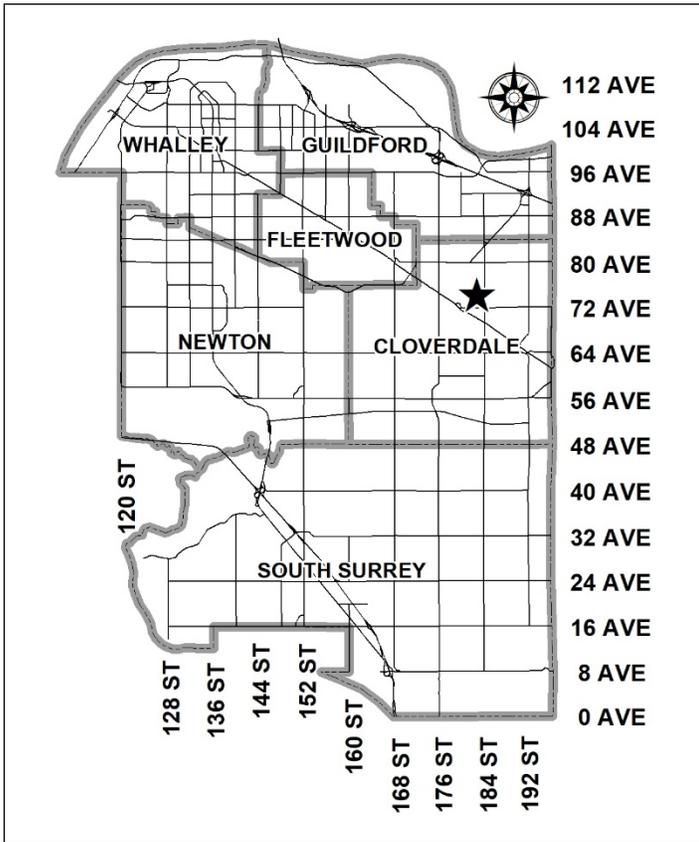


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0079-00

Planning Report Date: July 8, 2024



PROPOSAL:

- **NCP Amendment** to amend the road network
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

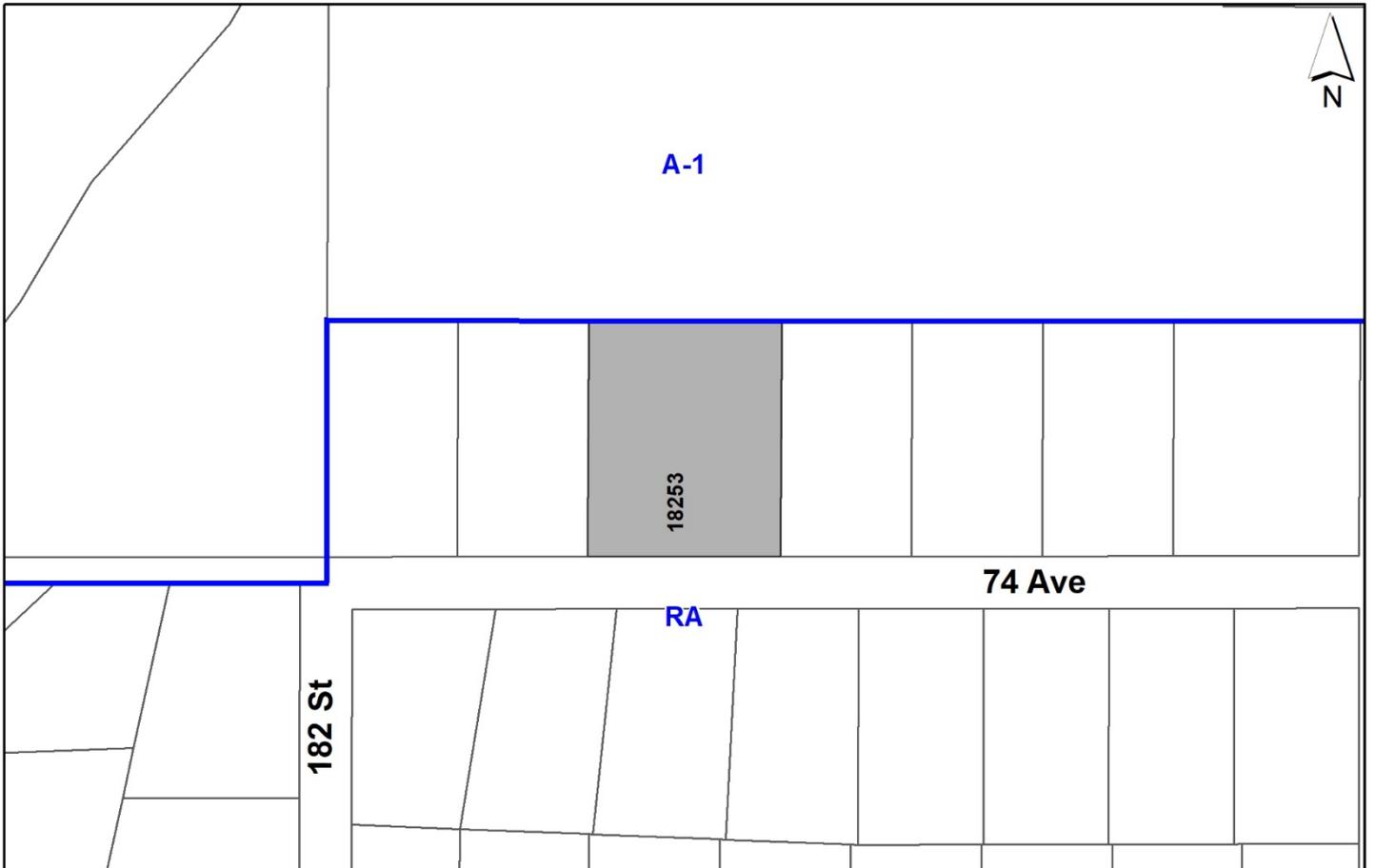
to permit the development of 32 townhouse units.

LOCATION: 18253 74 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Medium Density Cluster +
Proposed Park



RECOMMENDATION SUMMARY

- Rezoning Bylaw to proceed to Public Notification. If supported the Bylaw will be brought forward for First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed townhouse development complies with the Urban designation in the Official Community Plan (OCP) and meets the intent of the Medium Density Cluster designation in the West Clayton Neighbourhood Concept Plan (NCP) with 10% open space provided.
- Transportation Engineering has confirmed that the 8-metre wide pedestrian street located adjacent to the southern edge of the FortisBC right-of-way and continuing along the east property line to 74 Avenue is no longer required.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposed density and townhouse building form are appropriate for this part of West Clayton.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the West Clayton Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7919-0079-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) completion of all FortisBC requirements;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) conveyance of Lot 2 to the City for Park purposes;
 - (i) 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;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; 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.
4. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to amend the road network, in accordance with Appendix V, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling on a large suburban lot	Medium Density Cluster and Proposed Park	RA
North:	Neighbourhood Park 57C	Proposed Park	A-1
East:	Single family dwelling on a large suburban lot	Urban Residential (10+4 UPA Bonus)	RA
South (Across 74 Avenue):	Single family dwelling on a large suburban lot	Urban Residential (10+4 UPA Bonus)	RA
West:	Single family dwelling on a large suburban lot	Medium Density Cluster	RA

Context & Background

- The 6,723 square-metre subject site is comprised of one lot located on 74 Avenue, east of 182 Street in West Clayton. The subject site is designated Urban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The site is subject to the Sensitive Ecosystem Development Permit Area (DPA) requirements of the OCP, given the location of three water features adjacent to the subject site. The applicant submitted an environmental report which confirmed that there are no environmental features impacting the subject site, and a Sensitive Ecosystem DP is therefore not required.
- The subject site is designated "Medium Density Cluster" in the West Clayton NCP.
- The "Medium Density Cluster" designation in the West Clayton NCP allows for a gross density of 14 units per acre where a minimum of ten percent (10%) of the subject site is conveyed to the City as open space.
- The northern portion of the subject site is encumbered by a FortisBC right-of-way.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following in order permit the development of 32 townhouse units:
 - NCP Amendment to amend the road network;
 - Rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)"; and
 - Development Permit for Form and Character.

- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	6,723 square metres
Park dedication:	1,107.5 square metres
Undevelopable Area:	1,183 square metres
Net Site Area:	4,432 square metres
Number of Lots:	2
Building Height:	11 metres
Unit Density:	19.3 upa (gross) / 29 upa (net)
Floor Area Ratio (FAR):	0.88 (net)
Floor Area	3,913 square metres
Number of Units	32

Referrals

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

School District: **The School District has advised that there will be approximately 28 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

15 Elementary students at Regent Road Elementary School
 8 Secondary students at Ecole Salish Secondary School

(Appendix IV)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2026.

Parks, Recreation & Culture: Parks will accept the conveyance of proposed Lot 2 for greenway purposes.

The closest active park Neighborhood Park is adjacent to the development and will have amenities in the future.

Surrey Fire Department: The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.

FortisBC

FortisBC has no concerns with the proposed development.

Transportation Considerations

Road Network & Infrastructure

- The applicant will be required to construct the north side of 74 Avenue to the local road standard.

Access

- Driveway access to the subject townhouse site is proposed via 74 Avenue on the south side of the subject site.

Parkland and/or Natural Area Considerations

- The West Clayton Plan envisions an 8-metre wide pedestrian street located adjacent to the southern edge of the FortisBC right-of-way and continuing along the east property line to 74 Avenue. Engineering has confirmed that the pedestrian street is no longer required. In lieu of this, the applicant will be providing a 6-metre wide north/south pedestrian access connection along the east property line totaling 331 square metres, to be conveyed to the City as a public walkway.
- The "Medium Density Cluster" designation in the West Clayton NCP allows for a gross density of 14 units per acre where a minimum of ten percent (10%) of the subject site is conveyed to the City as open space. The applicant will convey a net total of 776.5 square metres of the subject site to Parks without compensation to satisfy this requirement. This area includes a portion of the area encumbered by the FortisBC right-of-way (discounted by 50%) and the small triangle to the north of the right-of-way.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is compliant with the General Urban Land Use Designation of Metro Vancouver's Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the Urban designation in the Official Community Plan (OCP), which permits up to 30 units per acre in approved Secondary Plans, and is consistent with the following Themes/Policies:

Themes/Policies

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

Secondary Plans

Land Use Designation

- The property is designated "Medium Density Cluster" designation in the West Clayton NCP.
- The "Medium Density Cluster" designation allows for a gross density of 14 units per acre where a minimum of ten percent of the subject site is conveyed to the City as open space.
- The applicant is proposing 19.3 units per acre (gross), which exceeds the maximum permitted density of 14 units per acre permitted in the designation.
- The additional density has merit given that the townhouse building form is consistent with the "Medium Density Cluster" designation and that they are conveying 10% of the gross site area to the City as open space.
- A re-designation will not be required, however, the proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Themes/Objectives

- The proposed development is consistent with the following West Clayton NCP Themes and Policies:
 - Green:

- Protect, integrate and enhance environmentally sensitive and other natural areas to create a network of wildlife corridors, and habitat hubs, and where appropriate, access to nature for people.
- Connect parks, natural spaces and neighbourhood destinations with greenways and multi-use pathways.
- Cluster and locate homes away from environmentally sensitive areas and agricultural land uses.
- Complete:
 - Provide for a variety of housing types, densities and forms to accommodate a range of housing choices and lifestyles, while respecting the existing established neighbourhood.
- Distinct:
 - Encourage street and pedestrian friendly site and building designs.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 32-unit townhouse development on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 30 Zone (RM-30)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-30 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-30 Zone (Part 22)	Proposed CD Zone
Unit Density:	75 uph	73 uph
Floor Area Ratio:	1.00	0.88
Lot Coverage:	45%	45%
Yards and Setbacks	Ranges from 4.5 metres to 6.0 metres	North: 19.5 metres East: 5.5 metres South: 4.5 metres West: 3.0 metres
Principal Building Height:	13 metres	11 metres
Permitted Uses:	<ul style="list-style-type: none"> Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings Child Care Centres 	<ul style="list-style-type: none"> Ground-Oriented Multiple Unit Residential Buildings
Amenity Space:		
Indoor Amenity:	96 square metres	The proposed 96 square metres meets the Zoning Bylaw requirement.
Outdoor Amenity:	96 square metres	The proposed 116 square metres exceeds the Zoning Bylaw requirement.
Parking (Part 5)		Required
Number of Stalls		Proposed
Residential:	64	64
Residential Visitor:	6	6
Total:	72	72
Bicycle Spaces		
Residential Visitor:	6	6

- The proposed CD Bylaw is based upon the "Multiple Residential 30 Zone (RM-30)" with modifications to the permitted land-uses, density and minimum building setbacks.
- The permitted land use (ground oriented multiple unit residential buildings) is intended to accommodate the proposed 32-unit townhouse development.
- If calculated on the net site area, the FAR is 0.88. As a result, the FAR for the net site area has been decreased from 1.00 under the RM-30 Zone to a maximum of 0.88 (net) in the CD Bylaw.
- The reduced setbacks along all lot lines will create an appropriate urban, pedestrian-friendly streetscape along the streets and parkland interfaces.

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 2024, under Corporate Report No. Ro46; 2024.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance. The current rate is \$2,227.85 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current fee for Cloverdale is \$16,020 per townhouse unit.

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, with rates anticipated to increase in April 2024. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2024, under Corporate Report No. Ro46; 2024.
- The applicant will be required to contribute \$1,113.92 per new lot to support the redevelopment of new affordable housing.
- 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 3, 2024, and the Development Proposal Signs were installed on January 9, 2024 and revised on June 17, 2024 to reflect an increase in proposed units. 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 urban design guidelines in the West Clayton Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the West Clayton Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to:
 - design an acceptable urban public realm interface and edge treatments, responding to the sloping site;
 - improve the indoor and outdoor amenity spaces;
 - refine the exterior elevations and materials; and
 - orient and set back the units to appropriately interface with the future parkland to the north and walkway to the east.

Landscaping

- The ground floor residential interface along the street frontage, walkway and parkland consist of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".
- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas.

Indoor Amenity

- The Zoning Bylaw requires the applicant to provide a minimum of 3 square metres per unit. The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.
- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 96 square metres of indoor amenity space to serve the residents of the proposed 32-unit townhouse development. Of this 96-square metre requirement, a minimum of 74 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through cash-in-lieu.
- The applicant proposes 96 square metres of indoor amenity space, which meets the 96 square metre total indoor amenity space requirement for the project.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit, the proposed development must provide a total of 96 square metres of outdoor amenity space to serve the residents of the proposed 32 units.
- The applicant is proposing 116 square metres of outdoor amenity, exceeding the minimum requirement.
- The amenity consists of a seating area and a children's play area.

Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues, as follows:
 - Develop the indoor amenity programming;
 - Update the landscape plans to clearly show the location of the proposed visitor bicycle parking; and
 - Update drawings to improve graphics and to ensure coordination.

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	11	11	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Japanese Maple	1	1	0
Birch	1	1	0
Horse Chestnut	1	1	0
Big Leaf Maple	1	1	0
Coniferous Trees			
Western Red Cedar	5	5	0
Cypress	1	1	0
Douglas Fir	1	1	0
Fraser Fir	1	1	0
Total (excluding Alder and Cottonwood Trees)	12	12	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		30	
Total Retained and Replacement Trees Proposed		30	

Estimated Contribution to the Green City Program	\$2,000
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- The Arborist Assessment states that there are a total of 12 mature trees on the site, excluding Alder and Cottonwood trees. Eleven (11) existing trees, approximately 48% 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 35 replacement trees on the site. Since a proposed 30 replacement trees can be accommodated on the site, the proposed deficit of 5 replacement trees will require an estimated cash-in-lieu payment of \$2,000, representing \$400 per tree (as the application was in stream prior to January 2021), to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 74 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 30 trees are proposed to be replaced on the site with an estimated contribution of \$2,000 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. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. Proposed NCP Amendment

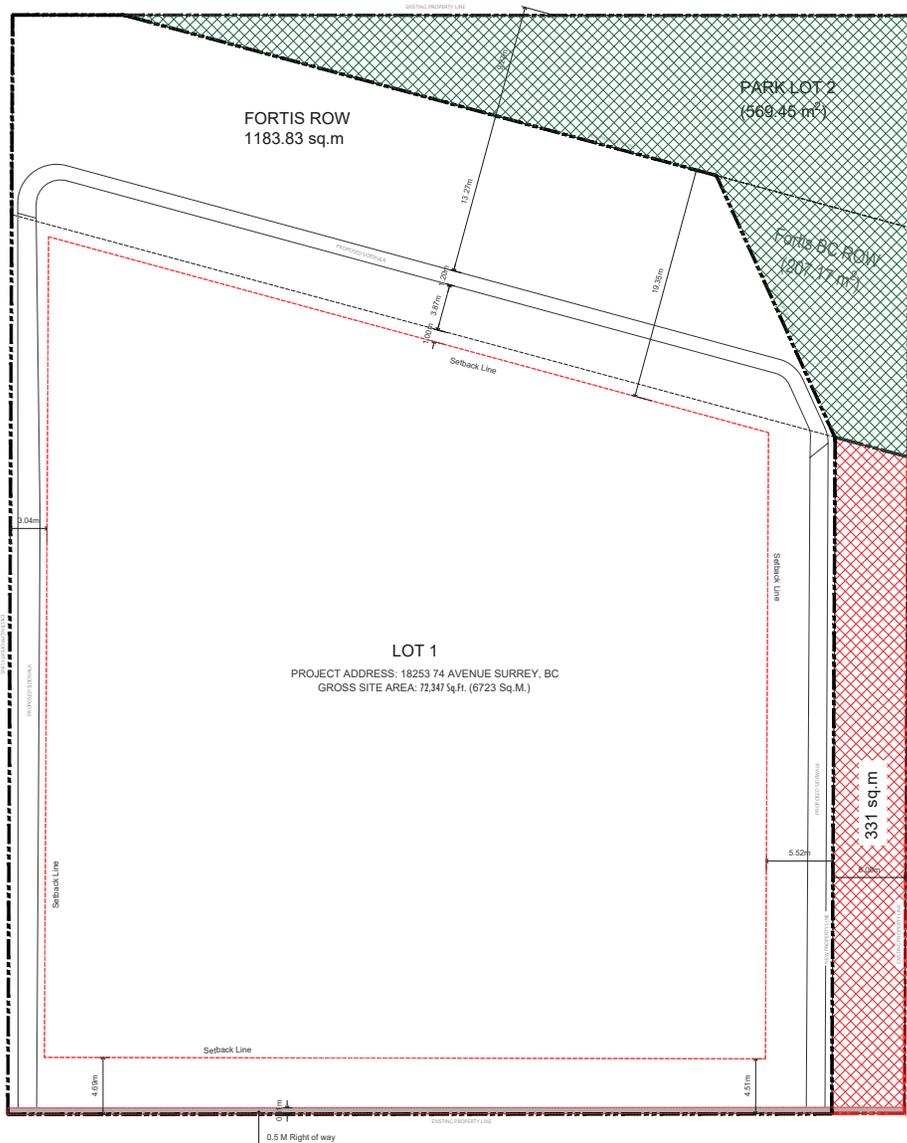
approved by Ron Gill

Don Luymes
 General Manager
 Planning and Development

EM/ar



TOWNHOUSE DEVELOPMENT
18253 - 74 AVE.
S U R R E Y B C



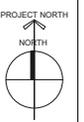
10% Park Required = 672.30 sq.m.
 Provided = 569.45 sq. m. + 207.17 sq.m. = 776.62 sq. m.



12904 59 Avenue
 Surrey, BC V3X 0C4

Tel: (778) 881-0167
 Email: jayward@cre8architecture.ca

Cre 8 Architecture Ltd.



Project:
2023-206
 1305316 BC Ltd.
Project Name
 18253 - 74 AVENUE, SURREY, BC

Drawing:
SITE LAYOUT
 Project Status:
DEVELOPMENT PERMIT DRAWINGS

SUBMISSION	
Date	Description
2024-06-05	REVISED TO 32 UNITS

REVISION		
No.	Date	Description
01	2023-APR-19	DP - DWGS
02	2023-JUNE-26	DP - DWGS
03	2023-NOV-28	DP - DWGS
04	2024-FEB-12	DP - DWGS
05	2024-JUNE-05	BASED ON NEW LAYOUT

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Scale: 1/16" = 1'-0" DWG. NO.:
A 0.1

1 BASE-PLAN
 Scale: 1/16"=1'-0"

Plot Date: JUNE 05, 2024

LEGAL DESCRIPTION:
 LOT 10 SECTION 20 TOWNSHIP 8 PLAN NWP23813 NWD
 PID: 009-293-957

CIVIC ADDRESS:
 18253 74 AVENUE
 SURREY, BC

ZONING INFORMATION:

ZONE:
 EXISTING: RA
 PROPOSED: CD BASED ON RM-30

LOT AREA:
 GROSS SITE AREA (INCLUDING DED.) = 6,723 sq. meters (72,347 sq. feet) (1.66 AC.)

10% PARK LAND AREA = REQUIRED : 672.30 SQ.M.
 PROVIDED : 776.5 Sqm (8,358.25 Sqft) (0.19 AC.)

Fortis ROW = 1,183.83 sq.m.
 Walkway = 331 sq.m.

NET SITE AREA = 4432 Sqm (47687.70 Sqft) 1.095 AC

TOTAL SITE COVERAGE = 1608.28 Sqm (17,311.42 Sqft)

TOTAL SITE COVERAGE PERCENTAGE = 1608.28 Sqm/4432 Sqm = 36.29%

TOTAL BUILT UP AREA = 3912.68 Sqm (42,115.8 Sqft)

TOTAL FAR = 3912.68 Sqm / 4432 Sqm = 0.88 (ON NET)
 3912.68 Sqm / 6,723 Sqm = 0.58 (ON GROSS)

LANDSCAPE AREA = 1268.28 Sqm (13651.7 Sqft)

IMPERMEABLE AREA = 1178.85 Sqm (12,689.14 Sqft)

LOT DENSITY:

UPH
 ALLOWED : 24 units / 1.66 AC = 14.45 UPA
 PROPOSED(GROSS) : 32 units / 1.66 AC = 18.67 Units / AC (NCP amendment)
 PROPOSED(NET) : 32 units / 1.09 AC = 29.22 Units / AC (EXCLUDES PARKS/ FORTIS BC ROW)

BUILDING HEIGHT:
 ALLOWABLE : 3 STOREY (13.00 M)
 PROPOSED : 3 STOREY (11.00 M)

OUTDOOR AMENITY SPACE:
 REQUIRED : 3 SQ.M PER D.U. = 32 UNITS x 3 = 96 SQ.M (1,033.34 SQ.FT.)
 PROPOSED : 115.98 SQ.M (1,248.40 SQ.FT.) **PLUS FORTIS BC ROW.**

INDOOR AMENITY SPACE:
 REQUIRED : 3 SQ.M PER D.U. = 32 UNITS x 3 = 96 SQ.M (1,033.34 SQ.FT.)
 PROPOSED : 96 SQ.M (1,033.34 SQ.FT.)

PARKING:
RESIDENTIAL:
 REQUIRED : 2 STALLS PER UNIT 64 STALLS
 PROVIDED : 64 STALLS

RESIDENTIAL VISITOR:
 REQUIRED : 0.2 STALLS PER UNIT 6.4 SAY 6.0 STALLS
 PROVIDED : 6.0 STALLS

TOTAL PROVIDED 70 STALLS

BUILDING SETBACKS:

NORTH : 19.65M FROM PROPERTY LINE
 1.0M (bldg-02) & 0.52M (FROM INDOOR AMENITY) FROM FORTIS ROW.
SOUTH : 4.6M (15'-2") for bldg-5 & 4.5M (14'-9") for bldg-6.
EAST : 5.5M (18'-1") for bldg-6 & 3.0M (9'-10") for bldg-1.
WEST : 3.05M (10'-0")



12864 59 Avenue
 Surrey, BC V3X 0C4

Email: jayward@cre8architects.ca
 Tel: (778) 881-0167

Cre 8 Architecture Ltd.

Project:
2023-206
 1305316 BC Ltd.
Project Name
 18253 - 74 AVENUE, SURREY, BC

PROJECT DATA

Project Status:
DEVELOPMENT PERMIT DRAWINGS

SUBMISSION	
Date	Description
2024-06-06	REVISED TO 32 UNITS

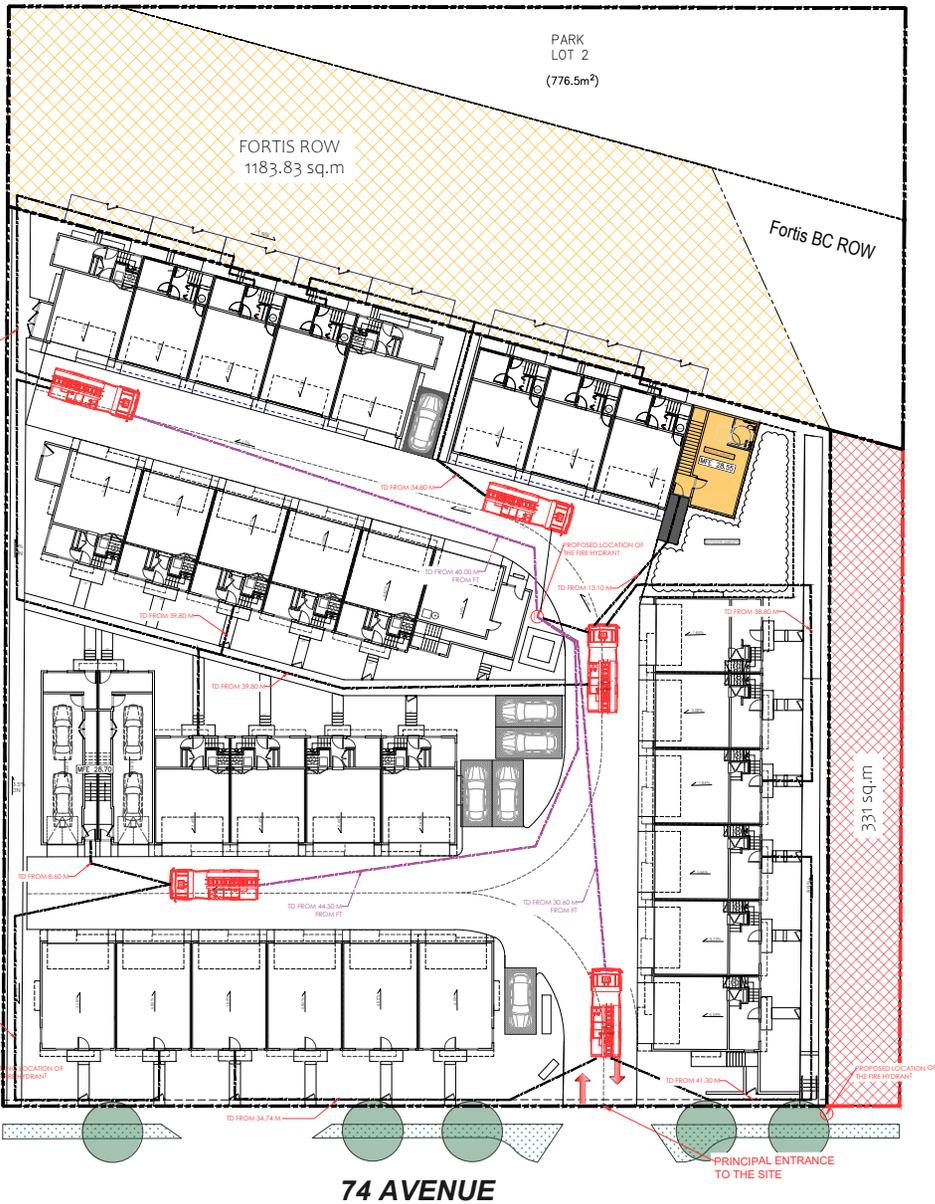
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Scale: 1/16" = 1'-0"
 DWG. NO.: **A.0.2**

Plot Date: JUNE 06, 2024

Plot Date: JUNE 06, 2024



PARK LOT 2
(776.5m²)

FORTIS ROW
1183.83 sq.m

Fortis BC ROW

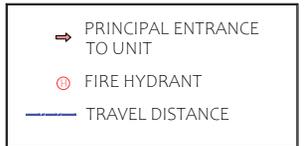
331 sq.m

74 AVENUE

PRINCIPAL ENTRANCE TO THE SITE

#	Article	Requirement
1	3.1.17.8 (3)	Horizontal Concealed Spaces within floor assembly or roof assembly of combustible construction shall be separated by construction conforming to Article 3.1.1.7 with compartments of: 1. not more than 600 mm with no dimension more than 600 mm if exposed to radiation incident in the plane have a FRR of not more than 20; 2. not more than 300 mm with no dimension more than 25m. Exposed construction material in the spaces have a FRR of more than 20.
2	3.1.16.2 (3)	Roof covering with Class A for any roof over 25m from first storey to the highest point of the roof.
3	3.1.8.1 (3)	Max Occupancy Separation between A2 and C2 shall be 2 hours
4	3.1.8.1 (1)	Exterior Cladding shall be non-combustible or blocking or wall assembly featuring 3.1.5.9 (1) (b) (i) - EN13501-C1 or B. Heat flux @ 3.0 meters above the opening not more than 20 kW/m ² .
5	3.2.2.14 (3)	The building is considered having 1 'storey' if not less than 50% of the perimeter of the building is within 15 meters of a street.
6	3.2.2.50 (3)	Roof above 20 meters need to be Noncombustible or Fire retardant tested beyond conforming to 3.1.4.5.
7	3.2.2.50 (5)	Classes A2 and E are permitted below third storey
8	3.2.2.50 (5)	Group F3 Storage (Storage is permitted below Fourth Storey)
9	3.2.3.12 (2)	NFPA 13R is permitted for a Storey Group 'C' containing no other occupancies classified under 3.2.2.50.
10	3.2.3.12 (3)	Staircases and decks with depth of more than 610mm perpendicular to the exterior wall will need to be sprinklers.
11	3.2.3.8 (2)	Access route shall be not be more than 20 meters below the upper most floor level.
12	3.2.7.4 (1)	Emergency Power for Lighting = 1 Hour
13	3.2.7.8 (3)	Emergency Power for Fire Alarm = 1 Hour

#	Article	Requirement	Remarks
1	11	Fire Department Access Routes are Clearly Identified	See drawings marked on this drawing & more notes
2	2	Location of New and Existing Fire Hydrants are Identified	Existing Fire Hydrants are shown on drawings with an ID number of the FDC or ground. FDC management at the Principal Entrance and Street.
3	3	Location of Fire Department Connection is Identified	Proposed connection marked with a red circle during the permit.
4	4	The location of the primary entrance to the building and any primary entrance to which not connected to the building through an external corridor.	See 4 in designated plan for access by Fire Department. The plan has a dimensioned distance to the Department Access Route. The distance is less than 25 meters under requirement and marked on the drawing with a red circle and marked from the FDC. The plan is as indicated.
5	5	The location of stairwells that provide access to above grade and below grade levels. Note: The STC requires external access to all above grade and below grade levels. It is to be provided at the primary, secondary and tertiary entrances to the building.	N/A
6	6	The dimensioned distance from the principal entrance to the closest section of the access route.	N/A
7	7	The dimensioned unobstructed distance between the fire hydrant and the fire department connection.	N/A
8	8	The dimensioned distance of path of travel from all buildings and units will be connected by a common interior corridor between the furthest primary access point to the location of the nearest fire hydrant.	N/A
9	9	The access route that must be designed to support a minimum weight of 20,000 kg (44,000 lbs).	N/A
10	10	The dimensioned width of the access route.	Customer will be responsible for the width of the access route.
11	11	The dimensioned vertical radius of the access route.	N/A
12	12	Identify any portions of the access route that will have an overhead clearance of less than 2.1m (6.8 ft).	N/A
13	13	The dimensioned distance for any level and portion of the access route (depth) any portions of the access route that will have a change of gradient greater than 1:12 or 8.3% over a minimum distance of 15 m (49.2 ft).	N/A



1 FIRE SAFETY LAYOUT
Scale: 1/16" = 1'-0"



1294 59 Avenue
Surrey, BC V3X 0C4

Email: jason@cre8architect.ca
Tel: (778) 981-0167

Cre 8 Architecture Ltd.

Project:
2023-206
1305316 BC Ltd.
Project Name
18253 - 74 AVENUE, SURREY, BC

Drawing:
FIRE SAFETY PLAN

Project Status:
DEVELOPMENT PERMIT DRAWINGS

Date	Description
2024-06-05	REVISED TO 32 UNITS

REVISION		
No.	Date	Description
01	2023-APR-19	DP - DWGS
02	2023-JUNE-26	DP - DWGS
03	2023-NOV-28	DP - DWGS
04	2024-FEB-12	DP - DWGS
05	2024-JUNE-05	BASED ON NEW LAYOUT

All Drawings in this set to be read in conjunction with each other. Any notes or discrepancies to be reported to the Architect before commencing work. Corrections are accepted to drawings that are not accepted to the requirements of the applicable building code unless otherwise noted.
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Scale:
1/16" = 1'-0"

DWG. NO:
A.1.2(B)



1 NORTH ELEVATION
Scale: 1/8"=1'-0"



2 SOUTH ELEVATION
Scale: 1/8"=1'-0"



3 WEST ELEVATION
Scale: 1/8"=1'-0"



4 EAST ELEVATION
Scale: 1/8"=1'-0"

MATERIAL LEGEND	
1	ENDICOTT RED BRICK
2	HARIDE SHINGLES (AGED PEWTER)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FIBER CEMENT BOARD PANELS (ARCTIC WHITE)
5	FACIA/TRIMS (ARCTIC WHITE)
6	ROOF SHINGLES
7	10" VERTICAL HARDIE SIDING (AGED PEWTER)
8	DOOR COLOR - 1 (TO MATCH WITH ROOF SHINGLES)



12964 59 Avenue
Surrey, BC V3X 0C4

Email: jason@cre8architects.ca
Tel: (778) 981-0187

Cre 8 Architecture Ltd.

Project:
2023-206
1305316 BC Ltd.
Project Name
18253 - 74 AVENUE, SURREY, BC

Drawing:
ELEVATIONS
BLDG-4
Project Status:
DEVELOPMENT PERMIT
DRAWINGS

SUBMISSION	
Date	Description
2024-06-05	REVISED TO 02 UNITS

REVISION		
No.	Date	Description
01	2023-APR-19	DP - DWGS
02	2023-JUNE-26	DP - DWGS
03	2023-NOV-26	DP - DWGS
04	2024-FEB-12	DP - DWGS
05	2024-JUNE-05	BASED ON NEW LAYOUT

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Scale: 1/8" = 1'-0" DWG. NO.: A.3.4

Plot Date: JUNE 06, 2024

Project:
2023-206
1305316 BC Ltd.
Project Name:
18253 - 74 AVENUE, SURREY, BC
Drawing:
ELEVATIONS
BLDG-5
Project Status:
DEVELOPMENT PERMIT
DRAWINGS

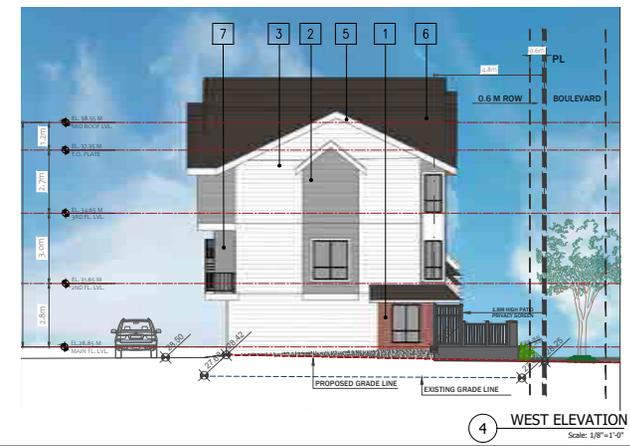
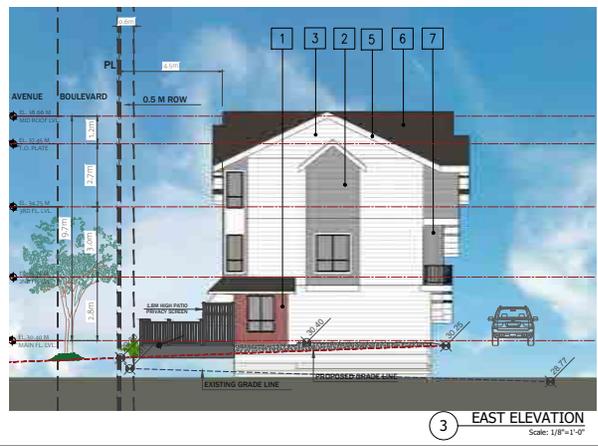
SUBMISSION	
Date	Description
2024-06-05	REVISED TO 02 UNITS

REVISION		
No.	Date	Description
01	2023-APR-19	DP - DWGS
02	2023-JUNE-26	DP - DWGS
03	2023-NOV-28	DP - DWGS
04	2024-FEB-12	DP - DWGS
05	2024-JUNE-05	BASED ON NEW LAYOUT

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Scale: 1/8" = 1'-0"
DWG. NO.: **A.3.5**

MATERIAL LEGEND	
1	ENDICOTT RED BRICK
2	HARIDE SHINGLES (AGED PEWTER)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FIBER CEMENT BOARD PANELS (ARCTIC WHITE)
5	FACIA/TRIMS (ARCTIC WHITE)
6	ROOF SHINGLES
7	10" VERTICAL HARDIE SIDING (AGED PEWTER)
8	DOOR COLOR - 1 (TO MATCH WITH ROOF SHINGLES)



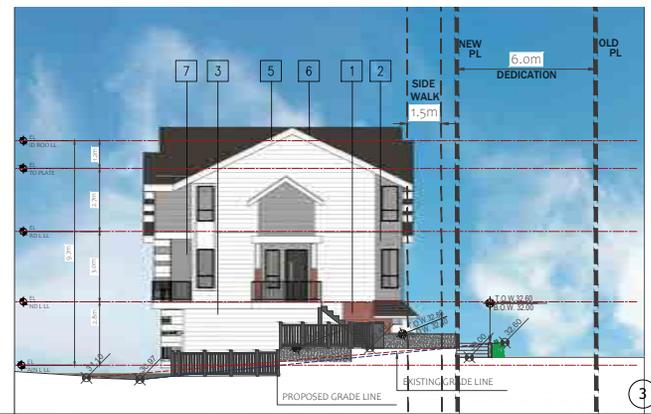
MATERIAL LEGEND	
1	ENDICOTT RED BRICK
2	HARIDE SHINGLES (AGED PEWTER)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FIBER CEMENT BOARD PANELS (ARCTIC WHITE)
5	FACIA/TRIMS (ARCTIC WHITE)
6	ROOF SHINGLES
7	10" VERTICAL HARDIE SIDING (AGED PEWTER)
8	DOOR COLOR - 1 (TO MATCH WITH ROOF SHINGLES)



1 EAST ELEVATION
Scale: 1/8"=1'-0"



2 WEST ELEVATION
Scale: 1/8"=1'-0"



3 SOUTH ELEVATION
Scale: 1/8"=1'-0"



4 NORTH ELEVATION
Scale: 1/8"=1'-0"

Project:
2023-2026
1305316 BC Ltd.
Project Name:
18253 - 74 AVENUE, SURREY, BC

Drawing:
ELEVATIONS
BLDG-6
Project Status:
DEVELOPMENT PERMIT
DRAWINGS

SUBMISSION	
Date	Description
2024-06-05	REVISED TO 02 UNITS

REVISION		
No.	Date	Description
01	2023-APR-19	DP - DWGS
02	2023-JUNE-26	DP - DWGS
03	2023-NOV-28	DP - DWGS
04	2024-FEB-12	DP - DWGS
05	2024-JUNE-05	BASED ON NEW LAYOUT

All Drawings in this set to be read in conjunction with each other. Any notes or descriptions to be referred to the Architect before commencing work. Contractors are responsible to verify that all work is executed in the requirements of the applicable building code authority. © Copyright Cre 8 Architecture Ltd. All rights reserved.

Scale: 1/8" = 1'-0" DWG. NO.: A.3.6

Project:
2023-206
1305316 BC Ltd.
Project Name:
18253 - 74 AVENUE, SURREY, BC

Drawing:
MATERIAL SPECIFICATIONS
Project Status:
DEVELOPMENT PERMIT DRAWINGS

SUBMISSION	
Date	Description
2024-06-05	REVISED TO 32 UNITS

REVISION		
No.	Date	Description
01	2023-APR-19	DP - DWGS
02	2023-JUNE-26	DP - DWGS
03	2023-NOV-26	DP - DWGS
04	2024-FEB-12	DP - DWGS
05	2024-JUNE-05	BASED ON NEW LAYOUT

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Scale: N.T.S. DWG. NO.: **A.3.7**

Plot Date: JUNE 06, 2024



MATERIAL LEGEND	
1	ENDICOTT RED BRICK
2	HARDIE SHINGLES (AGED PEWTER)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FIBER CEMENT BOARD PANELS (ARCTIC WHITE)
5	FASCIA/TRIMS (ARCTIC WHITE)
6	ROOF SHINGLES
7	10" VERTICAL HARDIE SIDING (AGED PEWTER)
8	DOOR COLOR - 1 (TO MATCH WITH ROOF SHINGLES)

INTER-OFFICE MEMO

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

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

DATE: **June 26, 2024**

PROJECT FILE: **7819-0079-00**

RE: **Engineering Requirements**
Location: 18253 74 Ave

NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/NCP Amendment/ALR Exclusion.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5m SRW for maintenance along 74 Avenue.

Works and Services

- Construct north side of 74 Avenue.
- Construct watermain, sanitary and storm mains along 74 Avenue.
- Provide adequately sized water, sanitary and storm service connections.
- Register RC for onsite storm water mitigation features.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Manager, Development Services

RH

Department: **Planning and Demographics**
Date: **June 24, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **19-0017**

The proposed development of **32** Townhouse 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 =	15
Secondary School =	8
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

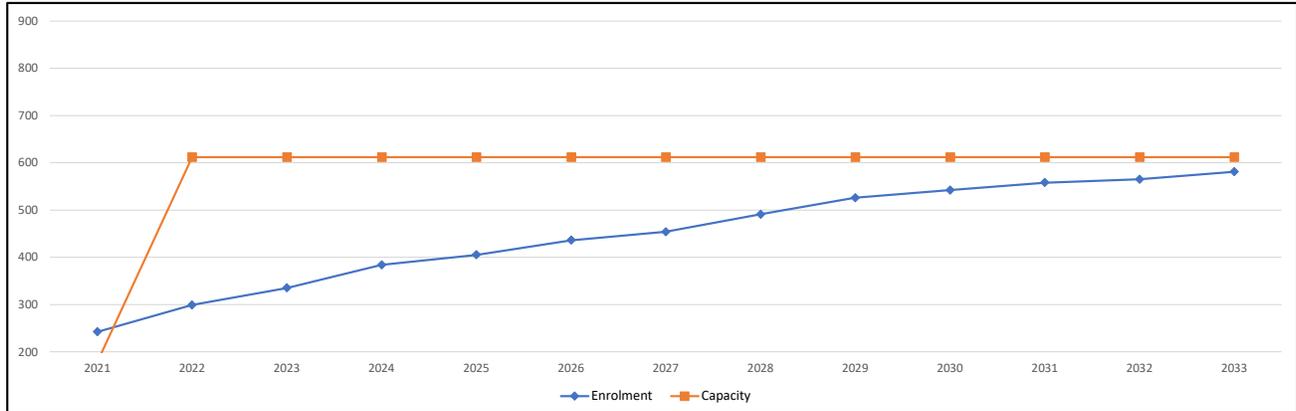
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2023, Regent Road is at 55% capacity. Currently, both Regent Road and Madaugh Elementary that opened in the beginning of 2021 can handle student population growth over the coming years.

The enrolment projections will need to be updated with the coming changes to the Clayton Corridor plan and the Provincial legislation. Future schools will be required to accommodate build out of the area.

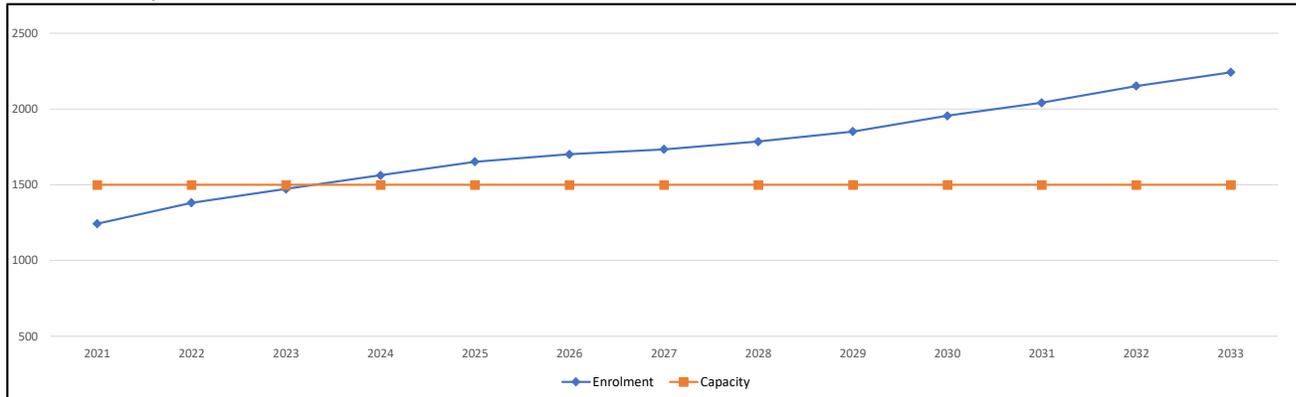
As of September 2023, E'cole Salish is at 99% capacity. This school was built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. Salish is projected to continue to grow because of the strong in-migration of new secondary students moving into the community. The growth 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.

Tree Preservation Summary

Surrey Project No: 7919-0079-00

Address: 18253 74 Ave

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

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	23	Protected Trees Identified	2
Protected Trees to be Removed	23	Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	0
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) 11 X one (1) = 11	33	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	4
- All other species to be removed (2:1) 11 X two (2) = 22		- All other species to be removed (2:1) 2 X two (2) = 4	
Replacement Trees Proposed	30	Replacement Trees Proposed	0
Replacement Trees in Deficit	3	Replacement Trees in Deficit	4
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

May 31, 2024

Date

Limitations and Assumptions

- This report was prepared for and on behalf of the client and it is intended solely for their use. Woodridge Tree Consulting Arborists Ltd. shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report.
- This report is restricted to the subject trees as detailed in the report. No other trees were inspected or assessed as part of the work related to the preparation of this report.
- The accuracy and ownership of the locations of trees, property lines and other site features were not verified by Woodridge Tree. Third party information to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct.
- The use of maps, sketches, photographs and diagrams are intended only as a reference for the reader's use in understanding the contents and findings of this report, and are not intended as a representation of fact.
- Approvals from a municipal or senior government agency may be required in relation to certain recommendations and treatments provided in this report. The owner is responsible to make an application for, pay related fees and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.

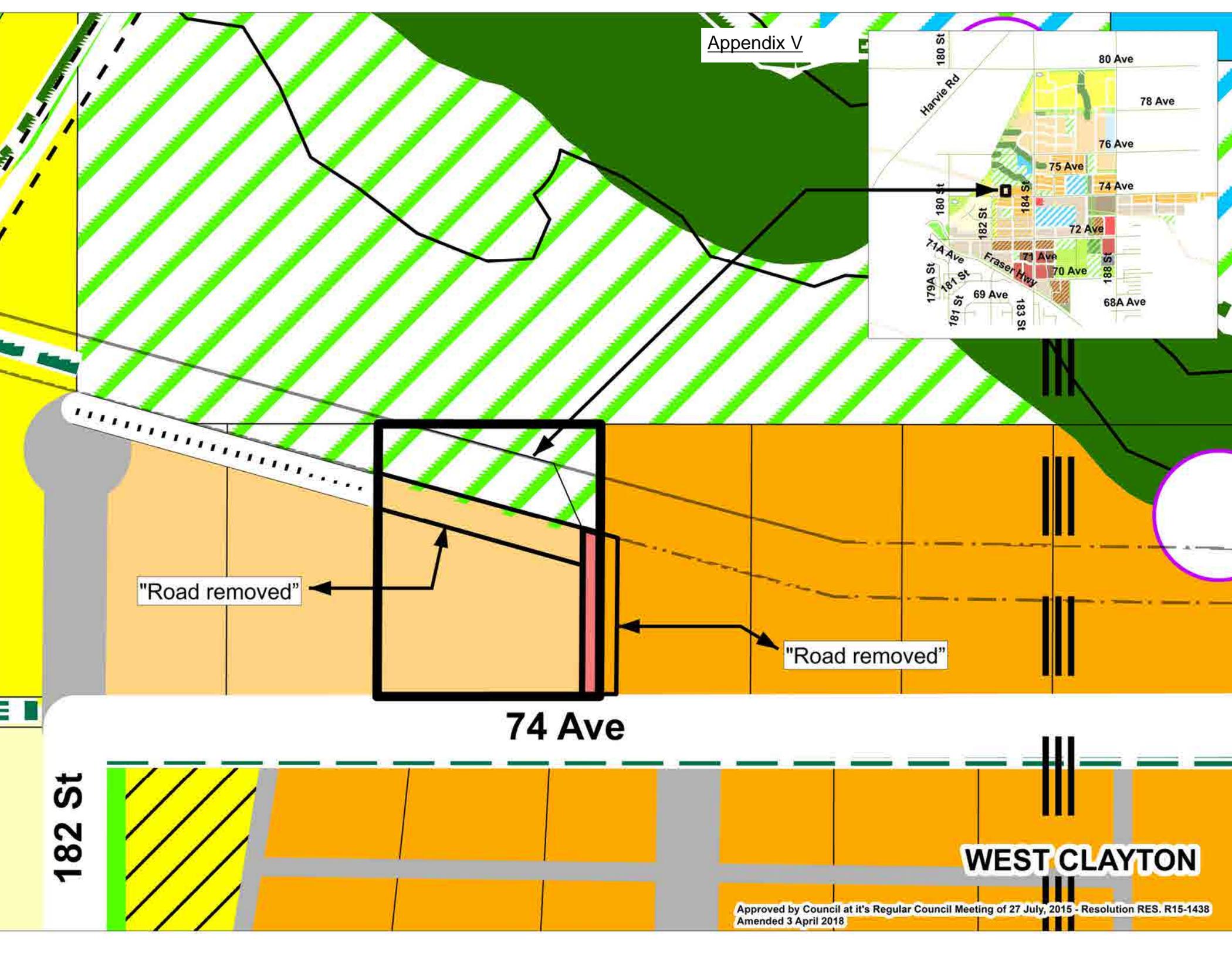
I certify to the best of my knowledge or belief that:

- staff from this firm have performed site inspections on the dates as stated herein.
- the findings are based on information known to the consultant at that time.
- the statements of fact determined by the consultant are true and correct.

If there are questions regarding the contents of this report please contact me by email.



Terry Thrale
ISA Certified Arborist and Tree Risk Assessor
PN 6766A
Woodridge Tree Consulting Arborists Ltd.
terry@woodridgetree.com
778-847-0669



"Road removed"

"Road removed"

74 Ave

182 St

WEST CLAYTON