
 - OCP Amendment from Commercial to Multiple Residential;
 - West Clayton NCP Amendment from Mixed-Use Commercial/ Residential: Village Node (1.5 FAR) to Mixed-Use Commercial/ Residential: Village Node (2.5 FAR Gross (page 7));
 - Rezoning from One-Acre Residential Zone (RA) to Comprehensive Development Zone (CD);
 - A Development Permit for Form and Character; and
 - Subdivision (Consolidation) from two (2) lots into one (1) lot.

	Proposed
Lot Area	
Gross Site Area:	8,093 sq. m.
Road Dedication:	1,292 sq. m.
Net Site Area:	6,802 sq. m.
Number of Lots:	One (1)
Building Height:	24.5 m
Floor Area Ratio (FAR):	2.61 FAR net 2.20 FAR gross
Floor Area	
Residential:	16,358 sq. m.
Commercial:	1,389 sq. m.
Total:	17,747 sq. m.
Residential Units:	
Studio:	1 unit
1-Bedroom:	113 units
2-Bedroom:	89 units
3-Bedroom:	10 units
Total:	213 units

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
School District:	<p>The School District has advised that there will be approximately 28 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>17 Elementary students at Regent Road Elementary School 6 Secondary students at Ecole Salish Secondary School</p> <p>(Appendix III)</p> <p>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.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by end of 2026.</p>
Parks, Recreation & Culture:	Clayton Park is the closest active park and contains amenities including a dog off leash area, outdoor sports fields, outdoor sport courts, a playground, and natural area. The park is 500 metres walking distance from the proposed development.
Surrey Fire Department:	No Concerns. Comments provided are to be addressed as part of the Building Permit application.
Advisory Design Panel:	<p>At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits multi-family proposals that are 6-storeys or less to proceed to Council for By-law introduction, without review and/or comment from the ADP, provided that the proposal is generally supported by City staff.</p> <p>The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.</p>

Transportation Considerations

Road Network and Infrastructure:

- The applicant will provide the following road improvements to service the subject proposal:
 - Dedication and construction of 72 Avenue to the City's arterial road standard and construction of a multi-use pathway;
 - Dedication and construction of the east side of 187A Street to the City's local road standard.

Traffic Impacts:

- The proposed development is anticipated to generate two to three vehicles every minute in the peak hour, according to industry standard rates.
- The applicant is required to submit a Transportation Impact Analysis (TIA) to evaluate the site-generated traffic impacts to the surrounding road network.

Access and Parking:

- The proposed development is to be accessed from 187A Street to the west of the subject site.
- The applicant is proposing 299 residential parking spaces, 43 visitor parking spaces, and 62 commercial parking spaces on site, meeting the Zoning Bylaw parking requirements.

Transit and/or Active Transportation Routes:

- The proposed development is approximately 1.1 km from Fraser Highway, which is an existing Frequent Transit Network (FTN), and approximately 1.1 km from the future 184 Street Surrey Langley Skytrain Station.
- The proposed development is also in proximity to bus stops serving routes 370 and 372.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - ASHRAE, NECB and Step Code 3 energy performance standards;
 - High performance glass and insulated metal panels;
 - Storm water design;
 - Water efficient landscaping;
 - Recycled content and materials;
 - Sound construction waste management programs; and
 - Use of low volatile organic compounds.

School Capacity Considerations

- The School District has advised that current enrollment projections assume that neighbourhood development will be 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. Coordination with the School District is ongoing as part of the preparation of the Clayton Corridor Plan to update density and enrollment projections.
- The School District has advised that Ecole Salish Secondary enrolment is projected to grow because of strong in-migration of new secondary students moving into the community. The enrolment trend is expected well beyond 2024.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposed mixed-use and apartment buildings comply with the General Urban designation in the Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The site is designated Commercial in the Official Community Plan (OCP). An OCP Amendment to Multiple Residential and an OCP Text Amendment to increase the allowable density are proposed.

Amendment Rationale

- The proposed OCP Amendment to Multiple Residential more accurately reflects the predominant residential land uses proposed on the subject site with ancillary commercial use. The proposed OCP Amendment is supportable as it will accommodate a mixed-use project, appropriate for a Village Centre Node, with approximately 1,389 square metres of ground floor commercial/ retail space, while also providing for a diversity of housing types with a proposed 213 dwelling units.
- The maximum allowable Floor Area Ratio (FAR) in the OCP under the Multiple Residential designation is 2.5 FAR in Frequent Transit Development Areas, Urban Centres, sites abutting a Frequent Transit Network, and where specifically noted in an approved Secondary Plan Area. However, additional bonus density may be granted with the provision of sufficient community amenities in accordance with City policies. The proposed development will be subject to Tier 2 Capital Projects CACs in support of the requested increased density. The proposed net FAR is 2.6.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.

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

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Support compact and efficient land development that is consistent with Metro Vancouver Regional Growth Strategy (OCP Policy A1);
 - Accommodate higher density development near Frequent Transit Corridors at density sufficient to encourage commercial development and transit service expansions (A2);
 - Encourage development in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighborhood character and viability (A3);
 - Encourage Development that supports increased transit, pedestrian walkability, and bicycle access (B3);
 - Develop complete, accessible, and walkable green neighbourhoods with sufficient densities to support a high-quality transit system that is accessible to most residents (B4); and
 - Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods (B6).

Secondary Plans

Land Use Designation

- The proposal does not comply with the West Clayton Neighbourhood Concept Plan (NCP) designation. The applicant proposes to amend the NCP designation to Mixed-use Commercial/ Residential: Village Node (2.5 FAR Gross), which is a new designation.

Amendment Rationale

- The proposed density and building form comprise a mixed-use concept, which still provides significant commercial space and is appropriate for this Village Centre Node in West Clayton. The residential component of the project will support the commercial use and provide greater housing choice in the neighbourhood.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Themes/Objectives

- The proposed development is consistent with the following NCP Themes and Policies:
 - B2.2.2 Connected Principle 1 – Create a compact community to promote walking and support transit.
 - B2.2.2 Connected Principle 4 – Provide opportunities in the neighbourhood for safe and convenient access to shopping, services and amenities within a short distance of most homes that is convenient for walking and bicycling.

- C2.2.3 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 uses.
- C2.2.3 Complete Principle 2 – Locate higher residential densities in proximity of the village centre at 72 Avenue and 188 Street.
- D2.2.4 Distinct Principle 2 – Reinforce the village centre as a focus for the Greater Clayton community and create a focus for the West Clayton neighbourhood around the future rapid transit station by providing a mix of commercial spaces and residential land uses, and outdoor public spaces at these locations, and by ensuring pedestrian oriented and people friendly spaces and buildings.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 6-storey mixed use and 6-storey residential apartment buildings on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)", "Multiple Residential 45 Zone (RM-45)" and the "Neighbourhood Commercial Zone (C-5)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone, RM-45 Zone, C-5 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	C-5 Zone (Part 35)	Proposed CD Zone
Floor Area Ratio:	1.5	0.5	2.6 (net)
Lot Coverage:	33%	50%	49%
Yards and Setbacks:			
Front (North)	7.5 m	7.5 m	4.0 m
Side (East)	7.5 m	7.5 m	6.0 m
Rear (South)	7.5 m	7.5 m	7.1 m
Street Side (West)	7.5 m	7.5 m	6.0 m
Principal Building Height:	50 m	9 m	6 storeys (25 m)
Permitted Uses:	<ul style="list-style-type: none"> Multiple unit residential buildings and ground-oriented multiple unit residential buildings Accessory child care centres 	<ul style="list-style-type: none"> Retail stores* Personal service uses* Eating establishments Neighbourhood pub Office uses* General service uses* Indoor recreational facilities Community services Child care centres Accessory caretaker unit 	<ul style="list-style-type: none"> Multiple unit residential buildings and ground-oriented multiple unit residential buildings Retail stores* Personal service uses* Eating establishments Neighbourhood pub Office uses* General service uses* Indoor recreational facilities Community services Child care centres Cultural uses
Amenity Space	RM-45 Zone (Part 23)	Proposed CD Zone	
Indoor Amenity:	3.0 sq. m. per dwelling unit 1.0 sq. m. per lock-off suite 4.0 sq. m. per micro unit	The proposed 588 m ² plus cash-in-lieu meets the Zoning By-law requirement.	
Outdoor Amenity:	3.0 sq. m. per dwelling unit 1.0 sq. m. per lock-off suite 4.0 sq. m. per micro unit	The proposed 789 m ² meets the Zoning By-law requirement.	
Parking (Part 5)		Required	Proposed
Number of Stalls			
Commercial:		62	62
Residential:		297	299
Residential Visitor:		43	43
Total:		401	404
Bicycle Spaces			
Residential Secure Parking:		256	265
Residential Visitor:		12	12

* permitted use with restrictions

- The floor area ratio (FAR) has been increased from 1.5 net FAR in the RM-70 Zone to 2.6 net FAR in the CD Zone to accommodate the proposed development.

- The maximum lot coverage has increased from 33% in the RM-70 Zone to 49% in the CD Zone to accommodate the built form, which is generally consistent with other similar 6-storey apartment building developments.
- The reduced setbacks along public frontages (72 Avenue and 187A Street) achieve a more urban, pedestrian-oriented streetscape, consistent with the goals and objectives of the West Clayton NCP.
- The maximum building height has been set at 25 metres to align with the proposed 6-storey building form.
- The proposed permitted uses are a combination of those permitted under the RM-70 and C-5 Zones. The permitted commercial uses will be restricted to the ground floor level of the north building proposed on the subject site, fronting 72 Avenue.
- The proposed indoor and outdoor amenity space is consistent with requirements from the RM-45 Zone.
- The applicant is proposing to exceed the minimum residential parking requirements with 299 parking spaces (297 required) and meet the minimum visitor parking requirements with 43 parking spaces, for a total of 342 parking spaces (340 required) for residential uses.
- The applicant is proposing to meet the minimum commercial parking required, using retail and eating establishment parking rates, with 62 parking spaces for commercial uses.

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 Final Subdivision Approval. The current rate is \$2,136 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP and Secondary Plan designations.
- The applicant will be required to provide the per square metre rate for any additional floor area above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The Tier 2 Capital Plan contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, the current contribution amount for Clayton is \$161.46 per square metre for apartments.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 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 January 15, 2024, and the Development Proposal Signs were installed on December 4, 2023. Staff received no responses from neighbouring residents.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the built form policies 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 policies in the West Clayton Neighbourhood Concept Plan (NCP).
- The applicant is proposing a 6-storey mixed use building and a 6-storey residential apartment building containing all together 1,389 square metres of ground floor commercial space and 213 dwelling units. The residential unit typology will include studio (1 unit), one-bedroom (113 units), two-bedroom (89 units), and three-bedroom (10 units), and will range in size from 44 square metres to 89 square metres.
- The proposed buildings incorporate a design and building massing that is generally in accordance with the vision for this part of West Clayton. This area is envisioned as a village centre with a mix of commercial and residential uses, connections to outdoor public spaces, and pedestrian-oriented and people-friendly spaces and buildings.

- The proposed north mixed-use building, fronting 72 Avenue, has a slight U-shape to wrap street frontages along 187A Street and 72 Avenue for active pedestrian connections to ground floor commercial uses. The proposed south residential building is rectangular-shaped and follows the length of the south property line. This building arrangement results in a large courtyard and outdoor amenity space in the centre of the site, with connections to both buildings, for the use of residents.
- The building massing encloses the street as a streetwall built environment and follows the sloping site condition by stepping its ground floor to establish an edge that constantly encounters the grade at a pedestrian scale. The upper storey massing continues to follow the sloping site conditions by stepping back from the floor below, allowing the building height to be experienced at more comfortable height and flow with the natural slopes of the site. This sculpting of the massing is demonstrated on the upper storeys along the street and notably at the building corners and ends that are additionally inset.
- The commercial ground plane along 72 Avenue supports a pedestrian oriented character featuring a strong rhythm of storefronts with large glazing areas delineated with natural granite pilasters, unique to the ground storey and light weight appearing glass canopies above for a sheltered experience. This is complemented by timber columns that form parts of a larger exterior lattice that extends to the upper storeys. The combination of natural stone and wood offers a rich fine grain material palette, enriching the pedestrian experience with textures at street level, whereas the glass glazing are counter points, showcasing actives inside the building.
- The buildings are organized similarly to each other, using a strong grid structure organizing the indoor solid volumes and outdoor living spaces which are voids in the building volume, as flush balcony conditions. The grid is defined with linear arrangements of single materials spanning vertically and horizontally in striation patterns, such as brick veneer, fibre cement panels, and the prominent outboard timber lattice, comprised of post and lintels joined together. The complementary mixture of natural finished materials with muted neutral tones, evokes a character attuned to its connection with its land, emphasizing a subdued natural beauty.
- The proposed indoor and outdoor amenity spaces have been integrated for site functionality and efficiency, and to help soften building massing. For more details, see the Indoor and Outdoor Amenity Space section in this report.
- The applicant proposes an urban contemporary design and extensive use of exterior timber lattice frames and glazing. Building materials include aluminum window frames, natural stone, brick, fibre cement panels, and simulated wood aluminum post and beam wrap.
- All ground-oriented units in the south residential building will have their own usable, semi-private outdoor patio space with direct access to walkways through the site.
- The applicant has worked with staff to:
 - Address building massing and impacts on adjacent sites;
 - Accommodate significant grade change that runs through the site;
 - Resolve building materials and design; and
 - Provide street-oriented lobby connections and on-site parking circulation.

Landscaping

- The proposed landscaping for the site includes a mix of trees, shrubs, ground cover, along with hardscaping, site lighting, fencing and site furnishings.
- The landscaping concept along the 72 Avenue and 187A Street commercial frontages, comes with benches and in-ground tree planters evenly spread out.
- Pathways that provide for pedestrian circulation have been included throughout the site to access the outdoor amenity courtyard at the centre of the site, as well as provide connections to commercial units along 72 Avenue and 187A Street and the larger West Clayton village area, with a continuous walkway along the south and east property lines.
- At grade units in the south building have patio spaces with feature paving, trees, shrubs, and fencing with gates to create semi-private outdoor spaces for residents.

Indoor Amenity

- The required indoor amenity is 639 square meters, while the applicant is proposing to provide 588 square metres of indoor amenity space on site, which does not meet the requirement within the Zoning Bylaw. The applicant will provide cash-in-lieu of amenity space, at the rate in effect at the time of Final Adoption, to compensate for the shortfall.
- The indoor amenity is split between the north and south buildings.
- The indoor amenity in the north building consists of a fitness centre on the ground floor and an event and party lounge on the 6th floor. Both spaces have direct access to outdoor amenity spaces.
- The indoor amenity in the south buildings consists of a games activity room, co-work space and library, and dining lounge and kitchen, all on the ground floor.

Outdoor Amenity

- The required outdoor amenity is 639 square metres. The applicant is proposing 789 square metres of outdoor amenity space, exceeding the requirement.
- The proposed outdoor amenity is organized into two areas, a large courtyard at the ground level, between the north and south buildings on the east side of the site, and a roof top amenity space on the west side of the north building.
- The outdoor amenity courtyard includes a dining area, café tables and chairs, lounge seating, children's play area, and a sod lawn.
- The roof top outdoor amenity courtyard includes dining table and chairs, sofas and chairs, lounge seating, yoga deck, trees.

Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues, as follows:
 - Coordination of the 72 Avenue north building entry and elevation with site grading;
 - Confirmation and coordination of proposed servicing elements adjacent to the public realm;
 - Coordination of grading information with development proposal; and
 - Design development to unit layouts to coordinate adequate private outdoor amenity.

TREES

- Dean Bernasch, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	10	10	0
Black Cottonwood	7	7	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple spp.	2	2	0
Bigleaf Maple	19	19	0
Bitter Cherry	1	1	0
Holly	1	1	0
Japanese Cherry	4	4	0
Lombardy Poplar	11	11	0
Paper Birch	2	2	0
Coniferous Trees			
Douglas Fir	6	6	0
Norway Spruce	1	1	0
Serbian Spruce	1	1	0
Western Red Cedar	7	7	0
Total (excluding Alder and Cottonwood Trees)	55	55	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		88	
Total Retained and Replacement Trees Proposed		88	
Estimated Contribution to the Green City Program		\$21,450	

- The Arborist Assessment states that there are a total of 55 mature trees on the site, excluding Alder and Cottonwood trees. Of the 72 existing trees, approximately 24% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain no trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 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 one hundred and twenty-seven (127) replacement trees on the site. Since the proposed eighty-eight (88) replacement trees can be accommodated on the site, the proposed deficit of thirty-nine (39) replacement trees will require an estimated cash-in-lieu payment of \$21,450, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 72 Avenue and 187A Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Pink Star Magnolia, Pink Flowering Dogwood, Slender Hinoki False Cypress, and Forest Pansy Redbud.
- In summary, a total of eighty-eight (88) trees are proposed to be replaced on the site with an estimated contribution of \$21,450 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspectives
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	West Clayton NCP Plan
Appendix VI.	OCP Redesignation Map – Figure 3
Appendix VII.	OCP Redesignation Map – Figure 42

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

SR/ar

18742, 18758 72ND AVENUE

PROPOSED MIXED-USE DEVELOPMENT

SURREY, B.C.

SUBMISSION TO COUNCIL February 26, 2024

FILE NO.: 23-0115

OWNER:
SQUARE NINE CLAYTON
DEVELOPMENT LTD.
 407 - 4538 KINGSWAY
 BURNABY BC V5H 4T9
 TEL: (778) 668-4422
 CONTACT: MANISH SHARMA
 EMAIL: MANISH@SQUARE NINE.CA

STRUCTURAL:
KOR STRUCTURAL
 SUITE 501 - 510 BURRARD ST.,
 VANCOUVER BC, V6C 3A8,
 TEL: 778 652-1900
 CONTACT: JOHN MARKULIN
 EMAIL: JMARKULIN@KORSTRUCTURAL.COM

ARCHITECT:
CHRIS DIKEAKOS ARCHITECTS INC.
 1635 W BROADWAY
 VANCOUVER BC, V6J 1W9
 TEL: (604) 291-2660
 FAX: (604) 291-2667
 CONTACT: RICHARD BERNSTEIN
 EMAIL: RICHARD.B@DIKEAKOS.COM

MECHANICAL:
REINBOLD ENGINEERING GROUP
 SUITE 400, 1580 WEST BROADWAY
 VANCOUVER BC, V6J 5K8
 TEL: 604-652-3396
 CONTACT: JASON EBEBY
 EMAIL:

LANDSCAPE ARCHITECT:
PMG LANDSCAPE ARCHITECTS
 C100 4185 STILL CREEK DRIVE
 BURNABY BC, V5C 6G9,
 TEL: 604 294-0011
 CONTACT: CAM WOODRUFF
 EMAIL: CAM@PMGLANDSCAPE.COM

ELECTRICAL:
NEMETZ (S/A) & ASSOCIATES
 2009 WEST 4TH AVENUE,
 VANCOUVER BC, V6J 1N3,
 TEL: 604 736-6562
 CONTACT: ROSE MANZO
 EMAIL: ROSE@NEMETZ.COM

CIVIL:
HUB ENGINEERING INC.
 #212, 12992-76 AVE.
 SURREY BC, V3W 2V6
 TEL: 604-501-1825
 CONTACT: JESSE BAINS
 EMAIL: JESSE@HUB-INC.COM

SURVEY:
ONDERWATER LAND SURVEYING LTD.
 #104 - 5830 176 'A' STREET,
 CLOVERDALE BC, V3S 4H5,
 TEL: 604 574-7311
 CONTACT: CONSTANCE PROCYSHYN
 EMAIL: CONNIE@ONDERWATER.CA



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T 604 291 2860 | 1635 WEST BROADWAY | INFO@DIKEAKOS.COM
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SQUARE NINE DEVELOPMENTS LTD.

T 604 492 1859 | 407-4538 KINGSWAY | MANISH@SQUARENINE.CA
 BURNABY BC V5H 4T9 | WWW.SQUARENINE.CA



Project Development Data - Mixed-use Development																																																																									
18742, 18758 72 Avenue, Surrey BC																																																																									
A. Project:	6 Storey Mixed Use building with Commercial at ground floor & 6 Storey fully Residential Building																																																																								
B. Legal Description:	Parcel "A" of Lot 2 Section 16 Township 8 New Westminster District Plan 3599 Lot 23 Section 16 Township 8 New Westminster District Plan 31290																																																																								
C. Zoning:	Existing: RA Proposed: CD (based on RM-70 & C-5)																																																																								
D. Proposed Setbacks:	72 nd Avenue 4.0 m 187A st. 6.0 m South Side 7.1 m West Side 6.0 m			E. Building Height: Max. Allowable Building Height 27 m Max. Proposed Building Height 24.5 m																																																																					
F. Site Coverage Calculations:	<table border="1"> <tr> <td>Gross Site Area</td> <td>8093 sq m</td> <td>87,114 sq ft</td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td></td> </tr> <tr> <td>Dedication</td> <td>0 sq m</td> <td>0 sq ft</td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td></td> </tr> <tr> <td>Road Dedication</td> <td>1292 sq m</td> <td>13,902 sq ft</td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td></td> </tr> <tr> <td>Net Site Area</td> <td>6802 sq m</td> <td>73,212 sq ft</td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td></td> </tr> <tr> <td>FAR</td> <td></td> <td>2.50</td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td></td> </tr> <tr> <td>Total Allowable GFA</td> <td>20233 sq m</td> <td>217,785 sq ft</td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td></td> </tr> </table> <table border="1"> <tr> <td>Net FAR</td> <td>2.62</td> <td>Site Coverage</td> <td>48.11%</td> </tr> </table>									Gross Site Area	8093 sq m	87,114 sq ft								Dedication	0 sq m	0 sq ft								Road Dedication	1292 sq m	13,902 sq ft								Net Site Area	6802 sq m	73,212 sq ft								FAR		2.50								Total Allowable GFA	20233 sq m	217,785 sq ft								Net FAR	2.62	Site Coverage	48.11%
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G. Floor Area Ratio (F.A.R.) Calculation:	<table border="1"> <thead> <tr> <th>Residential FAR Area</th> <th>Commercial FAR Area</th> <th>Proposed Total FAR Area</th> <th>Proposed Gross F.A.R.</th> </tr> </thead> <tbody> <tr> <td>16363.0 sq m</td> <td>1388.9 sq m</td> <td>17751.9 sq m</td> <td>2.20</td> </tr> <tr> <td>176,130 sq ft</td> <td>15,371 sq ft</td> <td>191,501 sq ft</td> <td></td> </tr> </tbody> </table>									Residential FAR Area	Commercial FAR Area	Proposed Total FAR Area	Proposed Gross F.A.R.	16363.0 sq m	1388.9 sq m	17751.9 sq m	2.20	176,130 sq ft	15,371 sq ft	191,501 sq ft																																																					
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H. Residential Statistics - Floor Areas	<p><i>NOTE: All floor areas are "Gross Floor Area" as defined by the Surrey Zoning Bylaw: all the area of the floor enclosed by the outside edge of the exterior walls of a building, including without limitation stairways, elevator shafts, storage rooms and mechanical rooms. For the purpose of Part 5 Off-Street Parking and Loading/Unloading only, gross floor area shall exclude vehicle parking and loading areas and bicycle storage areas within the building, stairways and mechanical rooms.</i></p>																																																																								
BUILDING 1																																																																									
Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Total Amenity Area	Area per Floor	Total Area (all Floors)	FAR Exclusion																																																																
L1 (0 Unit)	1	0.0 sq m (0 sq ft)	0.0 sq m (0 sq ft)	263.0 sq m (2,831 sq ft)	263.0 sq m (2,831 sq ft)	267.5 sq m (2,879 sq ft)	530.5 sq m (5,710 sq ft)	530.5 sq m (5,710 sq ft)	267.5 sq m (2,879 sq ft)																																																																
L2 (24 Unit)	1	1568.8 sq m (16,886 sq ft)	1568.8 sq m (16,886 sq ft)	235.1 sq m (2,531 sq ft)	235.1 sq m (2,531 sq ft)	-	1803.9 sq m (19,417 sq ft)	1803.9 sq m (19,417 sq ft)	-																																																																
L3-5 (24 Unit)	3	1568.8 sq m (16,886 sq ft)	4706.3 sq m (50,658 sq ft)	235.1 sq m (2,531 sq ft)	705.4 sq m (7,593 sq ft)	-	1803.9 sq m (19,417 sq ft)	5411.7 sq m (58,251 sq ft)	-																																																																
L6 (16 Unit)	1	1053.1 sq m (11,335 sq ft)	1053.1 sq m (11,335 sq ft)	230.9 sq m (2,485 sq ft)	230.9 sq m (2,485 sq ft)	100.3 sq m (1,080 sq ft)	1283.9 sq m (13,820 sq ft)	1384.3 sq m (14,900 sq ft)	100.3 sq m (1,080 sq ft)																																																																
Mechanical	1	0.0 sq m (0 sq ft)	0.0 sq m (0 sq ft)	42.7 sq m (460 sq ft)	42.7 sq m (460 sq ft)	0.0 sq m (0 sq ft)	42.7 sq m (0 sq ft)	42.7 sq m (460 sq ft)	0.0 sq m (0 sq ft)																																																																
TOTAL	6		7328.1 sq m (78,879 sq ft)		1477.2 sq m (15,900 sq ft)	367.8 sq m (3,959 sq ft)		9173.1 sq m (98,738 sq ft)	367.8 sq m (3,959 sq ft)																																																																
BUILDING 2																																																																									
Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Total Amenity Area	Area per Floor	Total Area (all Floors)	FAR Exclusion																																																																
L1 (13 Unit)	1	796.3 sq m (8,571 sq ft)	796.3 sq m (8,571 sq ft)	303.1 sq m (3,263 sq ft)	303.1 sq m (3,263 sq ft)	214.3 sq m (2,307 sq ft)	1313.7 sq m (14,141 sq ft)	1313.7 sq m (14,141 sq ft)	214.3 sq m (2,307 sq ft)																																																																
L2 (18 Unit)	1	1171.0 sq m (12,605 sq ft)	1171.0 sq m (12,605 sq ft)	144.2 sq m (1,552 sq ft)	144.2 sq m (1,552 sq ft)	0.0 sq m (0 sq ft)	1315.2 sq m (14,157 sq ft)	1315.2 sq m (14,157 sq ft)	0.0 sq m (0 sq ft)																																																																
L3-5 (18 Unit)	3	1171.0 sq m (12,605 sq ft)	3513.1 sq m (37,815 sq ft)	144.2 sq m (1,552 sq ft)	432.6 sq m (4,656 sq ft)	-	1315.2 sq m (14,157 sq ft)	3945.7 sq m (42,471 sq ft)	-																																																																
L6 (16 Unit)	1	1053.3 sq m (11,338 sq ft)	1053.3 sq m (11,338 sq ft)	144.1 sq m (1,551 sq ft)	144.1 sq m (1,551 sq ft)	-	1197.4 sq m (12,889 sq ft)	1197.4 sq m (12,889 sq ft)	-																																																																
Mechanical	1	0.0 sq m (0 sq ft)	0.0 sq m (0 sq ft)	42.7 sq m (460 sq ft)	42.7 sq m (460 sq ft)	0.0 sq m (0 sq ft)	42.7 sq m (0 sq ft)	42.7 sq m (0 sq ft)	0.0 sq m (0 sq ft)																																																																
TOTAL	6		5362.7 sq m (57,724 sq ft)		879.8 sq m (9,470 sq ft)	214.3 sq m (2,307 sq ft)		7772.1 sq m (83,658 sq ft)	214.3 sq m (2,307 sq ft)																																																																
Total Residential Floor Area							16945.1 sq m	182,396 sq ft																																																																	
Deduct Amenity Space							-582.1 sq m	-6,266 sq ft																																																																	
Net Residential Floor Area							16363.0 sq m	176,130 sq ft																																																																	

DEVELOPMENT DATA - OVERALL SITE SUMMARY

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742, 18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



A002

J. Commercial Statistics - Areas											
Level	Retail	Commercial	Service / Circulation	Total							
L1	1060.2 sq m 11,412 sq ft	328.7 sq m 3,538 sq ft	0.0 sq m 421 sq ft	1388.9 sq m 15,371 sq ft							
Total	1060.2 sq m 11,412 sq ft	328.7 sq m 3,538 sq ft	0.0 sq m 421 sq ft	1388.9 sq m 15,371 sq ft							

K. Residential Statistics - Unit Counts											
BLDG 1	Level	Studio	1 Bed	1 Bed+Den	2 Bed	2 Bed+Den	3 Bed	Total			
		(N/A)	(497-534 sq ft)	(572-672 sq ft)	(669-906 sq ft)	(823-926 sq ft)	(915-956 sq ft)				
	L1	0	0	0	0	0	0	0			
	L2-5	0	1	12	6	3	2	96			
	L6	0	3	4	5	3	1	16			
	Total	0	7	52	29	15	9	112			
	Distribution	0.0%	6.3%	46.4%	25.9%	13.4%	8.0%	100.0%			
		52.7%		39.3%		8.0%					

BLDG 2	Level	Studio	1 Bed	1 Bed+Den	2 Bed	2 Bed+Den	3 Bed	Total			
		(476 sq ft)	(524-574 sq ft)	(593 sq ft)	(723-781 sq ft)	(809-888 sq ft)	(914 sq ft)				
	L1	0	1	8	1	3	0	13			
	L2-5	0	2	8	2	6	0	72			
	L6	1	5	0	3	6	1	16			
	Total	1	14	40	12	33	1	101			
	Distribution	1.0%	13.9%	39.6%	11.9%	32.7%	1.0%	100.0%			
		54.5%		44.6%		1.0%					

BLDG 1 & BLDG 2 Total Unit Count								213
---	--	--	--	--	--	--	--	------------

NOTE: 5% Adaptable units	Required	11	Provided	11
--------------------------	----------	----	----------	----

L. Parking Statistics NOTE: Service Areas are not included in parking space calculations

Commercial: Category 1: < 372 square metres [4,000 sq.ft.] gross floor area - 2.75 parking spaces for every 100 square metres [1,075 sq.ft.] of gross floor area; Category 2: 373 sq.m.- 4,645 sq.m. [4,001 sq.ft.- 50,000 sq.ft.] gross floor area - 3 parking spaces for every 100 square metres [1,075 sq.ft.] of gross floor area; Restaurant in Commercial Areas : 10 parking space for every 100 square metres [1,075 sq.ft.] of gross floor area, which is greater than or equal to 150 square metres [1,615 sq.ft.) but less than 950 square metres [10,225 sq.ft.]

Residential: Non-Ground-Oriented Multiple Unit Residential Buildings (Apartments): **1.3 parking spaces per dwelling unit with 1 or no bedrooms; plus 1.5 parking spaces per dwelling unit with 2 or more bedrooms; plus 0.2 parking space per dwelling unit for visitors**

Required Parking													
	Retail			Eating Establishment			Res. Visitor			Residential			Total Required
	Gross	H/C	Small	Gross	H/C	Small	Gross	H/C	Small	Gross	H/C	Small	
Total	29	1	10	33	1	12	43	1	15	297	6	104	401

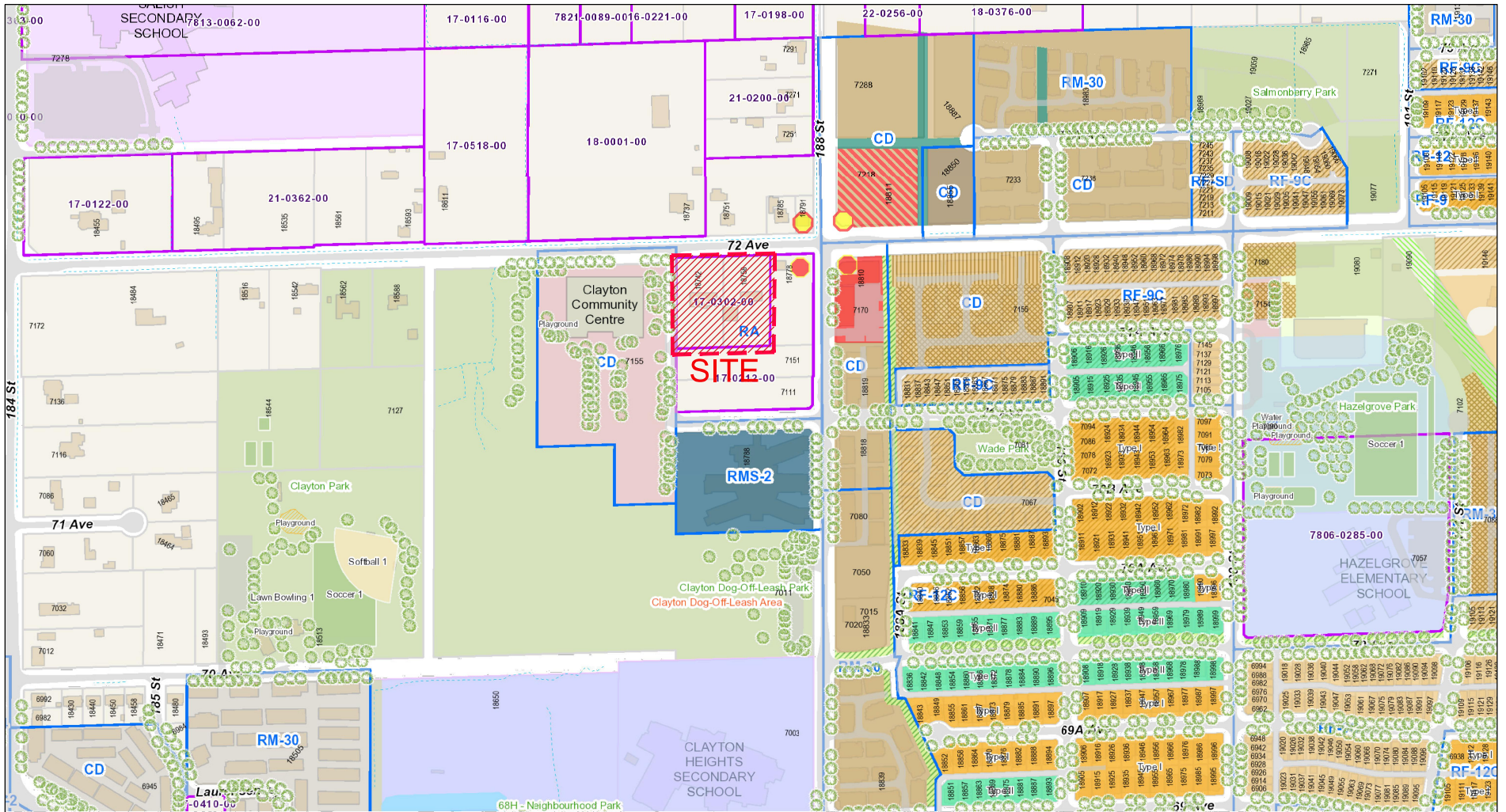
Provided Parking													
	Retail			Eating Establishment			Res. Visitor			Residential			Total Provided
	Gross	H/C	Small	Gross	H/C	Small	Gross	H/C	Small	Gross	H/C	Small	
Total	29	1	0	33	1	0	43	1	0	299	6	0	404
1 van accessible				1 van accessible				3 van accessible					

In accordance with the transitional provisions set out in Schedule J, every owner of a new building or building containing a new use:
(a) Must construct and install an energized electrical outlet for 100% of residential parking spaces, 50% of visitor parking spaces, and 20% of commercial parking spaces.
Where the number of required parking spaces is greater than 12, a minimum of 2% of the required parking spaces, must be accessible parking spaces; Where accessible parking spaces are required, 50% of accessible parking spaces must be provided as van-accessible parking spaces;



		Retail	Where G.F.A. is >= 2,000 sq. m: 0.06 bicycle spaces in a secure bicycle parking area per 100 sq. m of the		Res. Visitor	6 visitor bicycle spaces per multiple unit residential building	
		Restaurant	0,1 visitor bicycle spaces per 100 sq. m of G.F.A. where the G.F.A. is >= 4,645 sq. m		Residential	1,2 bicycle spaces in a secure bicycle parking area per dwelling unit	
M.	Required Bike Storage						
		Retail	Restaurant	Res. Visitor	Residential	Total Required	
	Total	0	0	12	256	268	
	Provided Bike Storage						
		Retail	Restaurant	Res. Visitor	Residential	Total Provided	
	Total	0	0	12	265	277	
N.	Amenity						
		Required	Provided		Total		
			Level 1	Level 6			
	INDOOR	639.0 sq m	481.8 sq m	100.3 sq m	582.1 sq m		
	OUTDOOR	639.0 sq m	663.8 sq m	125.3 sq m	789.1 sq m		
	General	Low to Mid-Rise: 3-6 storeys: 74 sq. m + 4 sq. m per micro unit + 1 sq. m per lock-off suite					
	RM-70	outdoor amenity space in the amount of: i. 3.0 sq. m per dwelling unit; and ii. 1.0 sq. m per lock-off suite; and iii. 4.0 sq. m per micro ur Indoor amenity space in the amount of: i. 3.0 sq. m per dwelling unit up to 557 sq. m of amenity space (equivalent to 186 dwelling units); and ii. 1.0 sq. m per dwelling unit for that portion greater than 557 sq. m of amenity space; and iii. 1.0 sq. m per lock-off suite; and iv. 4.0 sq. m per micro unit					





ZONING MAP

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

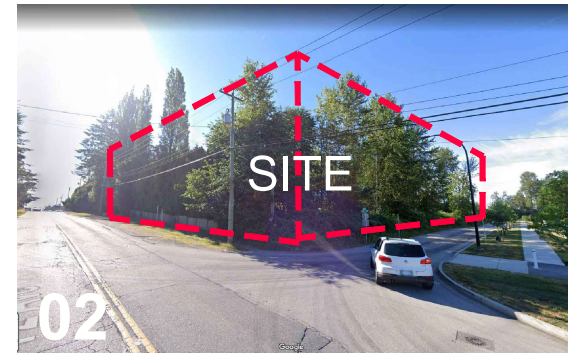
18742, 18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



A005



01 VIEW FROM 72nd AVE. LOOKING SOUTH-EAST



02 VIEW FROM 72nd AVE. LOOKING SOUTH-WEST



03 VIEW FROM 187A ST. LOOKING NORTH-WEST

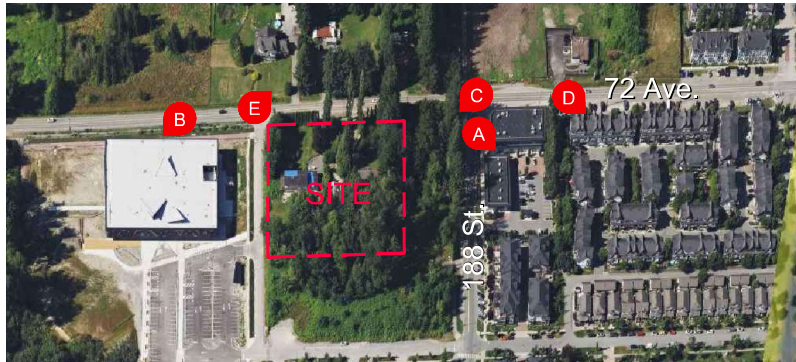
SITE MAP

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742, 18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



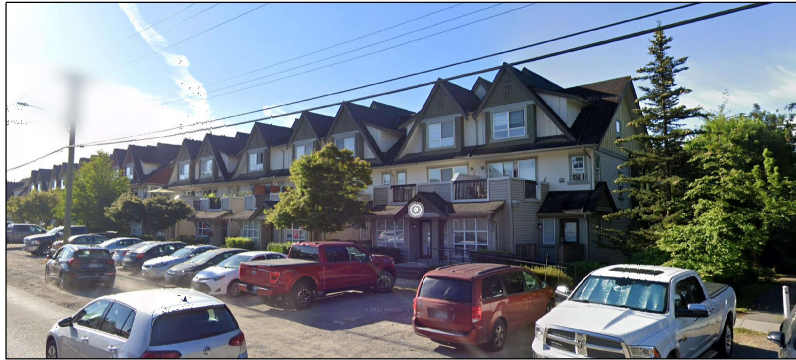
A006



SITE PLAN



A 5 STOREY BUILDING @ 188 ST. AND 72 AVE.



D TOWNHOUSE DEVELOPMENT ALONG 72 AVE.



B CLAYTON COMMUNITY CENTRE



E NEIGHBORING LOT



C COMMERCIAL PLAZA @ 188 ST. AND 72 AVE.

CONTEXT PHOTOS

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742,18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



A008

**DESIGN RATIONALE - Square Nine Development -
18742, 18758 72nd Avenue., Surrey, B.C.**

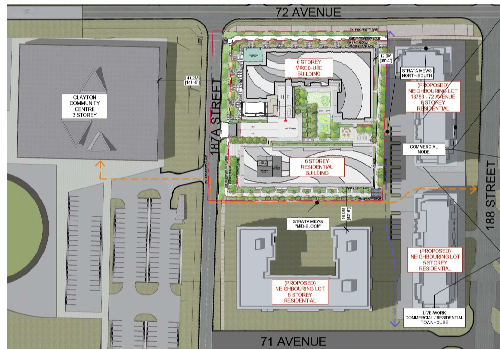
**Site Context & Site Plan/Ground Floor Plan
Organization**

The site for this residential development is ideally situated immediately proximate to the Clayton Community Centre and Clayton Park across 187A Street to the west of the site. There are two schools situated in close walking distance to the site including Salish Secondary School to the northwest of the site and Clayton Heights Secondary School to the south. Additionally there is a convenient major grocery store, restaurants and neighbourhood services situated close by at the corner of 188th Street and Fraser Highway.



The Project consists of two separate buildings. A 6 storey u-shaped building (Bldg 1) fronts 72nd Avenue with the western wing of this building fronting 187A Street. A rectangular shaped 6 storey building (Bldg 2) completes the project on the south side of the site and frames the drop-off zone and landscaped courtyard area with the u-shaped 6 storey structure to the north. Units in this building mostly face north to the courtyard side or south to the green buffer area on this side of the structure. The residential units in the 6 storey u-shaped structure face either 72nd Avenue, 187A Street, the proposed and approved project site to the east or internally to the central courtyard.

The relatively square shaped site lent itself to a basic cruciform organization of north-south and east west axis arrangement of spaces, pedestrian and vehicular circulation movement and building massing with a large open areas between the two structures. In this way the buildings cluster together to form a courtyard that is semi-public space.



At the ground level of Bldg 1 there are commercial retail units that front both 72nd Avenue and 187A Street. These CRU's are split down the middle by the building's lobby. The change in grade from 72nd Avenue to the porte cochere at the heart of the plan is handled with both steps and a handicap accessibility ramp. Amenity spaces front both the north and south sides of the central open space.



Vehicular access for both the loading area and the ramp to below grade parking is situated midway along 187A Street. The drop-off area at the center of the plan allows for both passenger pick-up and drop-off for both building lobbies. To the east of the drop-off area there is a common open space for outdoor eating BBQ and seating as well as open space and a child's play area. This centralized open space is bordered on both sides by the amenity spaces housing the fitness facility for Bldg 1, and lounge & co-working space for Bldg 2.



A dedicated loading bay is provide for up to 5 ton trucks immediately west of the parking ramp with direct access to service the retail CRU's. An elevator is located to the immediate north of the loading bay which provides pedestrian access from the commercial parking areas on the P1 level. This elevator also provides access to the P2 bike parking area from the ground level thereby avoiding using the primary building elevators for this purpose. In addition it can be used to transport waste/garbage materials from the residential and commercial uses to the garbage recycling rooms that have been provided for each use.

The ground level of the southern building consists of 13 ground floor units ranging in size from 1 Bed units at 542 s.f., to 1 Bed & Dens at 593 s.f., 2 Bed units at 772 s.f., and 2 Bed & Dens at 848-881 s.f. Beyond level 2 the typical level of the south building contains 18 units per floor including all of the above mentioned units plus a 768 s.f. 2 bed unit, an 872 s.f. 2 bed & den, an 827 s.f. 2 bed & den and an 888 s.f. 2 bed & den. The elevators to service the double loaded corridor of units are located on the west side fronting 187A Street.

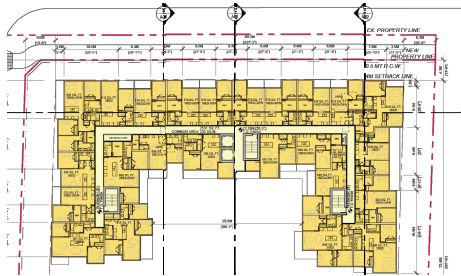


DESIGN RATIONALE - 1

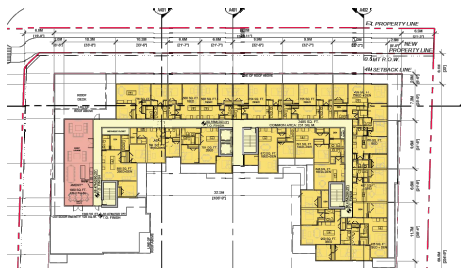


Upper Floor Plan Organization

The northern u-shaped building contains 24 units per typical floor on levels 2-5 with units ranging in size from 534 s.f. 1 bed units all the way up to 956 s.f. 3 bed units. A table of the percentage of each type of unit is provided on A003.



The penthouse level on the top level of the northern building contains 16 units which range in size from a 497 s.f. 1 bed unit to a 950 s.f. 3 bed unit. The elevators in the northern building are centrally located to avoid long walks to any of the units in this u-shaped building. The penthouse level on the northern building also includes a large 1080 s.f. interior lounge and kitchen indoor amenity plus a large outdoor amenity deck facing south and west which includes seating and dining areas.

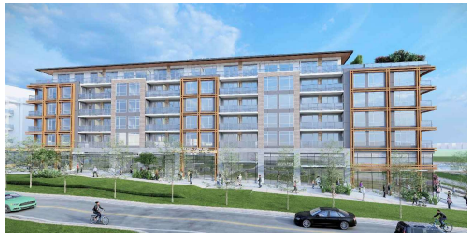


Building Expressions/Materials

The clustered arrangement of buildings are expressed in a west coast contemporary format utilizing high quality materials and a simple elegant geometric composition of horizontal roof lines and vertical bay spacing to articulate the building facades. Materials that include stone facing, masonry, hardie plank and metal panel are utilized for the main building facades. Simulated wood panel soffits and post and beam accents complete the composition.



We have utilized setback on the upper levels of each building to create visual interest at the tops of each building and to allow deeper roof overhangs with simulated wood soffit to read as stronger overhangs finishing the buildings.



Sustainability

The buildings and landscape elements will be designed to meet the City's sustainability checklist recommendations and requirements as well as ASHRAE, NECB and Step Code 3 energy performance standards. High performance glass, and percentage of glass to insulated metal panels and spandrel glass along with the mechanical systems have been carefully modeled to ensure compliance.

Additional sustainability measures will be achieved through maximizing indoor and outdoor amenity areas, development density and community connectivity, storm water design, water efficient landscaping, recycled content and materials; sound construction waste management programs, and use of low volatile organic compounds.



CPTED

CPTED will be addressed by selecting vegetation at recommended levels to maintain site lines adjacent to public areas and circulation routes. Safety levels of lighting will be provided through- out the site. Architectural security systems such as secured access, CCTV and alarm systems will be incorporated throughout the development. On site management/security will also be provided. Large resident and amenity and outdoor open spaces are either elevated to the top of the north building or provide strong surveillance of the common amenity spaces at street level in the heart of the plan.

Conclusion

We are pleased to have this opportunity to formally submit the design drawings for this Mixed-Use Project and believe it will be a very attractive addition to the Clayton neighbourhood and will work well beside Clayton Park and Community Centre. We look forward to receiving feedback from the Planning Department on this submission as well as to the next steps in the City's review process.





PRECEDENT IMAGES

SUBMISSION TO COUNCIL (FILE No. - 23-0115) February 26, 2024

18742, 18758 72 AVENUE, SURREY - **RESIDENTIAL DEVELOPMENT**



A012



EXAMPLE OF KITCHEN/LOUNGE AREA



EXAMPLE OF OUTDOOR LANDSCAPE ROOFDECK



EXAMPLE OF CO-WORKING AREA



EXAMPLE OF KITCHEN/ LOUNGE AREA



EXAMPLE OF OUTDOOR LANDSCAPE PLAY AREA



EXAMPLE OF FITNESS CENTRE

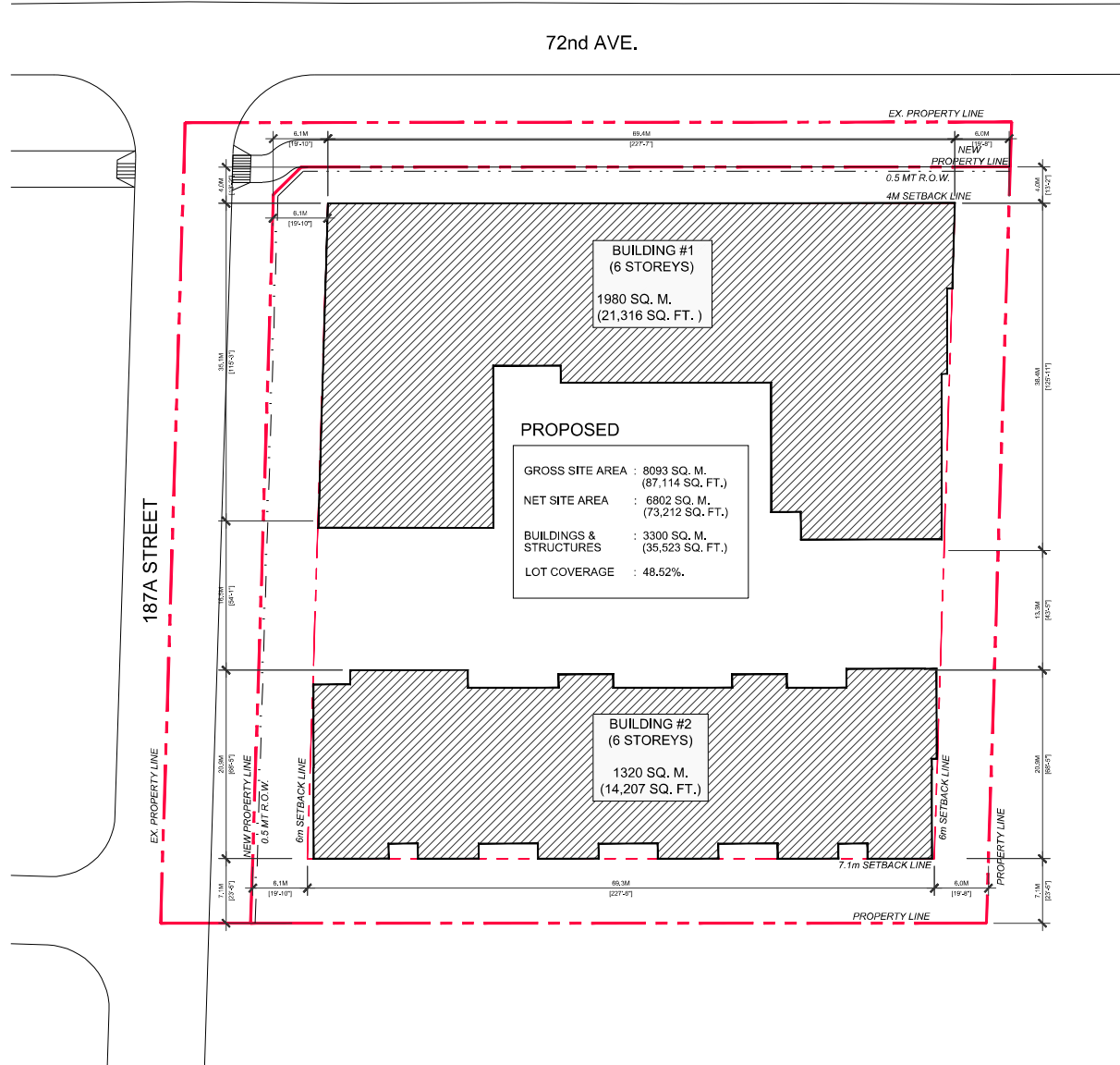
PRECEDENT IMAGES - INDOOR / OUTDOOR AMENITIES

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742,18758 72 AVENUE, SURREY - **RESIDENTIAL DEVELOPMENT**



A013



OVERALL BASE PLAN

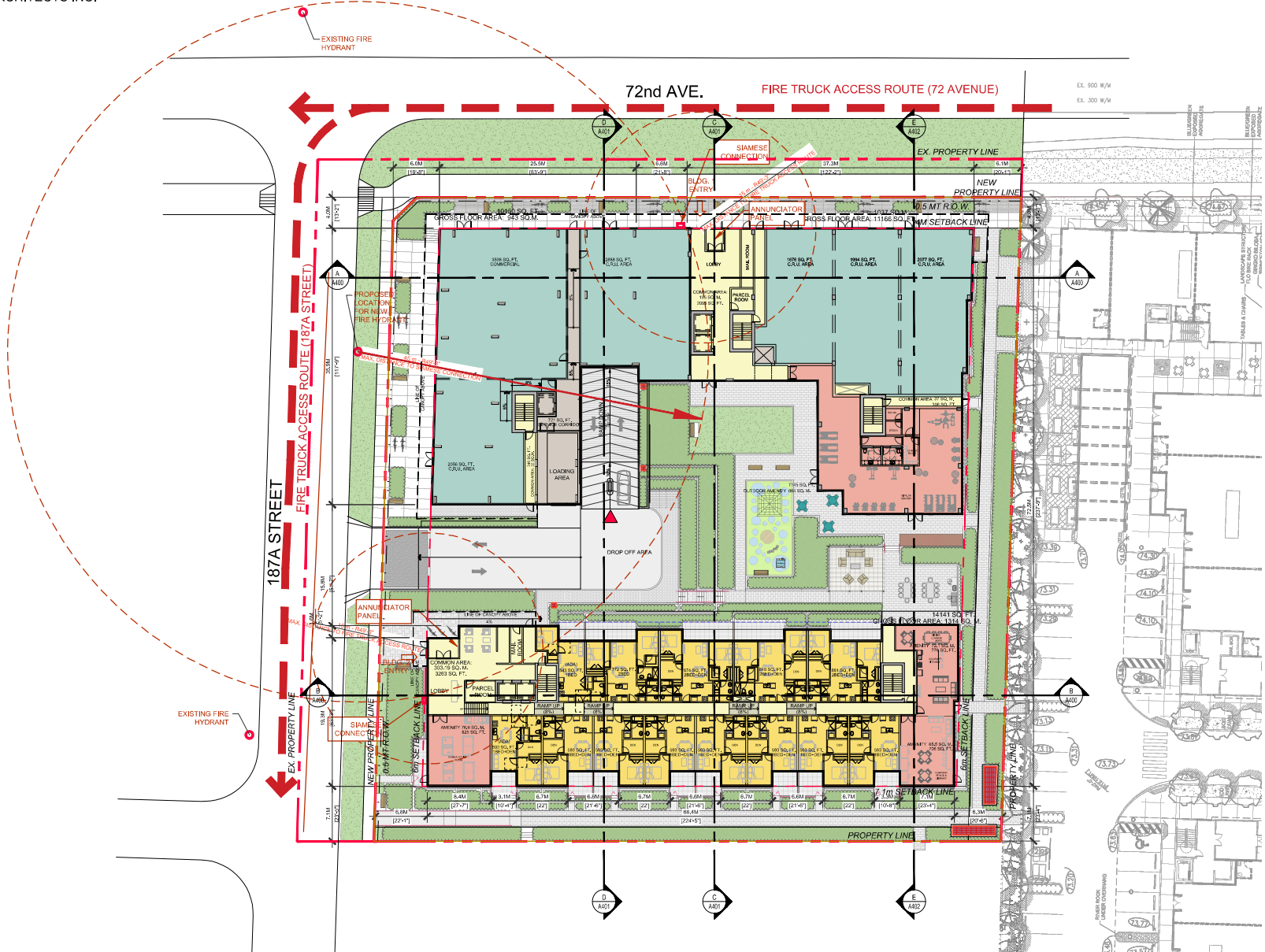
SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

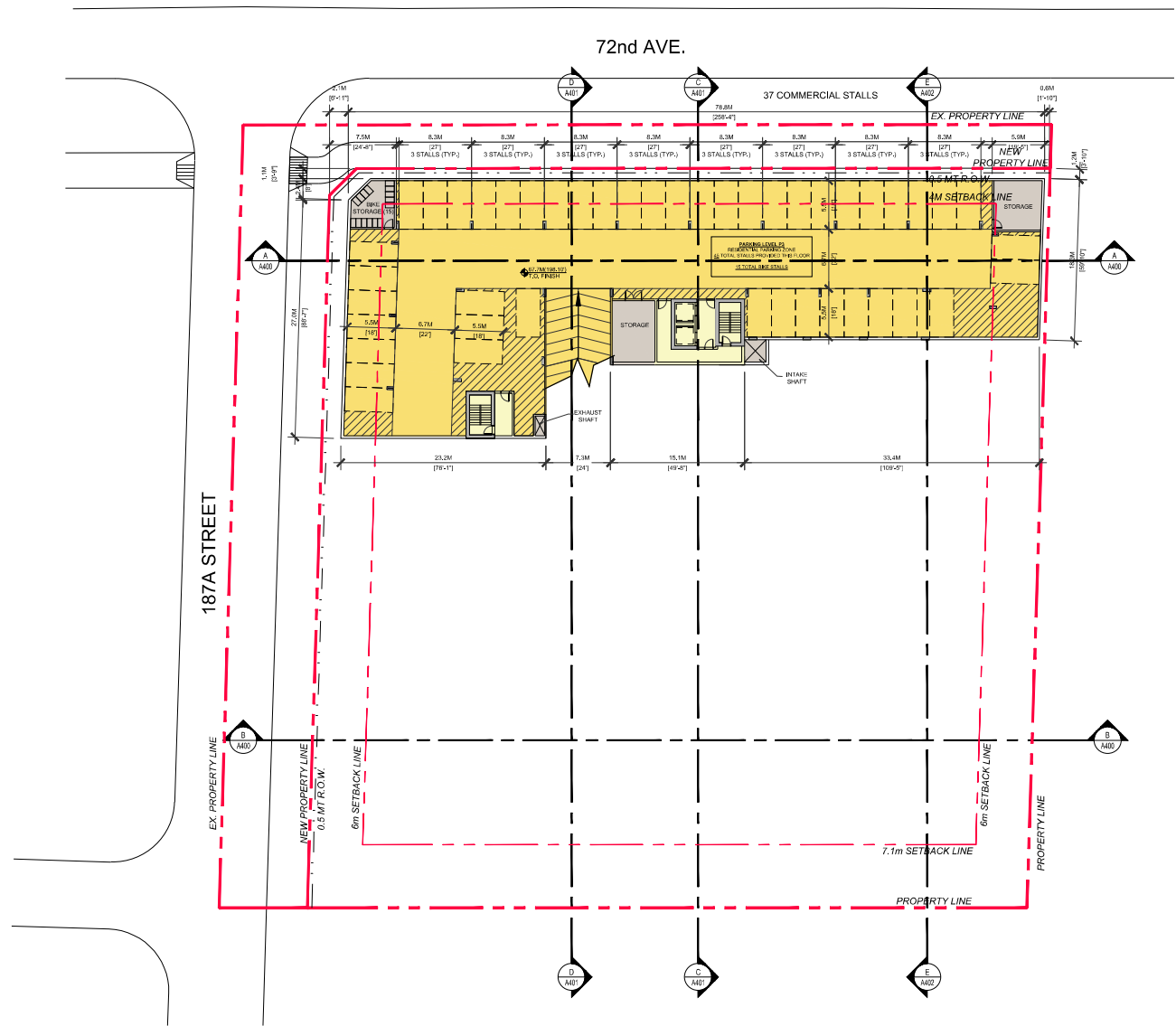
18742,18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



1:500
A101





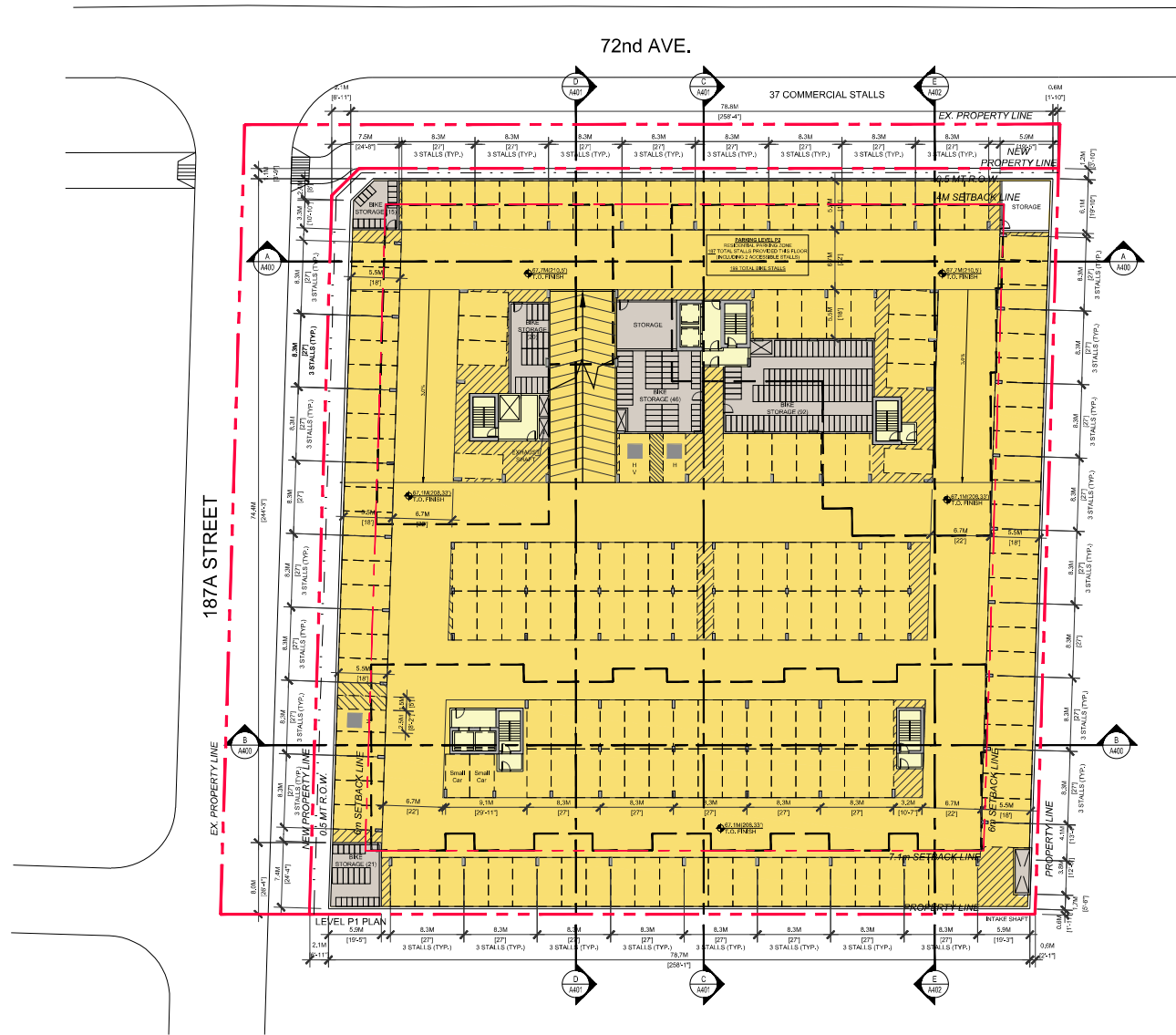


LEGEND

- RESIDENTIAL PARKING
- VISITOR PARKING
- COMMERCIAL PARKING
- SERVICE
- COMMON

STALL SCHEDULE

- STANDARD STALL
18'0" x 9'0"
- ACCESSIBLE STALL
18'0" x 13'0"
- VAN ACCESSIBLE STALL
18'0" x 15'0"
- SMALL CAR STALL
9'0" x 9'0"
- STANDARD BIKE STOR. STALL
6'0" x 5'0"
- VERTICAL BIKE STOR. STALL
5'0" x 5'0"



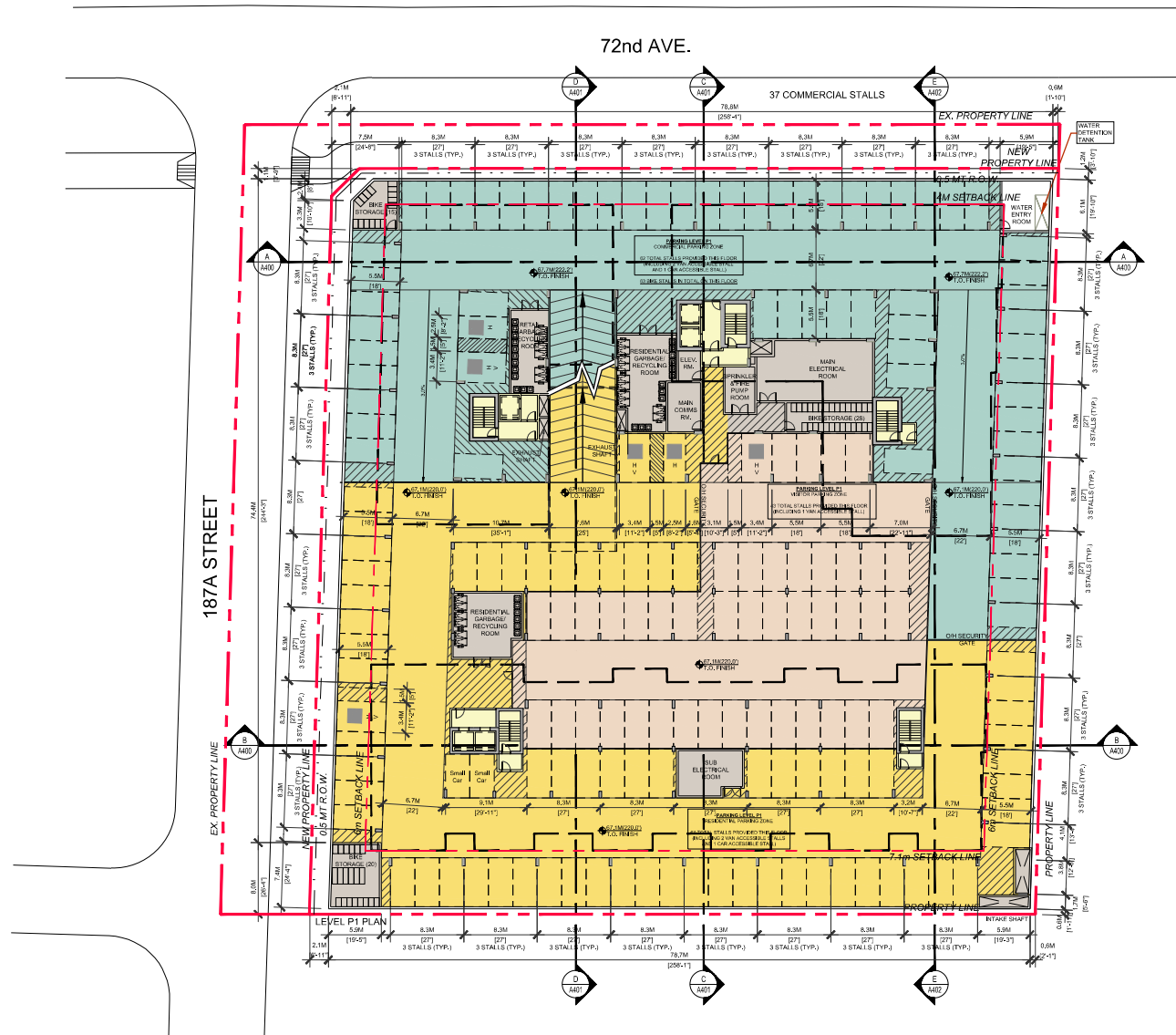
LEGEND

- RESIDENTIAL PARKING
- VISITOR PARKING
- COMMERCIAL PARKING
- SERVICE
- COMMON

STALL SCHEDULE

- STANDARD STALL
16'2" x 10'0"
- ACCESSIBLE STALL
16'2" x 13'2"
- VAN ACCESSIBLE STALL
16'2" x 15'2"
- SMALL CAR STALL
16'2" x 8'0"
- STANDARD BIKE STOR. STALL
6'4" x 5'0"
- VERTICAL BIKE STOR. STALL
5'4" x 5'0"





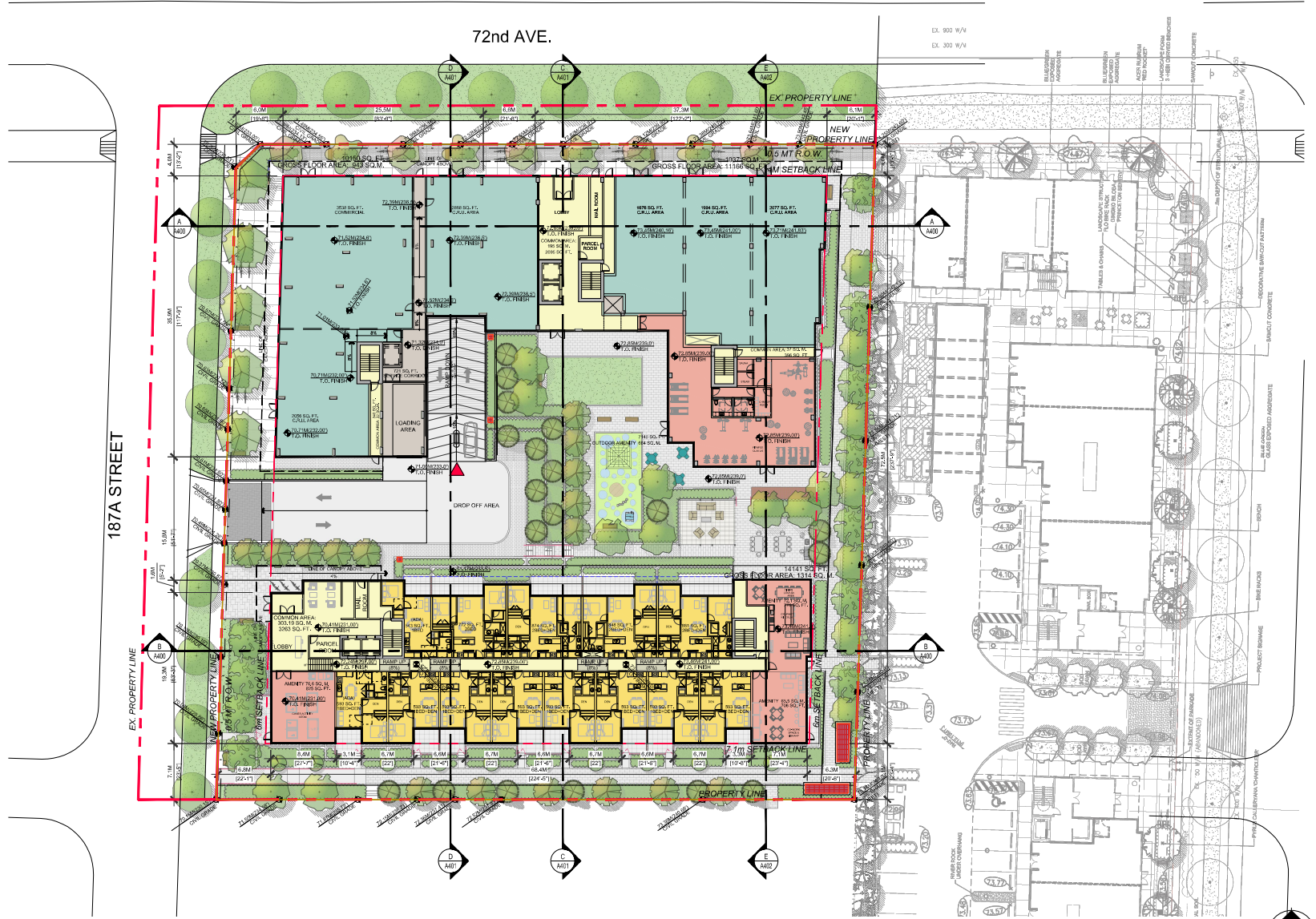
LEGEND

- RESIDENTIAL PARKING
- VISITOR PARKING
- COMMERCIAL PARKING
- SERVICE
- COMMON

STALL SCHEDULE

- STANDARD STALL
18'0" x 9'0"
- ACCESSIBLE STALL
18'0" x 13'0"
- VAN ACCESSIBLE STALL
18'0" x 16'0"
- SMALL CAR STALL
16'0" x 8'0"
- STANDARD BIKE STOR. STALL
6'0" x 5'0"
- VERTICAL BIKE STOR. STALL
3'0" x 5'0"





SITE PLAN

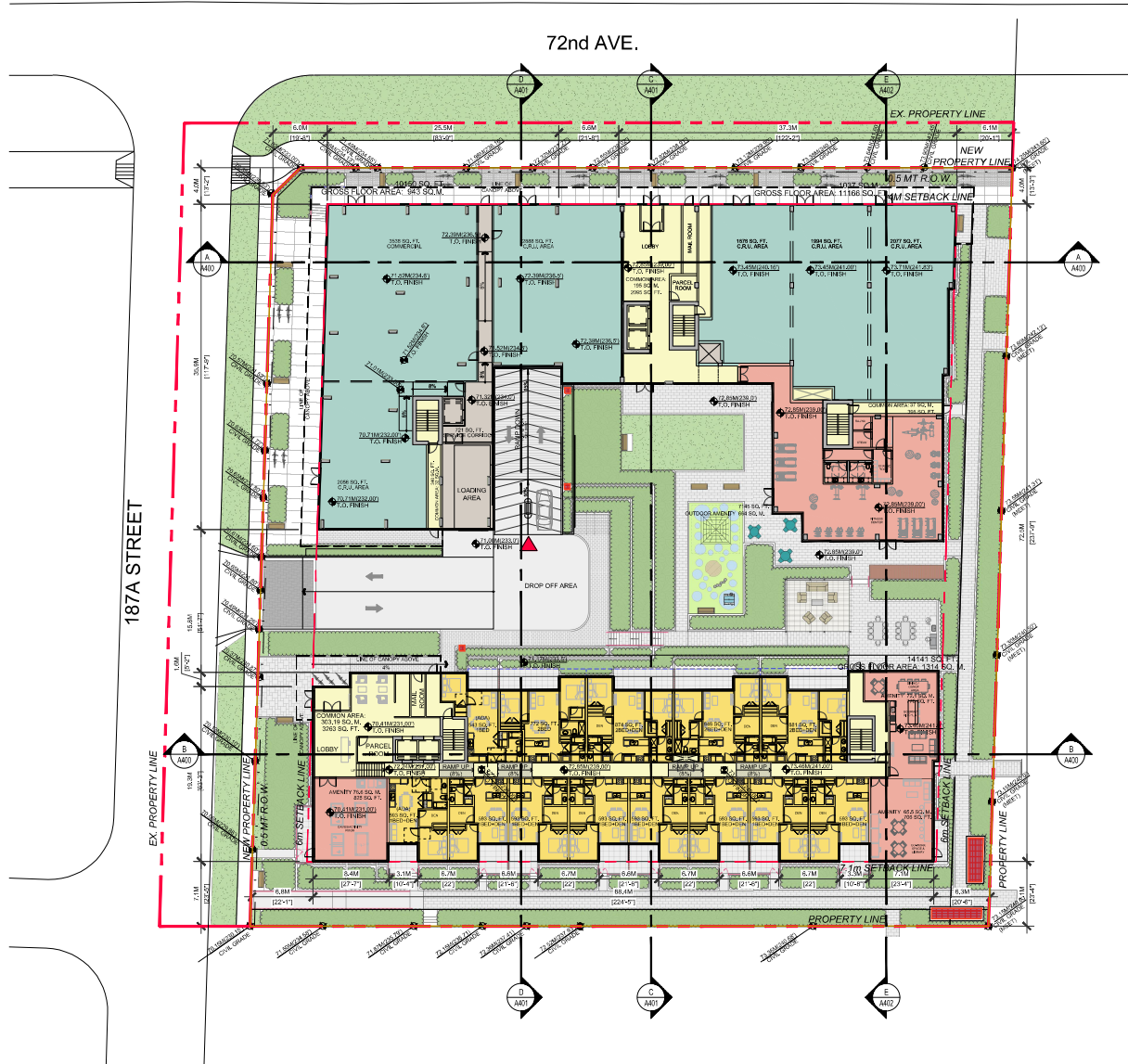
SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

1872, 1875 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



1:500
A203





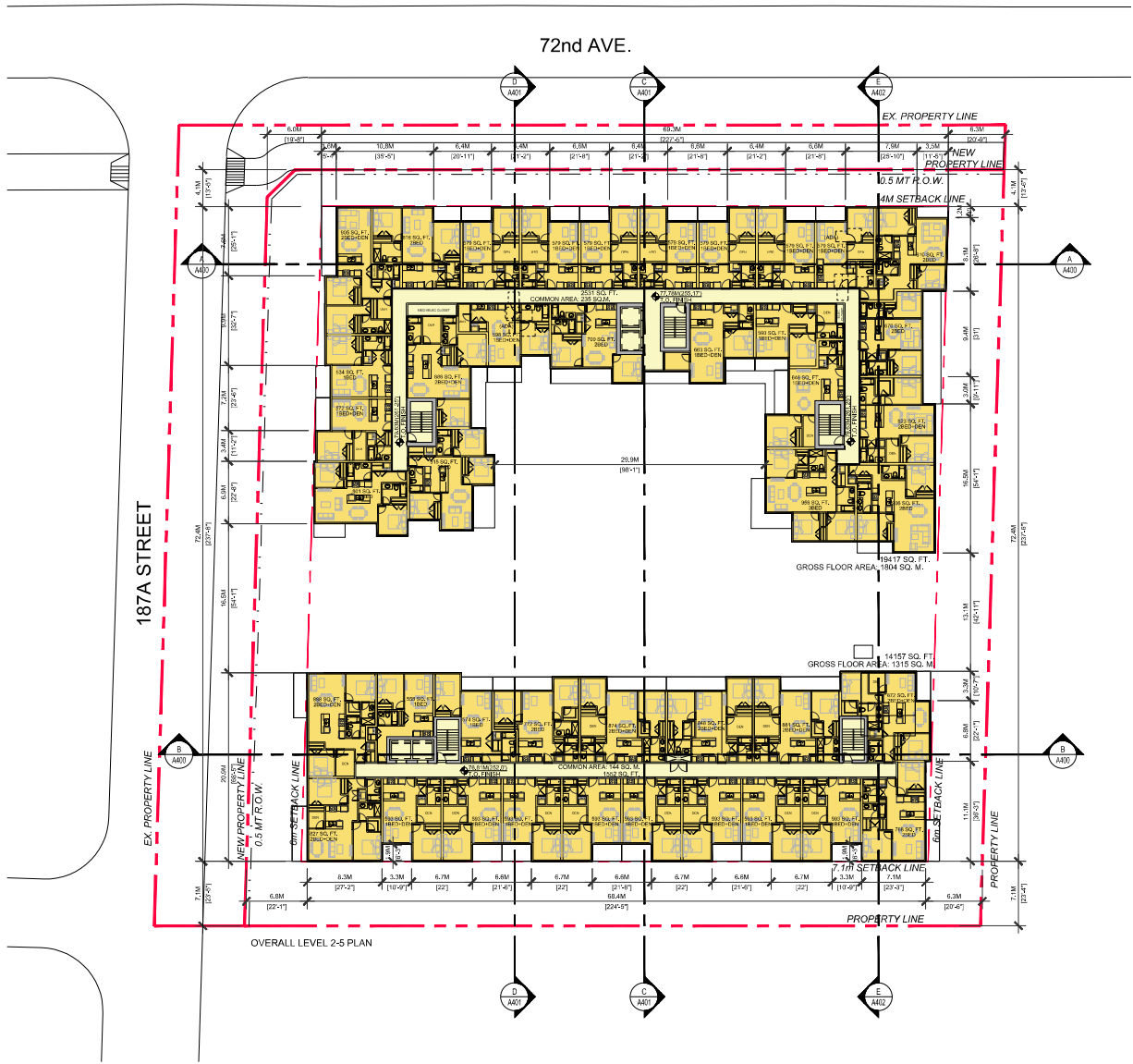
OVERALL LEVEL 1 PLAN
 SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742, 18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT

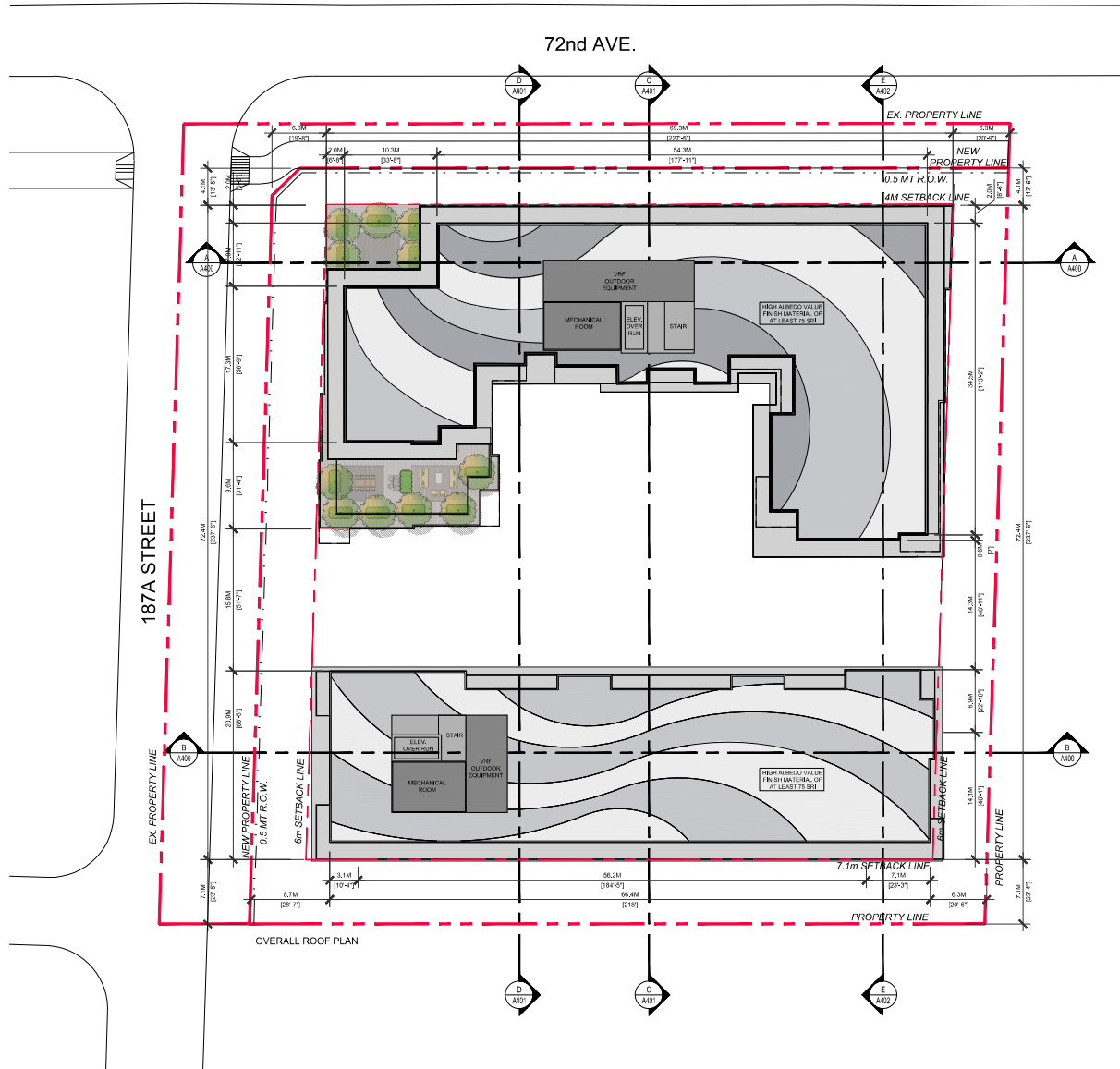


1:500
 A204









OVERALL ROOF PLAN

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742, 18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



1:500
A207

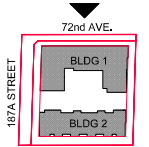




NORTH ELEVATION (72 AVENUE)



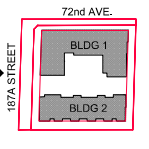
WEST ELEVATION (187A STREET)



MATERIAL LEGEND

- 1 ALUMINUM WINDOW WALL FRAME, CURTAINWALL
(Profile: Custom Made (CIS), Bevel on Bevel (BIS) - 50')
- 2 ALUMINUM CURTAIN WALL FRAME
(Profile: Custom Made (CIS), Bevel on Bevel (BIS) - 50')
- 3 RESIDENTIAL GLASS - Triple Sealed Unit
(Profile: Custom Made (CIS), Bevel on Bevel (BIS) - 50')
- 4 COMMERCIAL GLASS - Triple Sealed Unit
(Profile: Custom Made (CIS), Bevel on Bevel (BIS) - 50')
- 5 SPANDEL GLASS
(Profile: Custom Made (CIS), Bevel on Bevel (BIS) - 50')
- 6 NATURAL STONE
(Profile: Custom Made (CIS), Bevel on Bevel (BIS) - 50')
- 7 STANDARD BRICK MASONRY UNIT
(Profile: Custom Made (CIS), Bevel on Bevel (BIS) - 50')
- 8 ARCHITECTURAL FINISH PAINT
(Profile: Custom Made (CIS), Bevel on Bevel (BIS) - 50')
- 9 ALUMINUM SOFFIT
(Profile: Custom Made (CIS), Bevel on Bevel (BIS) - 50')
- 10 SIMULATED WOOD ALUMINUM POST & BEAM WINDOW
(Profile: Custom Made (CIS), Bevel on Bevel (BIS) - 50')
- 11 CANOPY & RAILING PANEL SUPPORTS
(Profile: Custom Made (CIS), Bevel on Bevel (BIS) - 50')
- 12 ALUMINUM PANEL
(Profile: Custom Made (CIS), Bevel on Bevel (BIS) - 50')
- 13 SMOOTH FINISH HARDIE PLANK
(Profile: Custom Made (CIS), Bevel on Bevel (BIS) - 50')
- 14 SMOOTH FINISH HARDIE PANEL
(Profile: Custom Made (CIS), Bevel on Bevel (BIS) - 50')
- 15 SMOOTH FINISH HARDIE PANEL
(Profile: Custom Made (CIS), Bevel on Bevel (BIS) - 50')
- 16 PROTECTED GLASS PRIVACY SCREENS
(Profile: Custom Made (CIS), Bevel on Bevel (BIS) - 50')

- COLOUR-MATCHED STRAPPINGS USED FOR HARDIE PANELS
- COLOUR-MATCHED CLIPS USED FOR HARDIE PANELS
- COLOURS MATCHED TO ADJACENT PANEL

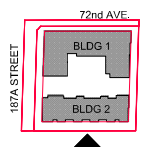




SOUTH ELEVATION

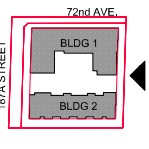


EAST ELEVATION



- MATERIAL LEGEND**
- 1 ALUMINUM WINDOW WALL FRAME, CURTAINWALL.
 - 2 ALUMINUM CURTAIN WALL FRAME.
 - 3 RESIDENTIAL GLASS - 1/2" Insulated Glass Unit with Quarter GLC.
 - 4 COMMERCIAL GLASS - 1/2" Insulated Glass Unit with Quarter GLC.
 - 5 SPANDREL GLASS.
 - 6 NATURAL STONE.
 - 7 STANDARD BRICK MASONRY UNIT.
 - 8 ARCHITECTURAL FINISH PAINT.
 - 9 ALUMINUM SOFFIT.
 - 10 SIMULATED WOOD ALUMINUM POST & BEAM WINDOW.
 - 11 CANOPY & RAILING PANEL SUPPORTS.
 - 12 ALUMINUM PANEL.
 - 13 SMOOTH FINISH HARDIE PLANK.
 - 14 SMOOTH FINISH HARDIE PANEL.
 - 15 SMOOTH FINISH HARDIE PANEL.
 - 16 FROSTED GLASS PRIVACY SCREENS.

- COLOUR-MATCHED STRAPPINGS USED FOR HARDIE PANELS
 - COLOUR-MATCHED CLIPS USED FOR HARDIE PANELS
 (*COLOURS MATCHED TO ADJACENT PANEL)







SUBJECT SITE

187A STREET

(PROPOSED)
NEIGHBOURING LOT
6 STOREY RESIDENTIAL

(PROPOSED)
6 STOREY MIXED-USE
BUILDING

(EXISTING)
CLAYTON COMMUNITY
CENTRE 3 STOREY

NORTH ELEVATION (72 AVENUE)



SUBJECT SITE

72 AVENUE

71 AVENUE

(EXISTING)
3 STOREY DETACHED
HOUSE

(PROPOSED)
6 STOREY MIXED-USE
BUILDING

(PROPOSED)
6 STOREY RESIDENTIAL
BUILDING

(POTENTIAL)
NEIGHBOURING LOT
6 STOREY RESIDENTIAL

WEST ELEVATION (187A STREET)





VIEW FROM NORTHWEST

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742,18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



A500



VIEW FROM NORTH

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742,18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



A501



AERIAL VIEW FROM NORTHWEST

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742, 18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



A502



VIEW FROM WEST

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742, 18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



A503



AERIAL VIEW FROM WEST

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742, 18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



A504



AERIAL VIEW FROM SOUTH

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742, 18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



A505



VIEW FROM SOUTHWEST

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742, 18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



A506



AERIAL VIEW FROM SOUTHEAST

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742, 18758 72 AVENUE, SURREY - **RESIDENTIAL DEVELOPMENT**



VIEW FROM NORTHEAST

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742,18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



A508





VIEW FROM DRIVEWAY FACING NORTH-EAST

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742,18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



A512



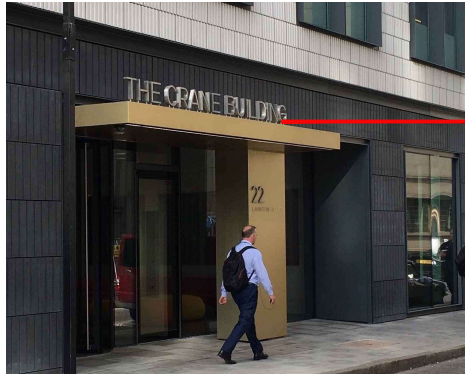
VIEW FROM OUTDOOR AMENITY COURTYARD FACING NORTH

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742,18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



A513



16" Max
Letter Height

SIGNAGE

1/2" - 2" thick channel letters
without backlighting

RESIDENTIAL SIGNAGE PRECEDENT IMAGE



SIGNAGE - 72 AVENUE (Building 1)

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742, 18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



A514



COMMERCIAL SIGNAGE PRECEDENT IMAGE



16" Max
Letter Height

SIGNAGE

1/2" - 2" thick channel letters
without backlighting



SIGNAGE - 187A STREET (Building 1)

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742,18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



MATERIAL LEGEND

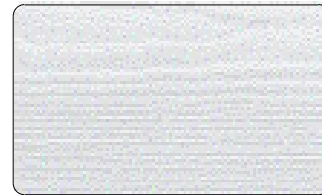
- 1 ALUMINUM WINDOW WALL FRAME, GUARDRAIL:
(Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey")
- 2 ALUMINUM CURTAIN WALL FRAME:
(Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey")
- 3 RESIDENTIAL GLASS - Tinted Sealed Unit:
(Superneutral 68 on Clear Glass-Argon-Clear Glass with Guardian (#2))
- 4 COMMERCIAL GLASS - Tinted Sealed Unit:
(AG 50 on Crystal Gray Glass-Argon-Clear Glass with AG50 Guardian (#2))
- 5 SPANDREL GLASS:
(Opaci-Coat-300 #3-2853 Anchor Gray - Vitro Clear (#2) 6mm)
- 6 NATURAL STONE:
(GRANITE 6654 FLAMED FINISH)
- 7 STANDARD BRICK MASONRY UNIT:
(MUTUAL MATERIALS "TAN TERRA")
- 8 ARCHITECTURAL FINISH PAINT:
(Color to Match Benjamin Moore's 2121-60 White Diamond)
- 9 ALUMINUM SOFFIT:
(Mayne Coatings - Dark Fir - 1501/02-733)
- 10 SIMULATED WOOD ALUMINUM POST & BEAM WRAP:
(Powder Coated Grain to AAMA 2605, Longboard (Dark Knotty Pine 2101 /01-176))
- 11 CANOPY & RAILING PANEL/SUPPORTS:
(Color to Match Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey" Clear tint Tempered Glass)
- 12 ALUMINUM PANEL:
(Color to Match Powder Coated to AAMA 2605, Interpon "Kendal Charcoal")
- 13 SMOOTH FINISH HARDIE PLANK:
(ARCTIC WHITE)
- 14 SMOOTH FINISH HARDIE PANEL:
(NAVAJO BEIGE)
- 15 SMOOTH FINISH HARDIE PANEL:
(MONTREY TAUPE)
- 16 FROSTED GLASS PRIVACY SCREENS:
(WHITE TINT)



6



7



8 13



9



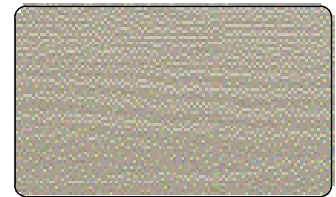
10



12



14



15

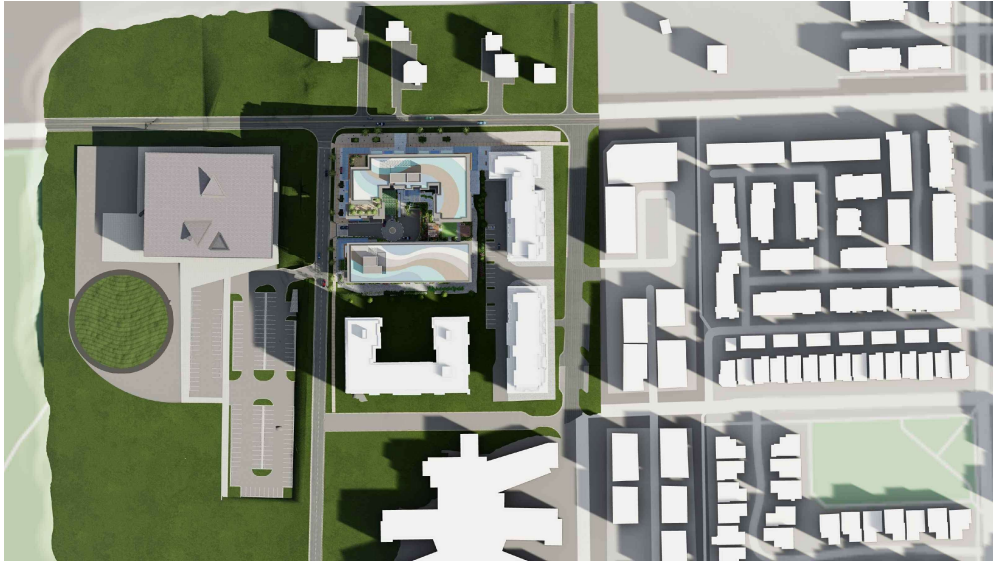
MATERIAL BOARD

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

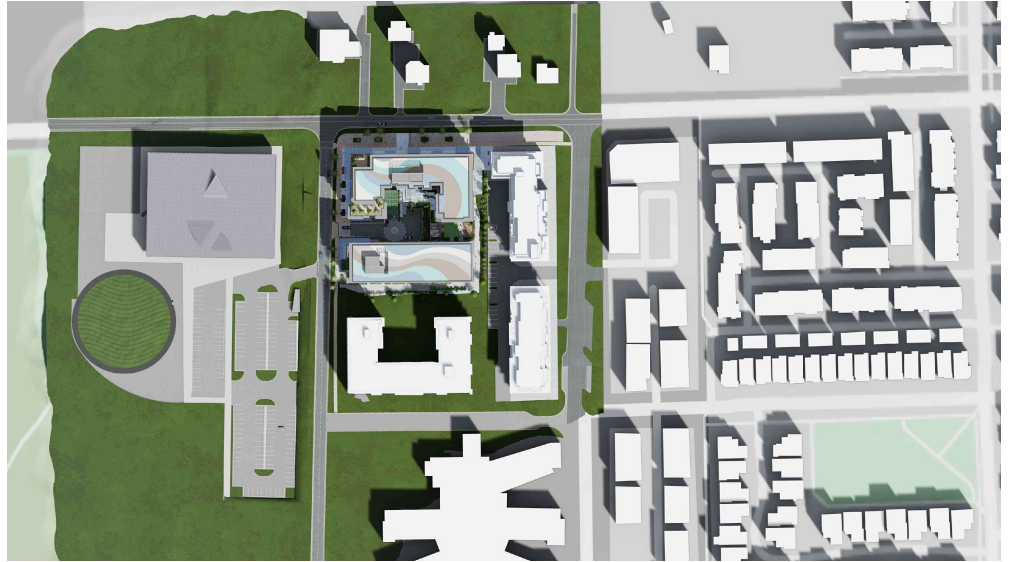
18742,18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



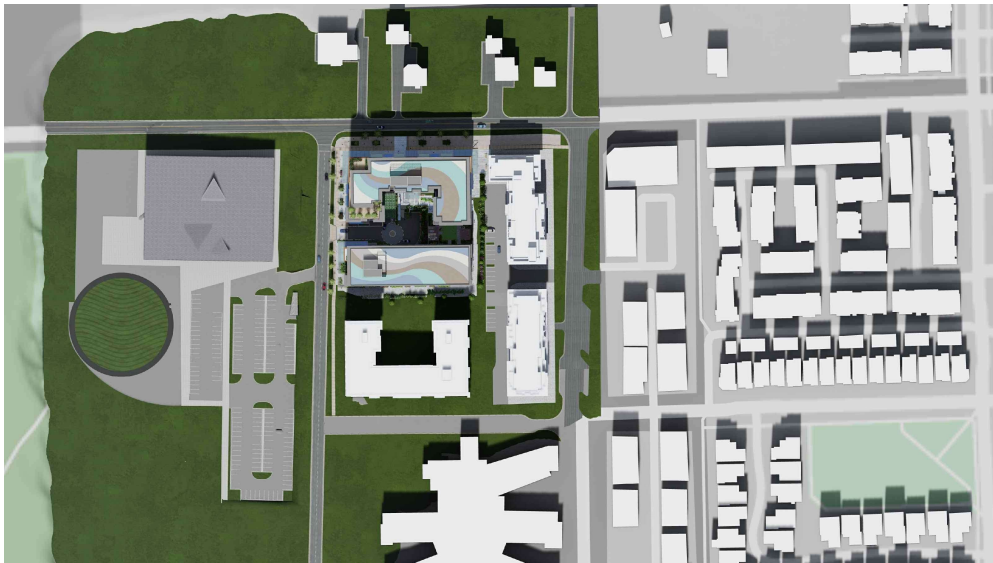
A516



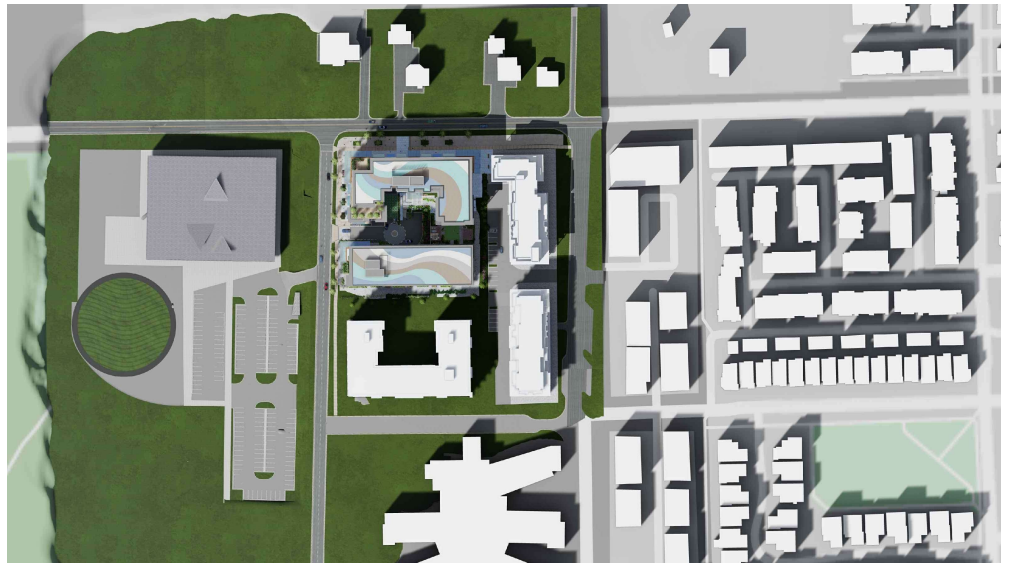
MARCH/SEPTEMBER 21 - 10:00 AM



MARCH/SEPTEMBER 21 - 12:00 PM



MARCH/SEPTEMBER 21 - 2:00 PM



MARCH/SEPTEMBER 21 - 4:00 PM

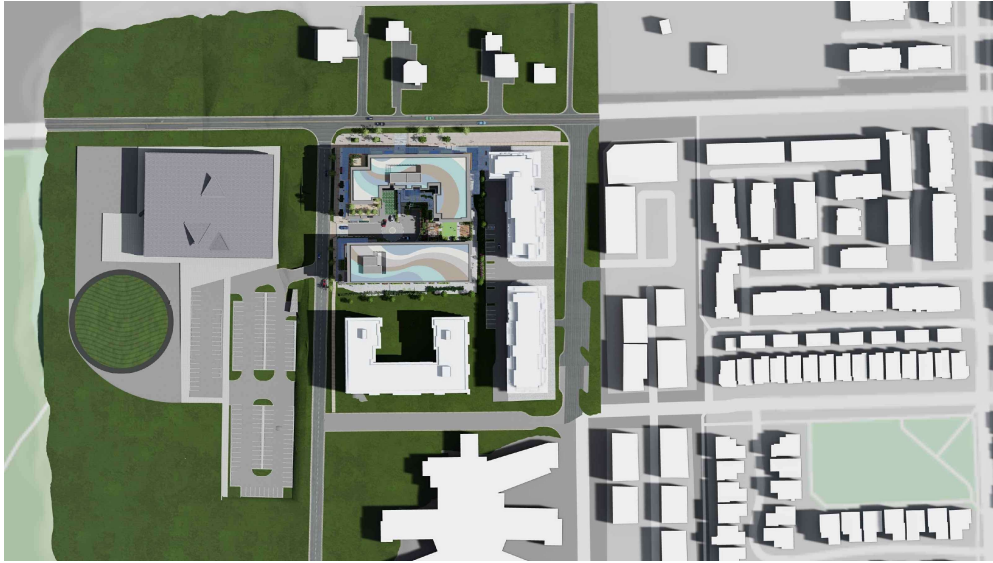
SHADOW STUDY - MARCH/SEPTEMBER

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742,18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



A600



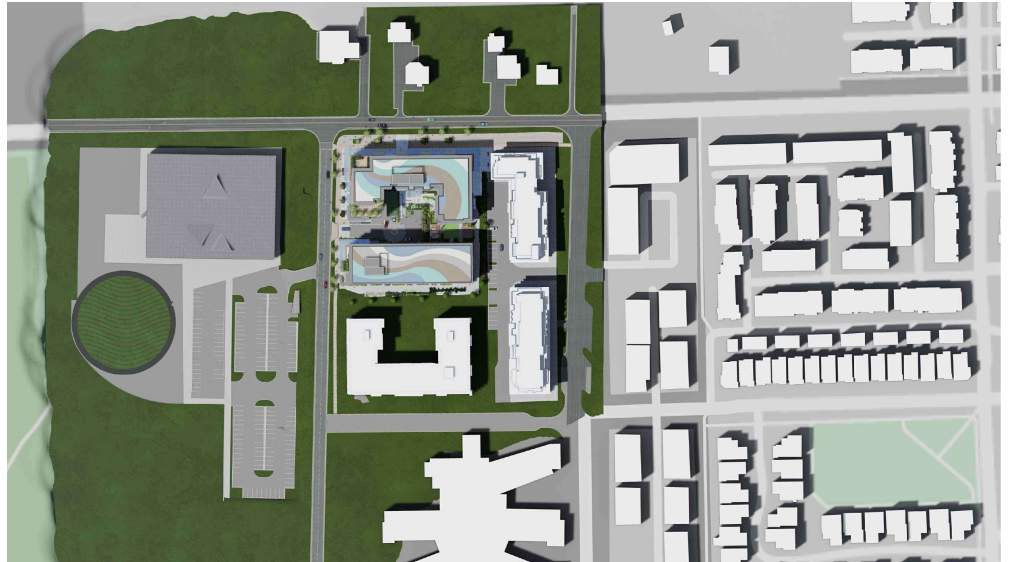
JUNE 21 - 10:00 AM



JUNE 21 - 12:00 PM



JUNE 21 - 2:00 PM



JUNE 21 - 4:00 PM

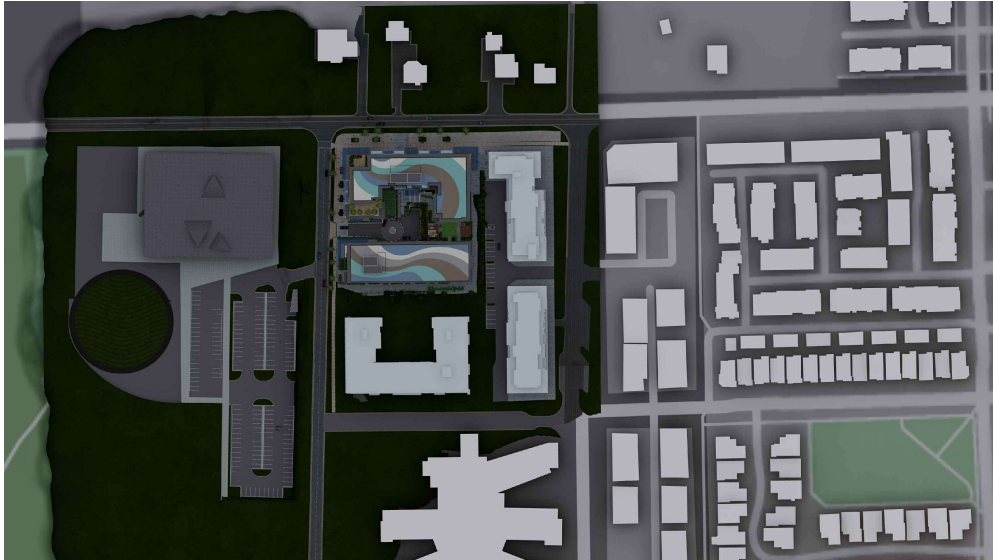
SHADOW STUDY - JUNE

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742, 18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



A601



DECEMBER 21 - 10:00 AM



DECEMBER 21 - 12:00 PM



DECEMBER 21 - 2:00 PM



DECEMBER 21 - 4:00 PM

SHADOW STUDY - DECEMBER

SUBMISSION TO COUNCIL (FILE No - 23-0115) February 26, 2024

18742,18758 72 AVENUE, SURREY - RESIDENTIAL DEVELOPMENT



A602

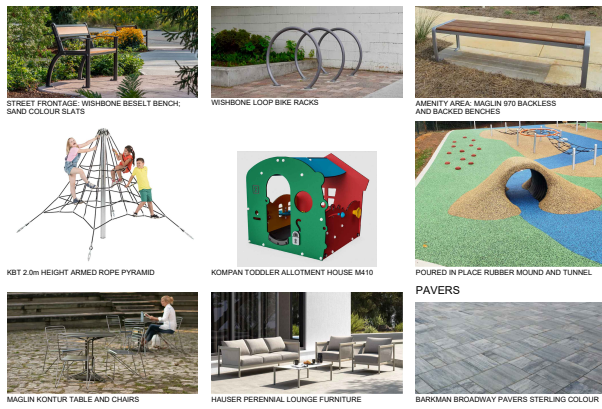
SEAL:

TREE SCHEDULE				PMG PROJECT NUMBER: 22-226
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
10		ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMBIAN RED JAPANESE MAPLE	6CM CAL: BAB, REPL. TREE
5		ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL: 2M STD: BAB, REPL. TREE
11		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL: 1.8M STD: BAB, REPL. TREE
19		CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HORN FALSE CYPRESS	2M HT: BAB, REPL. TREE
17		CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6 CM CAL: 1.5M STD: BAB, REPL. TREE
5		CORNUS KOUSA & NUTTALLI 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	6CM CAL: 1.8M STD: BAB, REPL. TREE
5		GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL: 2M STD: BAB, REPL. TREE
16		MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	6CM : 1.8M STD: BAB, REPL. TREE

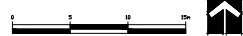
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS 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: CERTAIN 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.

ALL SOFT LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED. PROVIDE DESIGN-BUILD EFFICIENT UNDERGROUND SYSTEM. DESIGN AND INSTALLATION TO I.A.B.C. STANDARDS. SHOP DRAWINGS TO BE PROVIDED FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

FURNISHINGS



TREES



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 FEB 16	REV. PER CITY COMMENTS	CI
2	24 FEB 16	NEW SITE PLAN & CITY COMMENTS	CI
3	23 DEC 21	NEW SITE PLAN & CITY COMMENTS	CI
4	23 NOV 21	NEW SITE PLAN	AM
5	23 FEB 21	ISSUES FOR DP	CI
6	23 FEB 22	NEW SITE PLAN	CI
7	23 JUN 18	PROCESSED SET	CI
8	23 JUN 18	REV. PER ARCH. COMMENTS	CI
9	23 JAN 19	NEW CIVIL PLAN	CI
10	23 JAN 19	NEW CIVIL PLAN	CI

CLIENT:

PROJECT:

**CLAYTON 2 RESIDENTIAL /
COMMERCIAL BUILDINGS**
18742-18758 72 AVENUE
SURREY, BC

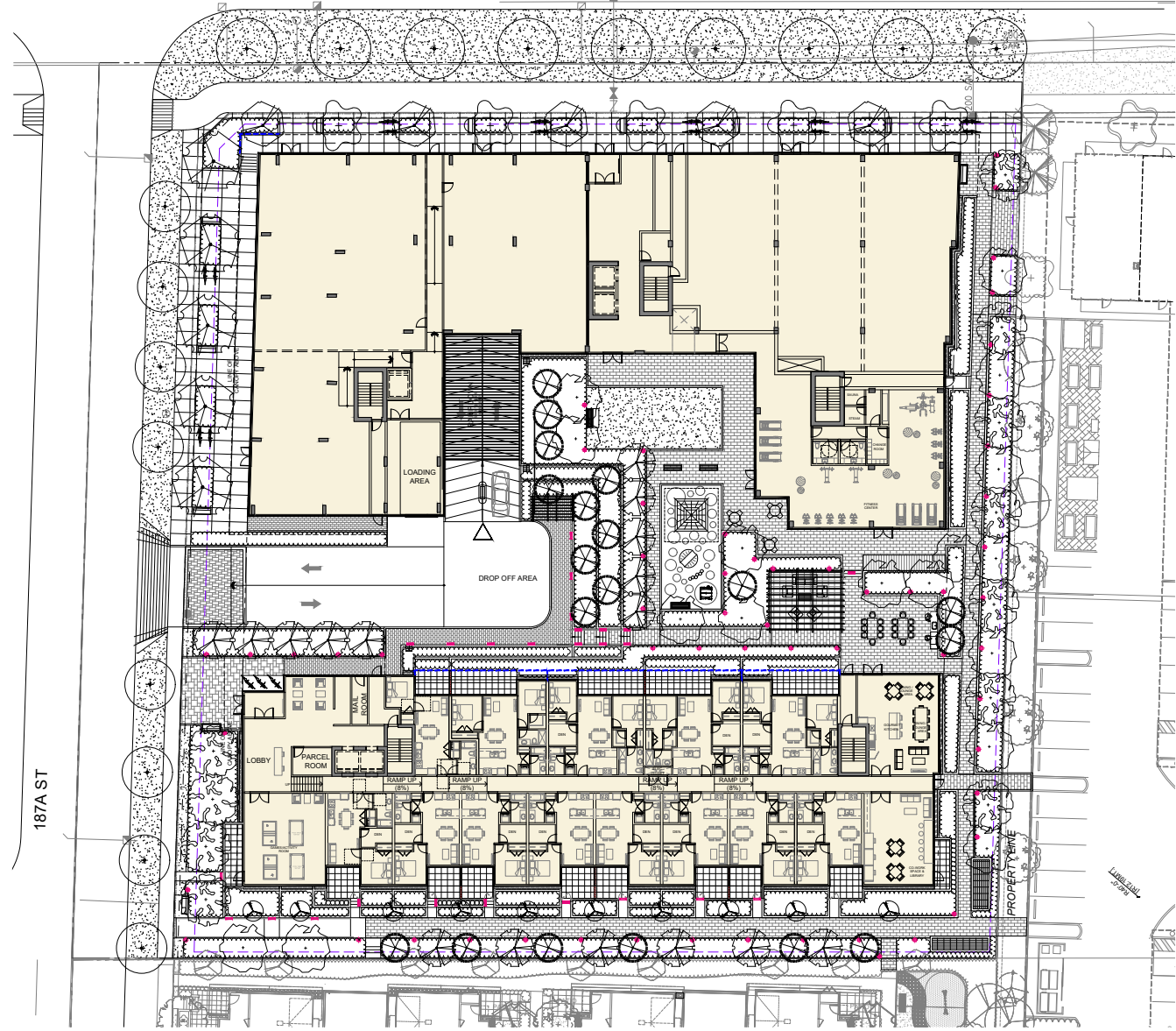
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**LANDSCAPE
PLAN**

DATE: 22 DEC 16 DRAWING NUMBER:
SCALE: 1:200
DRAWN: CI
DESIGN: CI
CHKD: CW OF 10

L1

SEAL:

72ND AVE



187A ST

LIGHTING SUMMARY
NOTE: CONCEPTUAL LAYOUT ONLY. REFER TO ELECTRICAL ENGINEER TO CONFIRM LOCATIONS AND TYPE OF LIGHTING TO BE USED.

- BOLLARD LIGHT: LITHONIA RADIAN LED BOLLARD, 24" HEIGHT, DARK SKY CERTIFIED
- RECESSED STEP LIGHT: FX LUMINAIRE CP LED WALL LIGHT, SILVER, DARK SKY CERTIFIED



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 FEB 16	REV. PER CITY COMMENTS	CI
2	24 FEB 16	NEW SITE PLAN & CITY COMMENTS	CI
3	23 DEC 21	NEW SITE PLAN & CITY COMMENTS	CI
4	23 NOV 23	NEW SITE PLAN	AMB
5	23 FEB 23	ISSUED FOR O/P	CI
6	23 FEB 22	NEW SITE PLAN	CI
7	23 JAN 18	PROPOSED SET	CI
8	23 JAN 15	REV. PER ARCH COMMENTS	CI
9	23 JAN 03	NEW CIVIL PLAN	CI

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

CLAYTON 2 RESIDENTIAL / COMMERCIAL BUILDINGS
18742-18758 72 AVENUE
SURREY, BC

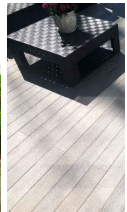
DRAWING TITLE:
LANDSCAPE LIGHTING PLAN

DATE: 22 DEC 16 DRAWING NUMBER:
SCALE: 1:200
DRAWN: CI
DESIGN: CI
CHKD: CW

L3
OF 10



ACER GINNALA 'RUBY SLIPPERS'



LANAI PVC PLANK DECKING; BEACHWOOD COLOUR



POWDERCOATED ALUMINUM PLANTERS



HAUSER PERENNIAL LOUNGE CHAIRS, SOFAS, AND COFFEE TABLE



HAUSER SKY STACKING ARMCHAIRS AND SKY FOLDING 4FT TABLES

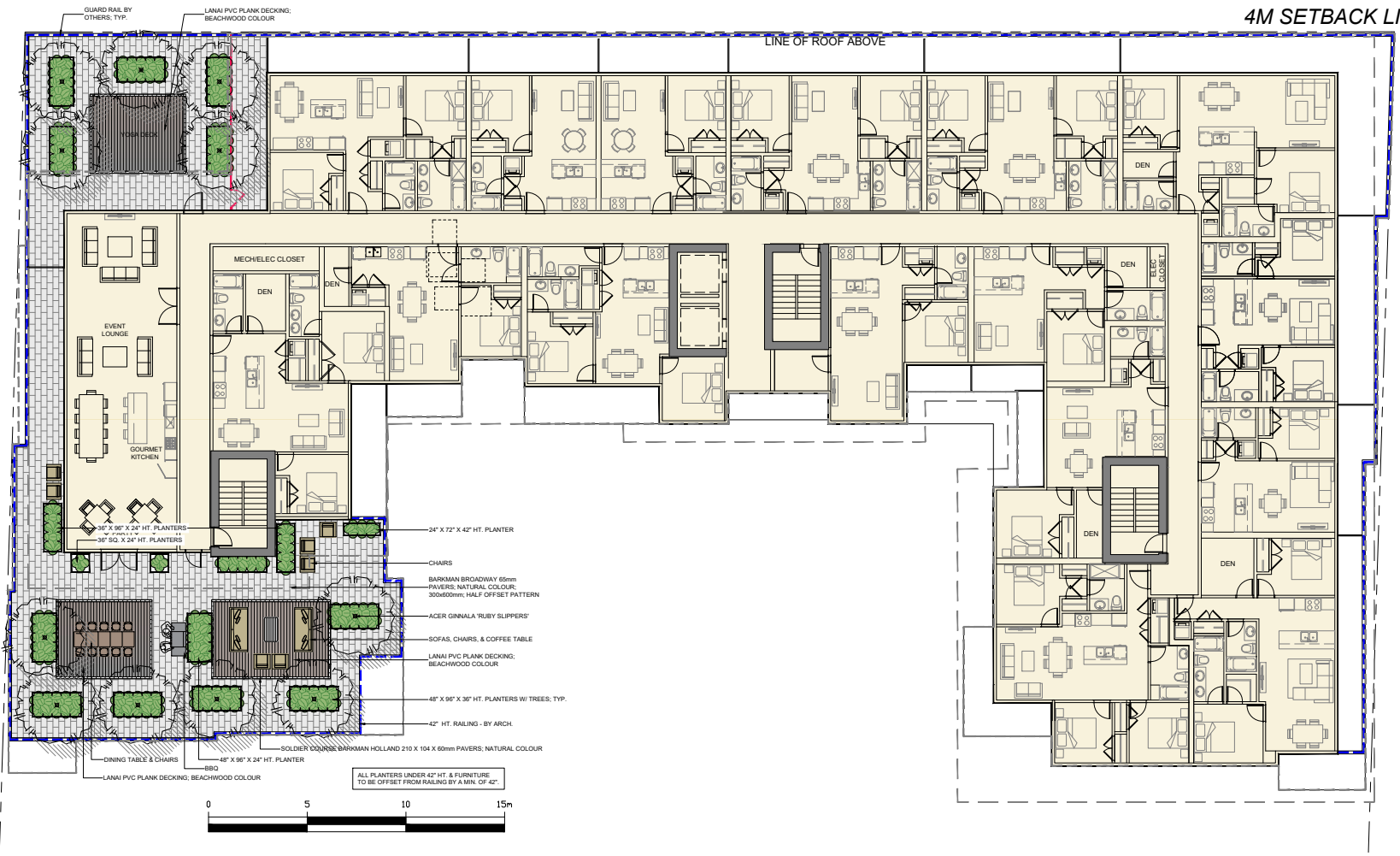
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LANDSCAPE ARCHITECTS

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

SEAL:

4M SETBACK LINE



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 FEB 16	REV PER CITY COMMENTS	CI
2	24 FEB 16	NEW SITE PLAN & CITY COMMENTS	CI
3	23 DEC 21	REV SITE PLAN & CITY COMMENTS	CI
4	23 NOV 23	NEW SITE PLAN	MM
5	23 FEB 23	ISSUED FOR OIP	CI
6	23 FEB 22	NEW SITE PLAN	CI
7	23 JAN 18	PROCESSED SET	CI
8	23 JAN 18	REV PER ARCH COMMENTS	CI
9	23 JAN 03	NEW CIVIL PLAN	CI

PROJECT:
CLAYTON 2 RESIDENTIAL / COMMERCIAL BUILDINGS
18742-18758 72 AVENUE
SURREY, BC

DRAWING TITLE:
ROOF AMENITY LANDSCAPE PLAN

DATE: 22 DEC 16 DRAWING NUMBER:
SCALE: 1:100
DRAWN: CI
DESIGN: CI
CHKD: CW

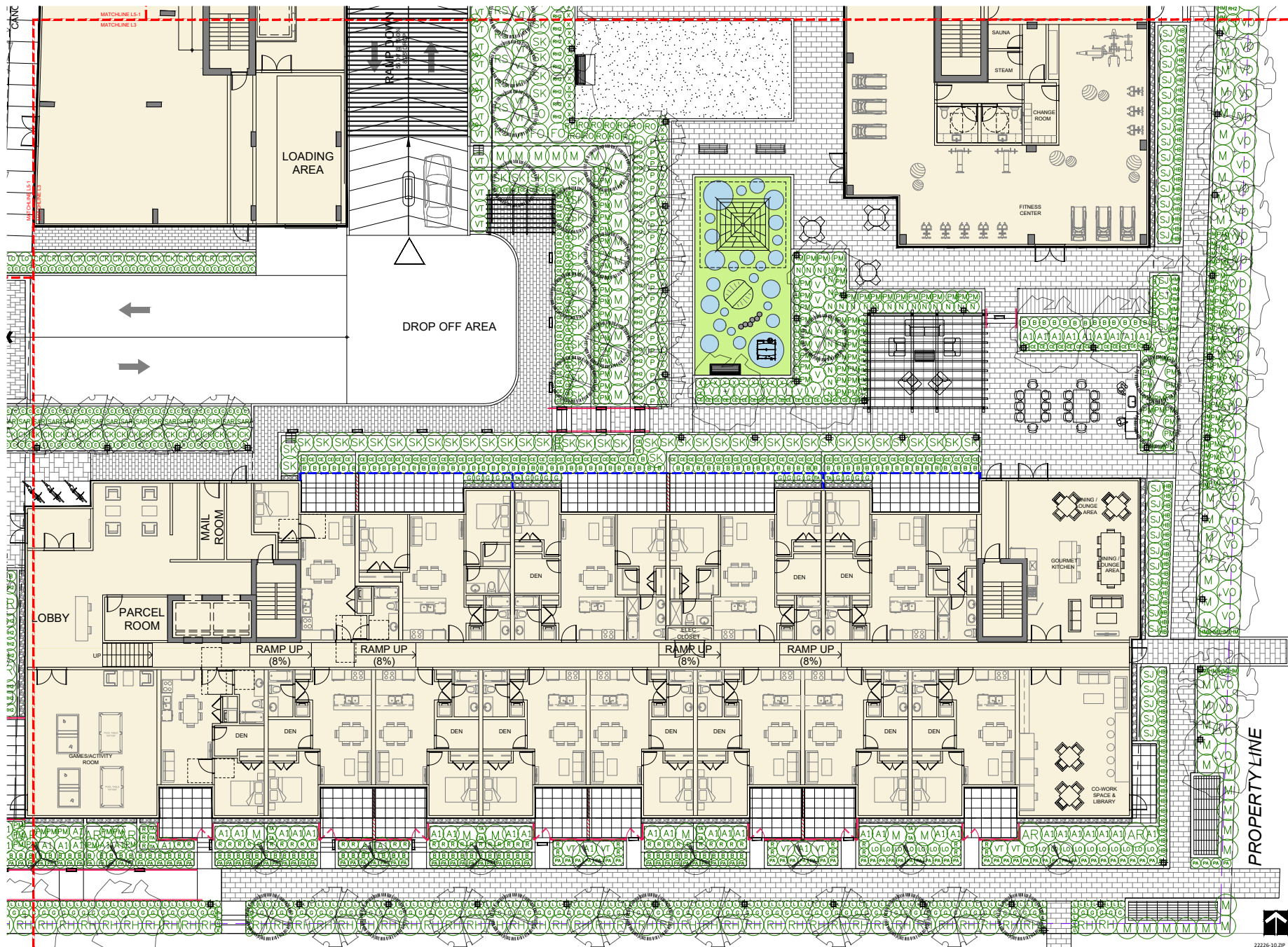
L4
OF 10



22226-10.2P

PMG PROJECT NUMBER: 22-226

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 FEB 16	REV. PER CITY COMMENTS	CI
2	24 FEB 16	NEW SITE PLAN & CITY COMMENTS	CI
3	23 DEC 21	NEW SITE PLAN & CITY COMMENTS	CI
4	23 NOV 23	NEW SITE PLAN	MM
5	23 FEB 23	ISSUED FOR OIP	CI
6	23 FEB 22	NEW SITE PLAN	CI
7	23 JAN 18	PROCESSED SET	CI
8	23 JAN 10	REV. PER ARCH. COMMENTS	CI
9	23 JAN 03	NEW CIVIL PLAN	CI

CLIENT:

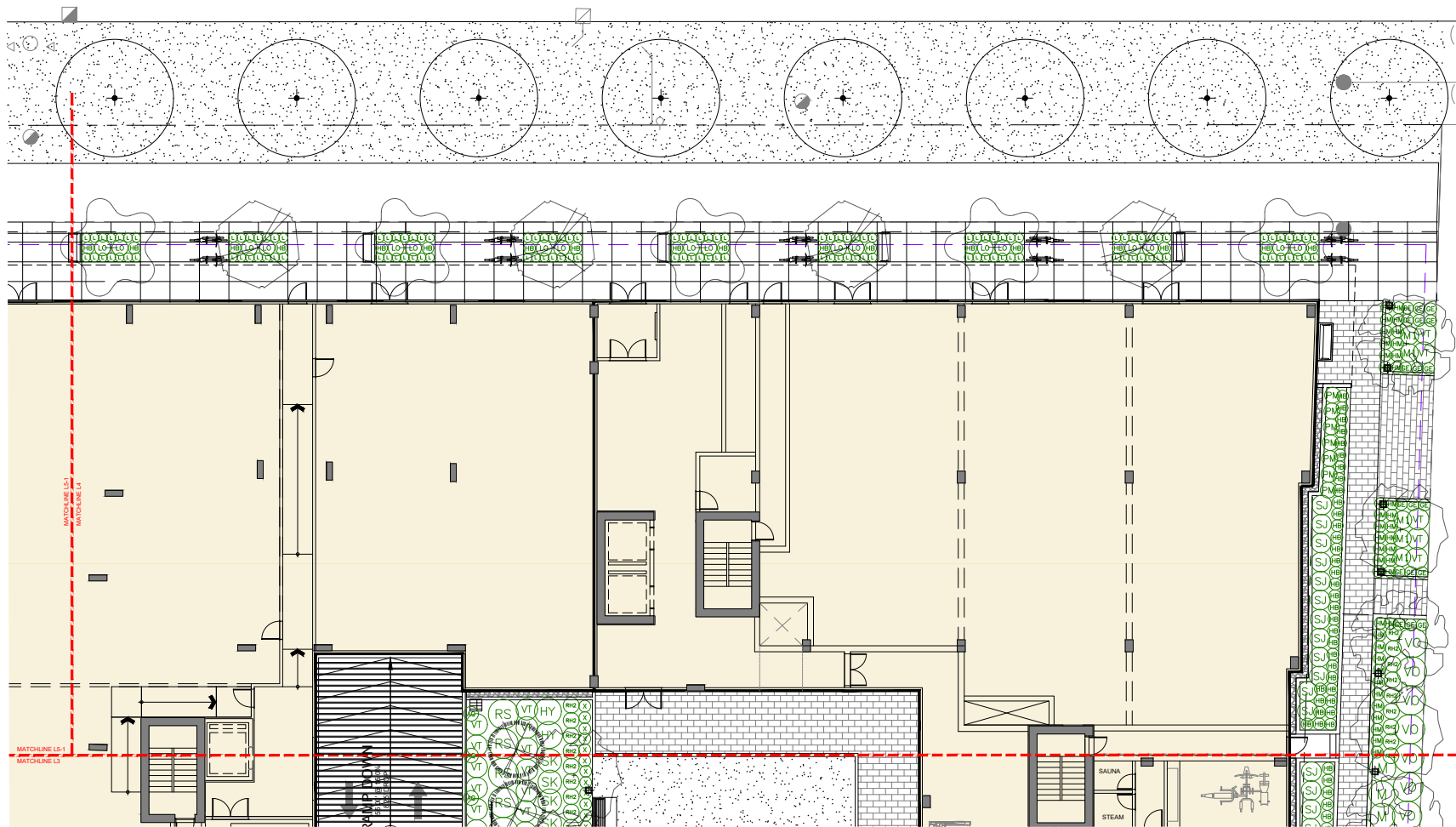
PROJECT:
CLAYTON 2 RESIDENTIAL / COMMERCIAL BUILDINGS
18742-18758 72 AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 22 DEC 16 DRAWING NUMBER:
SCALE: 1:100
DRAWN: CI
DESIGN: CI
CHKD: CW

L5
OF 10

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
5	24 FEB 16	REV. PER CITY COMMENTS	CJ
8	24 FEB 05	NEW SITE PLAN & CITY COMMENTS	CJ
7	23 DEC 21	NEW SITE PLAN & CITY COMMENTS	CJ
6	23 NOV 03	NEW SITE PLAN	AMM
23	FEB 03	ISSUED FOR DP	CJ
4	23 FEB 02	NEW SITE PLAN	CJ
3	23 JAN 06	PROCESSED SET	CJ
2	23 JAN 10	REV. PER ARCH. COMMENTS	CJ
1	23 JAN 03	NEW CIVIL PLAN	CJ

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

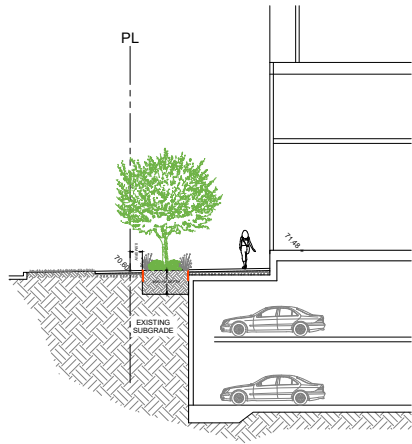
**CLAYTON 2 RESIDENTIAL /
COMMERCIAL BUILDINGS**
18742-18758 72 AVENUE
SURREY, BC

DRAWING TITLE:
**LANDSCAPE
SHRUB PLAN**

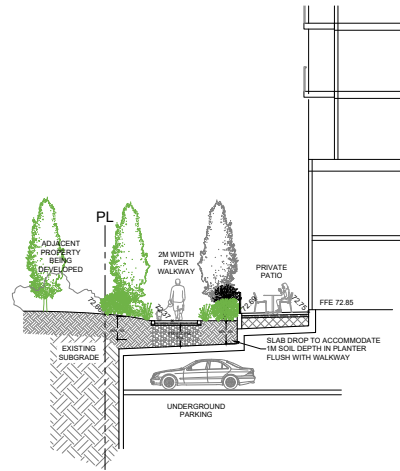
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SCALE: 1:100
DRAWN: CJ
DESIGN: CJ
CHKD: CW

L6
OF 10

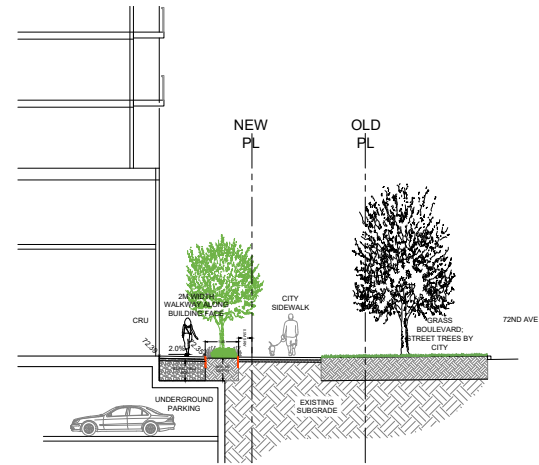




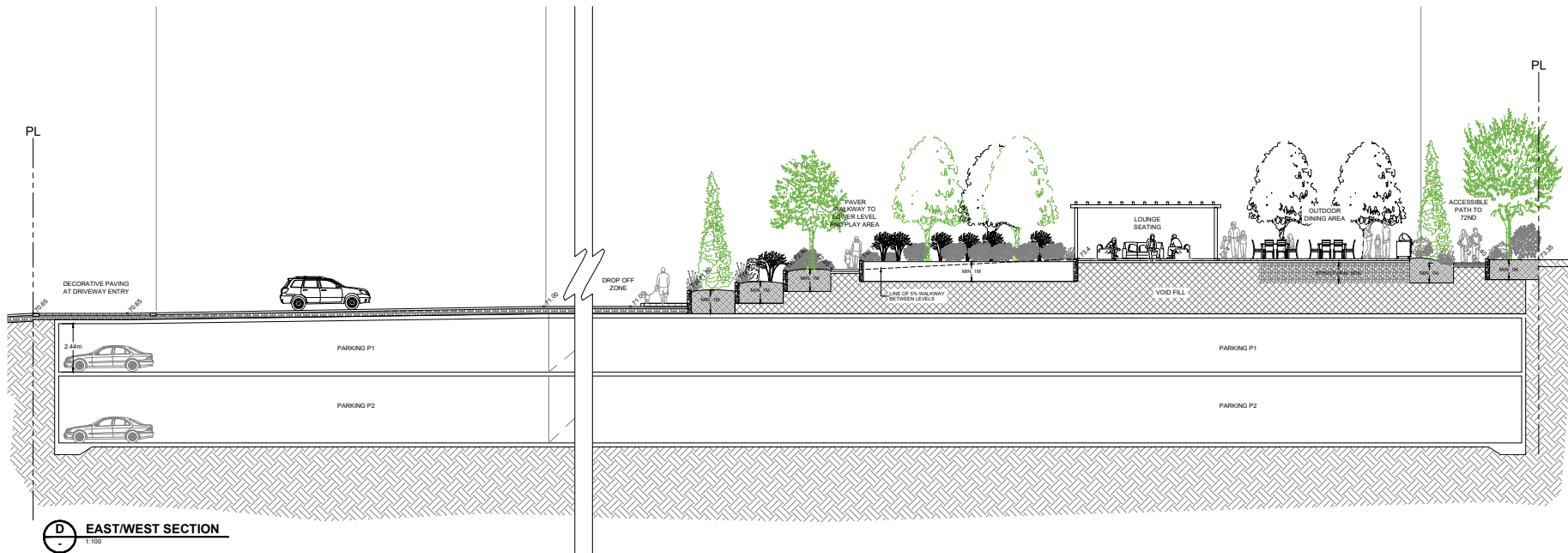
A STREET FRONTAGE - 187A
1:100



B SOUTH PROPERTY LINE
1:100



C STREET FRONTAGE - 72ND
1:100



D EAST/WEST SECTION
1:100

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p. 604 294-0011 - f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	24.FEB.16	REV. PER CITY COMMENTS	CJ
8	24.FEB.05	NEW SITE PLAN & CITY COMMENTS	CJ
7	23.OCT.21	NEW SITE PLAN & CITY COMMENTS	CJ
6	23.NOV.03	NEW SITE PLAN	AMM
	23.FEB.03	ISSUED FOR DP	CJ
4	23.FEB.02	NEW SITE PLAN	CJ
3	23.JUN.16	PROPOSED SET	CJ
2	23.JAN.10	REV. PER ARCH. COMMENTS	CJ
1	23.JAN.03	NEW CIVIL PLAN	CJ

CLIENT:

PROJECT:

CLAYTON 2 RESIDENTIAL / COMMERCIAL BUILDINGS
18742-18758 72 AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE SECTIONS & DETAILS

DATE: 22.DEC.16 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: CJ
DESIGN: CJ
CHKD: CW

L9
OF 10

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

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

DATE: **February 20, 2024** PROJECT FILE: **7823-0115-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 18742 72 Ave**

OCP AMENDMENT/NCP AMENDMENT

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

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 10.058m of gazette road on 72 Avenue.
- Dedicate 4.942 m along 72 Avenue.
- Dedicate 10.0 m along 187A Street.
- Dedicate 3.0m x 3.0m corner cut at the intersection of 72 Avenue and 187A Street.
- Register 0.5m SRW along all development frontages.

Works and Services

- Construct south half of 72 Avenue.
- Construct east half of 187A Street.
- Provide downstream storm sewers as required to connect to Pond 1.
- Provide restrictive covenant for on-site storm water mitigation features.
- Provide downstream sanitary sewers to connect to North Cloverdale Trunk Sewer.
- Provide adequately sized water, storm and sanitary service connection to each lot.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Manager, Development Services
RH

NOTE: Detailed Land Development Engineering Review available on file

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

Development Impact Analysis on Schools For:

Application #: **23 0115 00**

The proposed development of **213** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	28
---	----

Projected Number of Students From This Development In:	
Elementary School =	17
Secondary School =	6
Total Students =	23

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

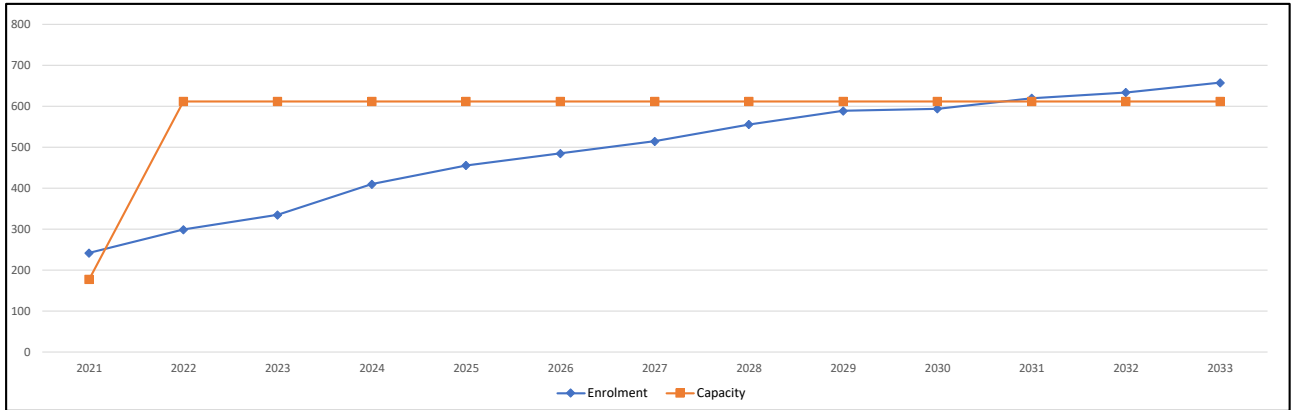
Summary of Impact and Commentary
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

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

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

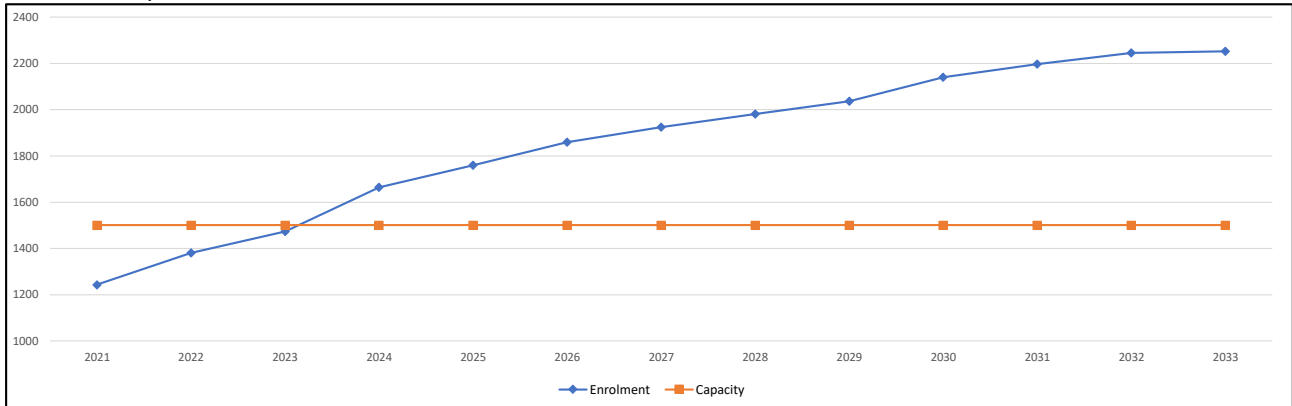
E'cole Salish Secondary opened in September 2018. This school has been built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. Salish is projected to continue to grow because of the strong in-migration of new secondary students moving into the community. The growth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

Regent Road Elementary



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

Ecole Salish Secondary



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

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

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number 17-0302-00
 Site Address 18742 & 18758 72 Avenue
 Registered Arborist Dean Bernasch (PN-8676A)

On-Site Trees	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	72
Protected Trees to be Removed	72
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 17 X one (1) = 17 - All other Trees Requiring 2 to 1 Replacement Ratio 55 X two (2) = 110	127
Replacement Trees Proposed	88
Replacement Trees in Deficit	39
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	-

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	34
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 12 X one (1) = 12 - All other Trees Requiring 2 to 1 Replacement Ratio 22 X two (2) = 44	56
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

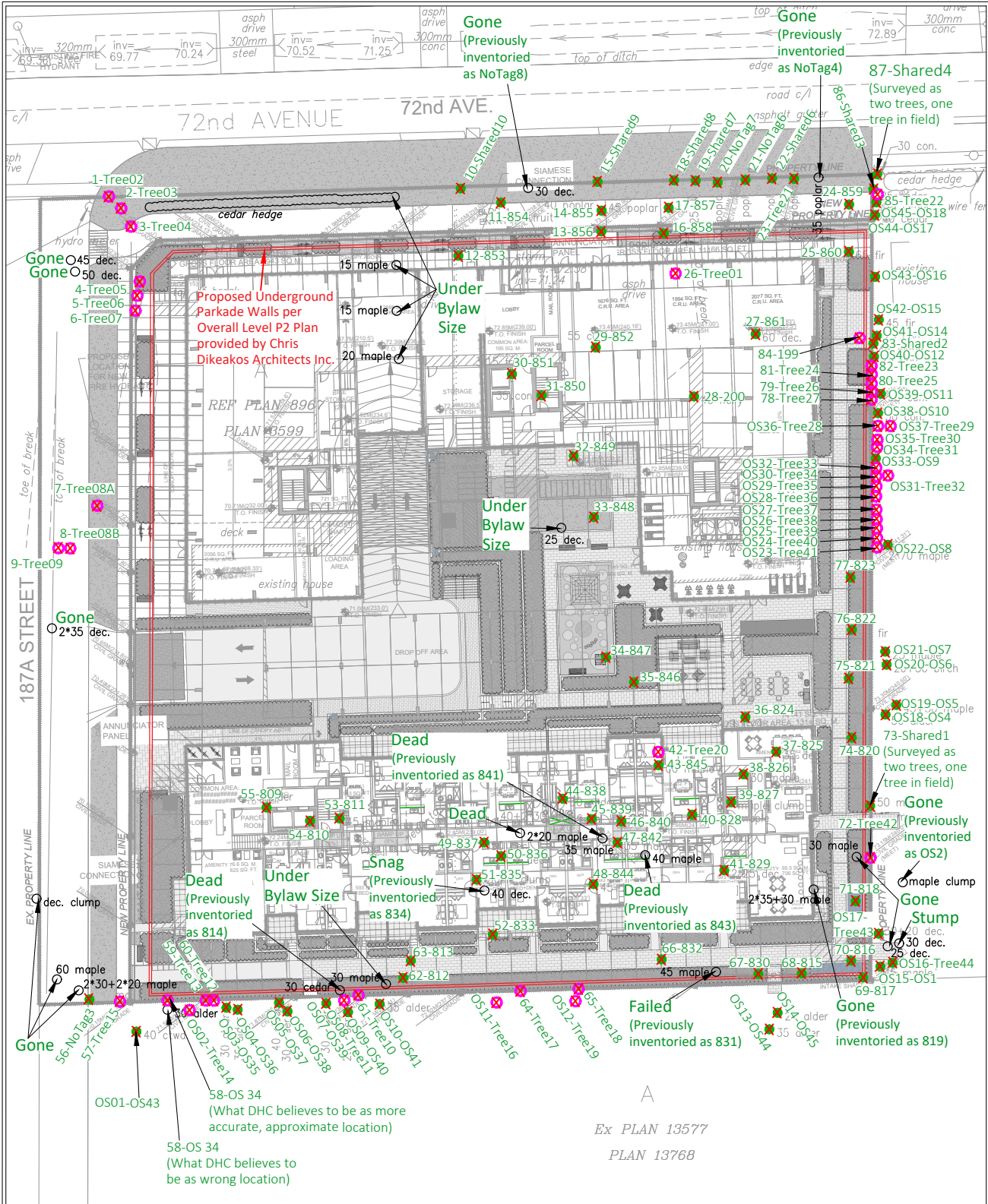
Summary, report and plan prepared and submitted by



Signature of Arborist

February 21, 2024

Date



Retained trees near the southern property boundary will be exposed following tree clearing. A stand stability assessment for retained trees near this boundary and hazard assessment are both recommended to be performed post-tree removal.

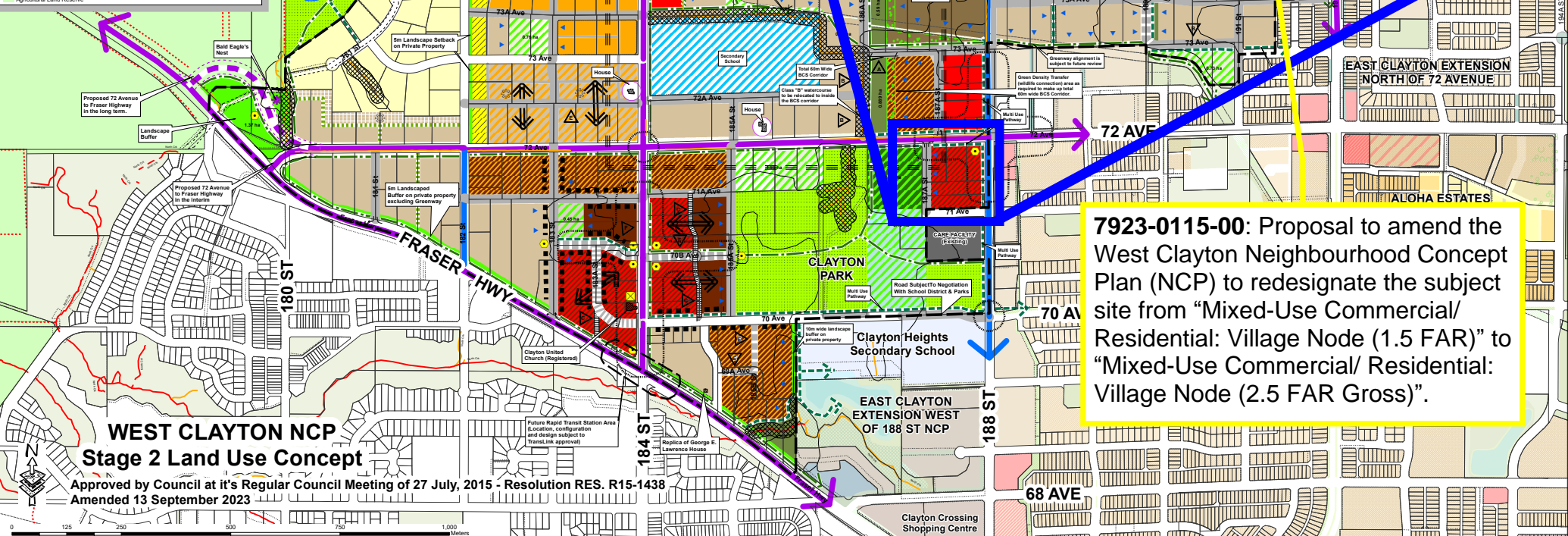
LEGEND	CRITICAL ROOT ZONE	SURVEYED TREE TO BE RETAINED	SURVEYED TREE TO BE REMOVED
	TREE PROTECTION ZONE AND FENCING	UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)	UN-SURVEYED TREE TO BE REMOVED (MUST BE SURVEYED)
	NO BUILD ZONE		

REFERENCE DRAWINGS
 1. Base Survey by Underwater Land Surveying Ltd. dated May 17, 2016.
 2. Overall Level P2 and Level 1 Plans provided by Chris Dikeakos Architects Inc.

- NOTES
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 - All tree protection fencing must be built to the relevant municipal bylaw specifications.
 - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (1/2 the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 - No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 - The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 - Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and design drawings provided to DHC.
 - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and design drawings.

NOTES:
 Riparian wetlands are shown at 30m and 15m, respectively, from the centrelines of Class "A" and Class "B" watercourses. The ultimate setbacks must be complied, at minimum, with Federal Fisheries Act and Provincial Fish Protection Act (Riparian Areas Regulations) (RAR).
 Measures in support of the RAR, may include geotechnical investigations, windthrow analysis, wildlife analysis. Additionally, other Acts and Regulations may apply such as: Provincial Water Act, Provincial Wildlife Act, Federal Species at Risk Act, Federal Migratory Bird Convention Act.
 In addition to the land use density indicated, a bonus density may be available, subject to meeting the Energy Efficiency Density Bonus Policy.

- Legend**
- Residential Use**
- Urban Residential (2 UPA)
 - Urban Residential (6 UPA)
 - Urban Residential (10+4 UPA Bonus)
 - Urban Residential (10+4 UPA Bonus)
 - TYPE 1 - 5% Open Space (6+2 UPA Bonus)
 - TYPE 2 - 5% Open Space (6+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+4 UPA Bonus)
 - TYPE 2 - 15% Open Space (25+5 UPA Bonus)
 - Townhouse Residential (22+4 UPA Bonus)
 - Townhouse Residential (22+4 UPA Bonus) Transition
 - Urban/Townhouse Flex *
 - TYPE 1 - Urban (10+4 UPA Bonus)
 - TYPE 2 - Townhouse (22+4 UPA Bonus)
 - Townhouse/Apartment Flex *
 - TYPE 1 - Townhouse (22+4 UPA Bonus)
 - TYPE 2 - Apartment (1.3+0.2 FAR Bonus)
 - Stacked Townhouse/Apartment *
 - TYPE 1 - Stacked Townhouse (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/Play
 - BCS (Biodiversity Conservation Strategy) Corridor
 - Greenway
- Transportation Engineering**
- Arterial
 - Collector
 - Proposed Local Road or Lane *
 - Proposed Local Road With Unique Cross Section *
 - Proposed Local Road (Alignment Flexible) *
 - Proposed Green Lane
 - Alignment of proposed roads at off-set intersections to be subject to Engineering approval
 - Pedestrian Street (8m R.O.W)
 - Multi-Use Pathway *
 - Right-In / Right-Out Access
 - Road subject to Engineering review
- Urban Design**
- Special Urban Design Area
 - Residential units designed to face / front park or wildlife corridors
 - 1 Live - Work Option on ground floor of street - fronting units
 - No individual driveway access will be permitted to SF site along multi-use pathway, unless approved by Engineering.
 - All multiple pathways and Greenways are unique cross-section unless adjacent to roads, within parkland or Fortis B.C. i.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)
 - Forest/wood
 - Green Density Transfer (Forest Preservation/Restoration or ALR Buffer) *
 - Land to be conveyed to the city in exchange for density transfer
 - Sanitary Transit 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

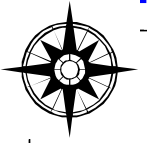


7923-0115-00: Proposal to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the subject site from "Mixed-Use Commercial/ Residential: Village Node (1.5 FAR)" to "Mixed-Use Commercial/ Residential: Village Node (2.5 FAR Gross)".

**WEST CLAYTON NCP
 Stage 2 Land Use Concept**

Approved by Council at its Regular Council Meeting of 27 July, 2015 - Resolution RES. R15-1438
 Amended 13 September 2023

V:\P\p\log\p\log\GIS_ANALYSIS\BCL\BCL\VAL\WEST_CLAYTON\WestClayton_Stage1_LandUseConcept_2014



MR

MR

From "Commercial" to "Multiple Residential"

COM

72 Ave

COM

187A St

188 St

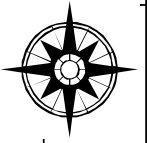
URB

71 Ave

URB

MR





MR

MR

Proposed amendment by removing "Commercial" designation in Figure 42: Major Employment Areas

72 Ave

COM

COM

188-St

187-A-St

URB

URB

71-Ave

MR

