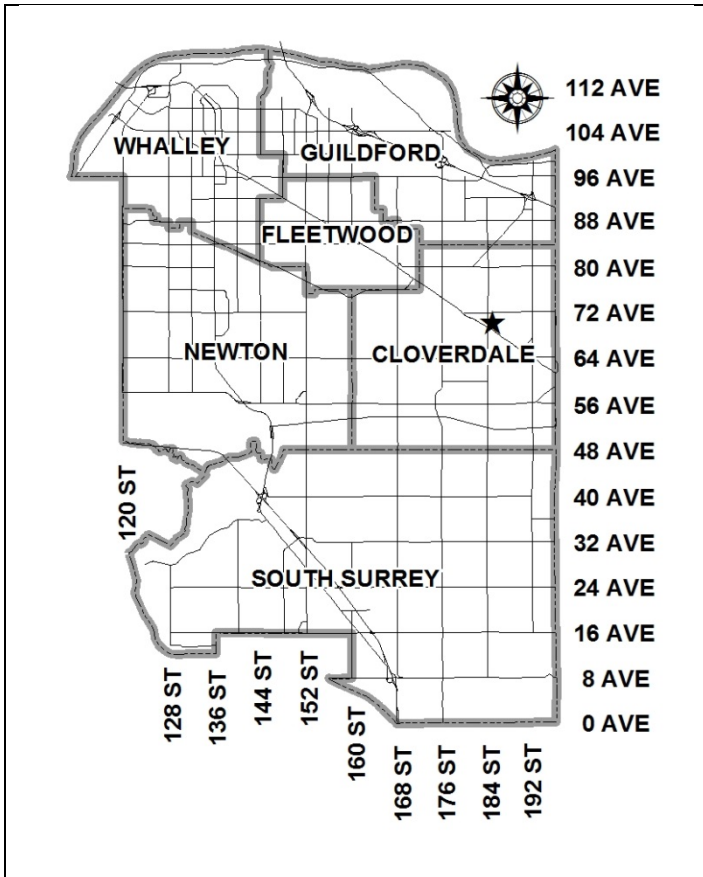


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0348-00

Planning Report Date: November 2, 2015



**PROPOSAL:**

- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of approximately 143 townhouse units.

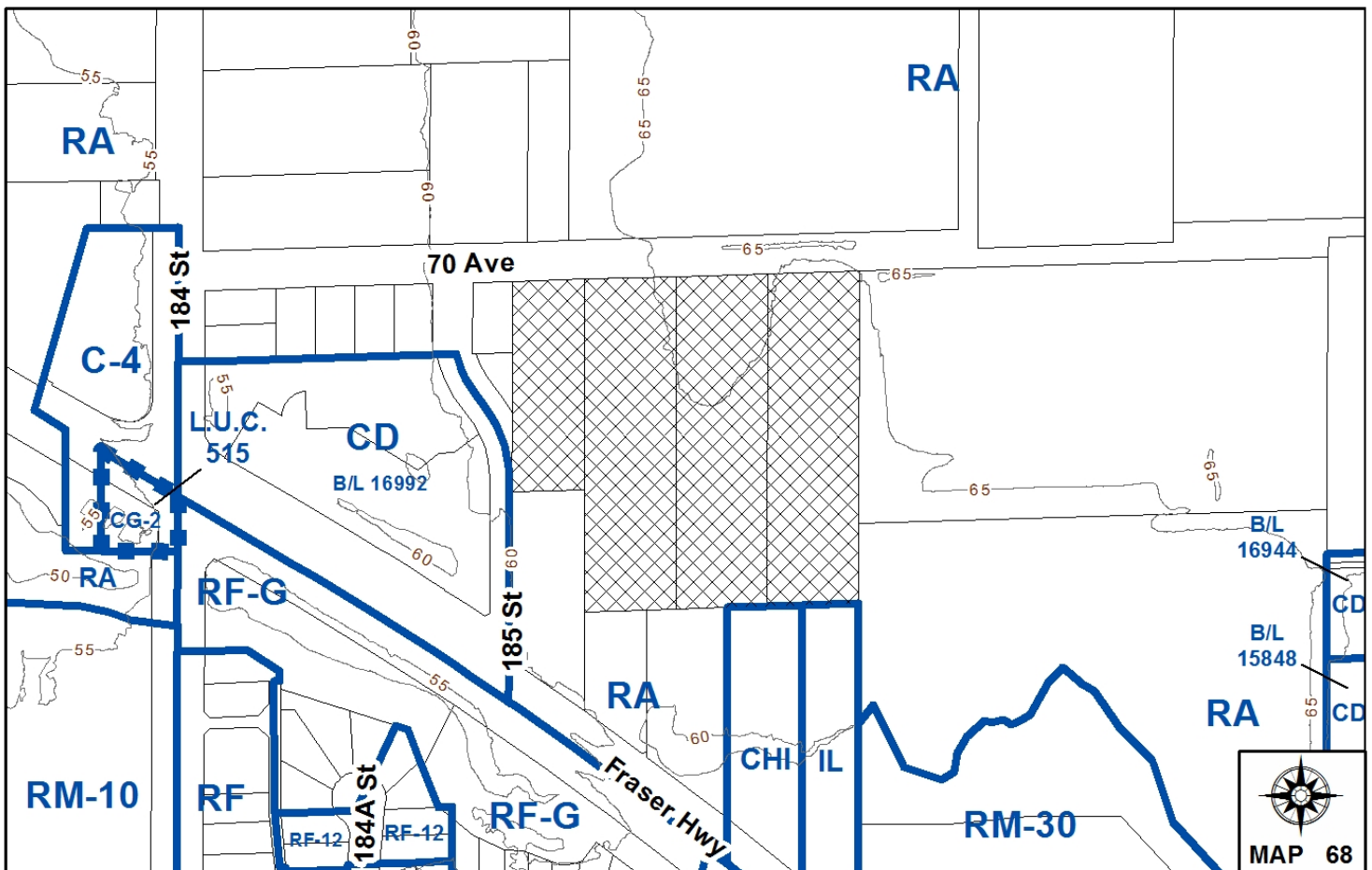
**LOCATION:** 18522, 18542, 18570 and 18490 - 70 Avenue

**OWNER:** Anthem West Clayton Developments Ltd.

**ZONING:** RA

**OCP DESIGNATION:** Suburban - Urban Reserve (Multiple Residential at 3<sup>rd</sup> Rdg)

**NCP DESIGNATION:** Townhouse/Apartment Flex Density



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking front, rear and side yard setback relaxations in the RM-30 Zone for the proposed townhouse project.

### RATIONALE OF RECOMMENDATION

- Complies with the West Clayton NCP, which was approved by Council on July 27, 2015.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the West Clayton NCP.
- The subject site is being redesignated in the Official Community Plan (OCP) from Suburban-Urban Reserve to Multiple Residential by OCP Amendment By-law No. 18498, which is redesignating lands in West Clayton to be consistent with the land use designations in the West Clayton NCP. Third Reading of OCP Amendment By-law No. 18498 was granted on October 20, 2015 and consideration of Final Adoption is scheduled for November 2, 2015.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 429 square metres (4,618 sq.ft.) to 184 square metres (1,977 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7914-0348-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7914-0348-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front, rear, east and west side yard setbacks of the principal buildings in the RM-30 Zone from 7.5 metres (25 ft.) to varying distances ranging from 3.0 metres (10 ft.) to 6.0 metres (20 ft.), as outlined in Schedule A of the Development Variance Permit.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
  - (i) the applicant adequately address the impact of reduced indoor amenity space.

REFERRALS

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

School District: **Projected number of students from this development:**

30 Elementary students at Clayton Elementary School  
15 Secondary students at Clayton Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by May 2017.

Parks, Recreation & Culture:

The Parks, Recreation and Culture Department notes that the site is located in the "Cloverdale Biodiversity Management Area" and is bisected by Green Infrastructure Network (GIN) corridor #141 as identified in the Biodiversity Conservation Strategy. Parks supports the proposed 10-metre (33 ft.) wide natural buffer proposed on the east side of the site as a means to accommodate the GIN corridor. Parks also notes the location of a multi-use pathway east of the proposed development site.

Surrey Fire Department: The Surrey Fire Department has no concerns with the proposed development.

SITE CHARACTERISTICS

Existing Land Use: Existing vacant residential acreage lots, and house on one acreage lot which will be removed.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 70 Avenue):	Clayton Park and acreage residential lots	Existing Park and Stacked Townhouse/ Apartment in the West Clayton NCP	RA
East:	Green-coded watercourse, Clayton Heights Secondary School, neighbourhood park and detention pond	Public Open Space/ Park, Multi-Use Pathway on Public Land, Existing School, and Stormwater Pond in the East Clayton NCP – West of 188 Street	RA
South:	Acreage residential lots, existing commercial lot and existing light industrial lot.	BCS Corridor, Multi-Use Pathway and Creek Buffer Class B in the West Clayton NCP	RA, CHI and IL
West:	Single family residential	Townhouse/ apartment Flex in the West Clayton NCP	RA
West (Across 185 Street):	Townhouses	Townhouse Residential in the West Clayton NCP	CD By-law No. 16992

DEVELOPMENT CONSIDERATIONSBackground and Site Context

- The approximately 2.8-hectare (7-acre) subject site consists of four parcels located in the southern portion of the West Clayton neighbourhood.
- On July 27, 2015, the West Clayton Neighbourhood Concept Plan (NCP) was approved by Council (Corporate Report No. R168;2015). The subject site is designated "Townhouse/Apartment Flex Density" in the West Clayton NCP (see Appendix VI).
- The subject lots are currently zoned "One-Acre Residential Zone (RA)", and are currently designated "Suburban – Urban Reserve" in the Official Community Plan (OCP).
- On October 20, 2015, Public Hearing was held and, subsequently, Third Reading was granted for OCP Amendment By-law No. 18498, which is redesignating lands in West Clayton to be consistent with the land use designations in the West Clayton NCP (Corporate Report R168; 2015). Final Adoption of OCP Amendment By-law No. 18498 is scheduled for consideration by Council on November 2, 2015.
- The subject application complies with the "Multiple Residential" designation proposed for this site in OCP Amendment By-law No. 18498.

### Current Application

- In addition to the proposed OCP amendment, the applicant proposes to rezone the subject site from “One-Acre Residential Zone (RA)” to “Multiple Residential 30 Zone (RM-30)” to permit the development of approximately 143 three-storey townhouse units with an associated indoor amenity building on one lot that is to be “hooked” across the future 69A Place, which will bisect the site. A Development Permit is also required.
- With a proposed floor area ratio (FAR) of 0.75 and a proposed unit density of 55 uph (units per hectare) or 22 upa (units per acre), the proposed development is consistent with the "Townhouse/Apartment Flex Density" designation in the West Clayton NCP.
- In addition, a Development Variance Permit is required for the application. The applicant is proposing reduced building setbacks along all property lines, from 7.5 metres (25 ft.) to setbacks of varying distances ranging from 3.0 metres (10 ft.) to 6.0 metres (20 ft.) (see By-law Variance section).
- The northern, "hooked" portion of the site is oriented towards both 70 Avenue, which is adjacent the north side of the site, and future 69A Place. The southern, "hooked" portion of the site is oriented towards future 69A Place. As a result of these public frontages, the proposed townhouse units have been designed with a "front of unit expression" with habitable rooms and front entrance porches to provide for a strong, pedestrian-oriented presence.

### Access and Road Dedication Requirements

- Vehicle access to the northern, "hooked" portion of the site will be from 70 Avenue and from the future 69A Place. Vehicle access to the southern, "hooked" portion of the site will be from future 69A Place.
- The applicant will be required to dedicate and construct a portion of the site along 70 Avenue, and will be required to dedicate and construct the portion of 69A Place that bisects the site. As portions of the properties adjacent the south property line of the proposed townhouse development (18493, 18503, 18523, and 18565 Fraser Highway) are also designated for townhouse development in the West Clayton NCP, the construction of future 69A Place will ensure that these properties are provided with road frontage and vehicle access.

### Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant 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.

### PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were sent on June 16, 2015. Staff received the following response from the Cloverdale Community Association, which was also consulted by the applicant:

- The Cloverdale Community Association (CCA) submitted a letter indicating that they have no concerns with the proposal, but are requesting that double-sided, on-street parking be provided along with boulevards with trees, grass and sidewalk (see Appendix VII).

*(Ultimately, on-street parking will be provided on both sides of 70 Avenue and 185 Street. In addition, on-street parking will be provided on one side of future 69A Place. Treed boulevards and sidewalks are typical for most new streets in Surrey, and will be provided along all streets fronting the proposed development.)*

### Public Information Meeting

- The applicant elected to hold a Public Information Meeting (PIM) on Wednesday, September 28, 2015 at Clayton Hall in Cloverdale. The PIM was held to present the proposed townhouse development to the residents in the neighbourhood.
- Approximately 22 individuals attended the PIM, and two (2) comment sheets were submitted by residents of the Cloverdale area. A staff representative from the Area Planning Division was in attendance at the PIM.
- Most of the attendees at the PIM were generally in support of the subject proposal, and none of the comment sheets specifically expressed any opposition to the proposal. Attendees expressed the following comments:
  - The project design and in particular the architectural aesthetic are attractive;
  - There is some concern as to whether there will be adequate on-street and visitor parking;
  - Tandem parking should be prohibited;
  - There is dissatisfaction with the existing street parking in the area;
  - There are concerns about the safety of the existing street due to speeding and lack of sidewalks along 70 Avenue; and
  - The project will enhance the neighbourhood.

### DESIGN PROPOSAL AND REVIEW

- The applicant proposes to construct a 143-unit, 3-storey townhouse development.
- There is a diversity of unit types throughout the proposed development. The proposed townhouse units are provided in the following configurations:
  - Twenty-four (24) are proposed as two-bedroom plus den units, and range in size from 113 square metres (1,221 sq.ft.) to 115 square metres (1,238 sq.ft.). These are arranged such that the living room, kitchen and dining areas are located on the second floor, with bedrooms located on the third floor. The den is on the ground floor;
  - Thirty-six (36) are proposed as three-bedroom units, and range in size from 122 square metres (1,315 sq.ft.) to 151 square metres (1,627 sq.ft.). These are arranged such that the living room, kitchen and dining areas are located on the second floor, with bedrooms located on the third floor. Of these, eighteen units have an additional room on the ground floor that could be used as either a den or fourth bedroom;

- Fifty-two (52) are proposed as three-bedroom plus den units, and range in size from 134 square metres (1,447 sq.ft.) to 139 square metres (1,500 sq.ft.). These are arranged such that the living room, kitchen and dining areas are located on the second floor, with bedrooms located on the third floor. The den is on the ground floor; and
- Thirty-one (31) are proposed as four-bedroom units, and range in size from 145 square metres (1,556 sq.ft.) to 153 square metres (1,645 sq.ft.). These are arranged such that the living room, kitchen and dining areas, along with the master bedroom are located on the second floor, with additional bedrooms located on both the ground floor and third floor.
- One hundred and one (101) of the townhouse units (71%) will contain an attached, side-by-side double garage and a flex-room located at grade. Those units along the public frontages incorporate a front porch and either a den or bedroom oriented towards the street.
- Forty-two (42) of the townhouse units (29%) will provide parking in a tandem parking configuration. Of these, eighteen (18) units, which is 12% of the total number of proposed units, will provide parking in a fully-enclosed, tandem garage while twenty-four (24) units (17%) will provide a tandem parking configuration where one parking space is enclosed and one is located on the driveway.
- The prominent building materials include wood shake siding painted dark grey and horizontal vinyl siding in shades of light and medium grey, accentuated with board and batten and wood trims painted white and grey. The proposed unit doors will be painted a variety of colours, with entry canopies and wood trim painted white.
- Each proposed townhouse unit includes a second-floor deck with black aluminum guard rails.
- The applicant proposes grey asphalt shingle roofs with extended canopy overhangs and hip roofs to provide improved building articulation.
- Electrical rooms and pad-mounted transformer boxes will be screened by landscaping.

### Parking

- A total of two hundred eighty-six (286) resident parking spaces are to be provided on-site. The parking spaces to be provided meet the minimum parking requirements in Surrey Zoning By-law No. 12000.
- Two hundred and two (202) of the off-street resident parking spaces will be provided in a double, side-by-side parking arrangement for one hundred and one (101) proposed units, which is 71% of the total residential parking for the proposed development.
- Forty-two (42) of the townhouse units (29%) will provide parking in a tandem parking configuration, for a total of eighty-four (84) parking spaces. Of these, eighteen (18) units, 12% of the total number of proposed units, will provide parking in a fully-enclosed, tandem garage while twenty-four (24) units (17%) will provide a tandem parking configuration where one parking space is enclosed and one is located external, but attached, to the unit.



- A total of twenty-nine (29) visitor parking spaces are to be provided on-site, which meets the minimum parking requirements in Surrey Zoning By-law No. 12000.

#### Indoor Amenity Space

- A 185-square metre (1,991 sq.ft), single-storey amenity building is proposed to be located on the west side of the site, adjacent to 185 Street. The RM-30 Zone requires that 429 square metres (4,618 sq.ft.) of indoor amenity space be provided based on 3.0 sq.m. /32 sq.ft. per dwelling unit.
- The amenity building consists of a lobby, a community room (comprised of a party room / lounge area with partial kitchen), a fitness room and two restrooms. The mail kiosk is also located attached to the amenity building, with a separate access. Short-stay bike parking is provided outside the amenity building.
- The amenity building has been designed to integrate with the outdoor amenity space. The community room is immediately connected to two outdoor patios, one of which incorporates an outdoor kitchen. The fitness room opens on to a “parcourse” (an outdoor fitness area that includes equipment). A cluster of retained, mature trees is located adjacent to the amenity building.
- The applicant notes that as part of the West Clayton NCP, a future recreation facility is proposed along 72 Avenue within Clayton Park to the north. Clayton Hall is located directly north of the subject site, across 70 Avenue within Clayton Park.
- The applicant has agreed to address the impact of the proposed reduction of the indoor amenity requirement of the Zoning By-law in accordance with Council's policy.

#### Outdoor Amenity Spaces

- The RM-30 Zone requires that 429 square metres (4,618 sq.ft.) of outdoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit). The amount of outdoor amenity space proposed is 689 square metres (7,415 sq.ft.).
- The outdoor amenity spaces are interspersed throughout the site, and generally incorporate clusters of mature trees that will be retained as part of the development. These amenity spaces will consist of the following:
  - As noted above, there are outdoor amenity spaces integrated with the amenity building. To the north of the amenity building is a 271-square metre (2,912 sq.ft.) area comprised of a large patio with seating, and an outdoor kitchen adjacent to garden planters, a parcourse, a naturalized children’s play area, and seating amongst a cluster of retained trees and other plantings. To the south of the amenity building is a 91-square metre (975 sq.ft.) smaller patio with seating opening onto an open lawn area shaded with Cherry and Dogwood trees.
  - Two outdoor amenity spaces, also incorporating retained mature trees, are located adjacent to 70 Avenue. These two spaces, totaling 328 square metres (3,528 sq.ft.), consist of passive seating areas and pathways.

- Not included in the amenity spaces described above is a large buffer area along the extent of the eastern property line. This 10-metre (33 ft.) wide buffer (approximately 765 square metres or 8,234 square feet in area) has been incorporated on the subject site to accommodate the protection of the adjacent Green Infrastructure (GIN) corridor identified in the Biodiversity Conservation Strategy (BCS) (see the BCS Section). This area will incorporate retained trees and naturalized planting along with a gravel pathway for the use of residents and small seating areas to encourage overlook of the adjacent multi-use pathway and park.

### Landscaping

- Landscaping consisting of Japanese Maple, Sentinel Maple, Red Maple, Dogwood, Nootka Cypress, Magnolia, Cherry and Oak trees interspersed with shrubs and perennials such as Azalea, Boxwood, Rhododendron, Ferns, Hydrangea, Pine, Holly, Lavender, sage and grasses and many others will be planted throughout the development.
- Red Maples will be planted along the internal drive aisles at the end of driveways to provide some visual relief and enjoyment within the site.
- Rancho Cherry trees will be planted beside internal pathways in front yards between buildings that face internally, towards other buildings.
- Low-profile wood fencing, at 0.9 metre (3 ft.) in height, will delineate private space along public frontages, while a 1.8-metre (6 ft.) high privacy fence (wood) will be erected along internal property lines.
- A proposed rainwater management landscape feature will be located on the north side of 69A Place, where the road bends. This feature will collect rainwater run-off from the site and allow it to percolate into the ground. It will be planted with Dogwood, Salal, Sage and grasses interspersed amongst large boulders, surrounding a pool comprised of river rock and gravel.
- In addition, as per the Site Design Development Permit Guidelines for publically accessible open space within the new Official Community Plan, the applicant will be install a corner plaza on private property on the south side of 69A Place. These plazas will consist of Dogwood trees, lower planting and seating.

### TREES

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

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	6	6	0
Cottonwood	39	32	7

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Butternut	2	2	0
Cherry	2	2	0
English Oak	1	1	0
English Walnut	1	1	0
Golden Chain	1	1	0
Maple (Bigleaf)	4	3	1
Maple (Japanese)	1	1	0
Maple (Variegated Norway)	1	1	0
Maple (Vine)	1	1	0
Magnolia	3	3	0
Paper Birch	5	5	0
Trembling Aspen	7	7	0
Weeping Beech	1	1	0
<b>Coniferous Trees</b>			
Cypress	3	3	0
Deodar Cedar	1	1	0
Douglas Fir	39	26	13
Incense Cedar	1	1	0
Norway Spruce	11	11	0
Western Hemlock	4	4	0
Western Red Cedar	17	15	2
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>110</b>	<b>94</b>	<b>16</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>287</b>	
<b>Total Retained and Replacement Trees</b>		<b>310</b>	
<b>Contribution to the Green City Fund</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of one hundred and ten (110) mature trees on the site, excluding Alder and Cottonwood trees. Forty-five (45) existing trees, approximately 29% of the total trees on the site, are Alder and Cottonwood trees. It was determined that twenty-three (23) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of two hundred and twenty-six (226) replacement trees on the site. The applicant is proposing two-hundred and eight-seven (287) replacement trees, exceeding City requirements.

- In addition to the replacement trees, boulevard street trees will be planted on 69A Place, 70 Avenue, and 185 Street. This will be determined at the servicing agreement stage by the Engineering Department.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Sentinel Maple, Red Maple, Dogwood, Nootka Cypress, Magnolia, Cherry and Oak trees.
- In summary, a total of three hundred and ten (310) trees are proposed to be retained or replaced on the site.

#### BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a local BCS Corridor (identified as Corridor #141) within the subject site, in the Cloverdale BCS management area, with a low ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderately High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target corridor width of 60 metres (197 ft.), a portion of which is located on the subject property, and a portion of which is located on the adjacent City-owned park to the east. In order to accommodate the protection of the identified GIN Corridor, the applicant is providing an approximately 765-square metre (8,234 sq.ft.), 10-metre (33 ft.) wide buffer area to be located on the subject site.
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) is critical to preserving natural habitat refuges and a diversity of habitat features, while maintaining and enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is proposed Hub C, the largest unprotected forest community in the area, located in North Clayton in the vicinity of 188 Street and 78 Avenue (see Appendix VIII).
- The development proposal conserves 765 square metres (8,234 sq.ft.) of the subject site through the provision of this enhanced landscape buffer on private land, which is 3% of the total gross area of subject site, and 1% of the target GIN area (not including that portion of the Corridor located on the adjacent City park to the east). This method of GIN retention will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 18, 2014. The table that follows summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Within the West Clayton NCP area</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed development provides a diversity of unit types.</li> <li>• Small garden plots are incorporated into the amenity area.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The development incorporates <i>Low Impact Development Standards</i>, such as absorbent soils and permeable surfaces.</li> <li>• The applicant is proposing to retain twenty-three (23) mature trees on the subject site.</li> <li>• A large natural buffer is provided along the east property line in order to accommodate a portion of a BCS GIN Corridor.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The development will connect to an adjacent multi-use pathway, and there is a significant on-site walkway.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The development incorporates CPTED principles, such as providing "eyes on the street", and provides accessible outdoor amenity space suitable for all age groups.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• A Public Hearing for the rezoning and OCP amendment will be held.</li> <li>• The applicant voluntarily held a Public Information Meeting on September 24, 2015.</li> <li>• The Cloverdale Community Association was consulted by the applicant in the development of the site plan.</li> </ul>

### ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

### BY-LAW VARIANCES AND JUSTIFICATION

#### (a) Requested Variances:

- To reduce the minimum front, rear, east and west side yard setbacks of the principal buildings in the RM-30 Zone from 7.5 metres (25 ft.) to varying distances ranging from 3.0 metres (10 ft.) to 6.0 metres (20 ft.), as outlined in Schedule A of the attached Development Variance Permit No. 7914-0348-00 (see Appendix IX).

#### Applicant's Reasons:

- The proposed setbacks along all of the public frontages create an urban pedestrian streetscape and will enhance natural surveillance over public spaces.
- The roof overhangs (eaves) form an integral part of the overall design and articulation of the buildings.

**Staff Comments:**

- The setback variances are acceptable as they allow for better public frontage-oriented units along all property lines, and will create an appropriate urban, pedestrian-friendly streetscape.
- The setbacks are in accordance with the West Clayton Neighbourhood Concept Plan design guidelines.
- Staff support the proposed variances.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	West Clayton NCP Land Use Concept Map
Appendix VII.	Letter from Cloverdale Community Association
Appendix VIII.	BCS Green Infrastructure Network (GIN) Map
Appendix IX.	Development Variance Permit No. 7914-0348-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/dk

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# DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		28,299 m <sup>2</sup>
Road Widening area		2,461 m <sup>2</sup>
Undevelopable area		
Net Total		25,837 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		38.2%
Paved & Hard Surfaced Areas		33.8%
Total Site Coverage		72.1%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	Varying distances, ranging from 3.0 m to 6.0 m*
Rear	7.5 m	
Side #1	7.5 m	
Side #2	7.5 m	
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m	11.5 m
Accessory	11 m	6.0 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		0
One Bed		0
Two Bedroom		24
Three Bedroom +		119
Total		143
<b>FLOOR AREA: Residential</b>	23,253 m <sup>2</sup>	19,324 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	23,253 m <sup>2</sup>	19,324 m <sup>2</sup>

\* **Variance required**



**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 uph / 30 upa	55 uph / 22 upa
FAR (gross)		
FAR (net)	0.90	0.75
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	453 m <sup>2</sup>	185 m <sup>2</sup>
Outdoor	453 m <sup>2</sup>	689 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	48	48
3-Bed	238	238
Residential Visitors	29	29
Institutional		
Total Number of Parking Spaces	315	315
Number of disabled stalls	0	0
Number of small cars	7	6 (visitor)
Tandem Parking Spaces: Number / % of Total Number of Units	101 / 50%	84 / 29%
Size of Tandem Parking Spaces width/length	Width: 3.2 m Length: 6.1 m	Width: 3.2 m Length: 6.1 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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ISSUES

ISSUES	DATE
1	
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5	RE-ISSUED FOR DPR2 APPLICATION 2015-10-28
6	RE-ISSUED FOR DPR2 APPLICATION 2015-10-07
7	ISSUED FOR FIRE SERVICES REVIEW 2015-09-23
8	ISSUED FOR FIRE SERVICES REVIEW 2015-09-18
9	ISSUED FOR DPR2 APPLICATION 2015-08-31

PROJECT NUMBER: DB-64  
DRAWN BY: GRW/YV  
CHECKED BY: MB  
DATE CREATED:  
CONSULTANT:

PROJECT  
**WEST CLAYTON TOWNHOMES**  
WEST CLAYTON  
SURREY, BC

DRAWING TITLE  
**SITE PLAN & PROJECT DATA**

DRAWING NO.  
**A1.01**

**DEVELOPMENT DATA**

PROPOSED ZONING: RM-30					
LOT AREA	Square Metres	Square Feet	LOT COVERAGE (NET)	PERMITTED	PROPOSED
GRASS TOTAL	28,299 m <sup>2</sup>	304,613 ft <sup>2</sup>	BUILDINGS & STRUCTURES	45%	38.2%
ROAD WIDENING	2,481 m <sup>2</sup>	26,612 ft <sup>2</sup>	PAVING & HARD SURFACES	N/A	31.8%
<b>NET TOTAL</b>	<b>35,857 m<sup>2</sup></b>	<b>378,121 ft<sup>2</sup></b>	<b>TOTAL SITE COVERAGE</b>	<b>N/A</b>	<b>72.1%</b>

FOOTPRINT PER UNIT TYPE	NUMBER OF RESIDENTIAL UNITS
A UNIT FOOTPRINT	352 ft <sup>2</sup>
A1 UNIT FOOTPRINT	524 ft <sup>2</sup>
B1 UNIT FOOTPRINT	642 ft <sup>2</sup>
B2 UNIT FOOTPRINT	665 ft <sup>2</sup>
B3 UNIT FOOTPRINT	687 ft <sup>2</sup>
B3a UNIT FOOTPRINT	687 ft <sup>2</sup>
D UNIT FOOTPRINT	655 ft <sup>2</sup>
D1a UNIT FOOTPRINT	697 ft <sup>2</sup>
E UNIT FOOTPRINT	820 ft <sup>2</sup>
E1 UNIT FOOTPRINT	863 ft <sup>2</sup>
E2 UNIT FOOTPRINT	866 ft <sup>2</sup>
AMENITY BUILDING	2,145 ft <sup>2</sup>
<b>TOTAL UNITS</b>	<b>243</b>

DENSITY	PROPOSED	PERMITTED	AMENITY AREA	PROPOSED	REQUIRED
# UNITS / ACRE (NET)	22.40	30.00	INDOOR	1,991 ft <sup>2</sup>	4,576 ft <sup>2</sup>
F.A.R. (NET)	0.75	0.80	OUTDOOR	7,435 ft <sup>2</sup>	4,576 ft <sup>2</sup>

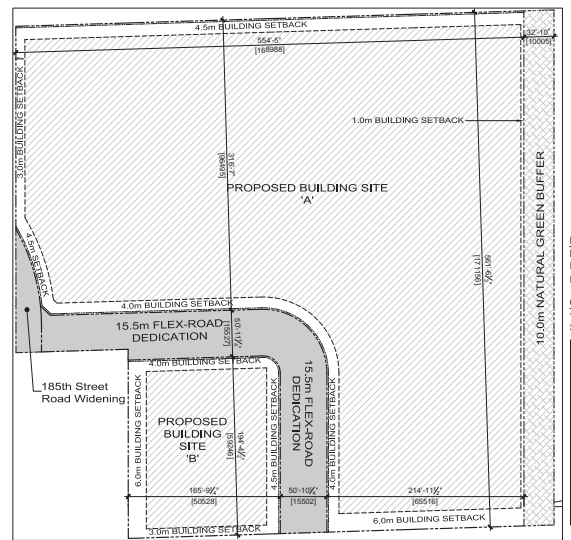
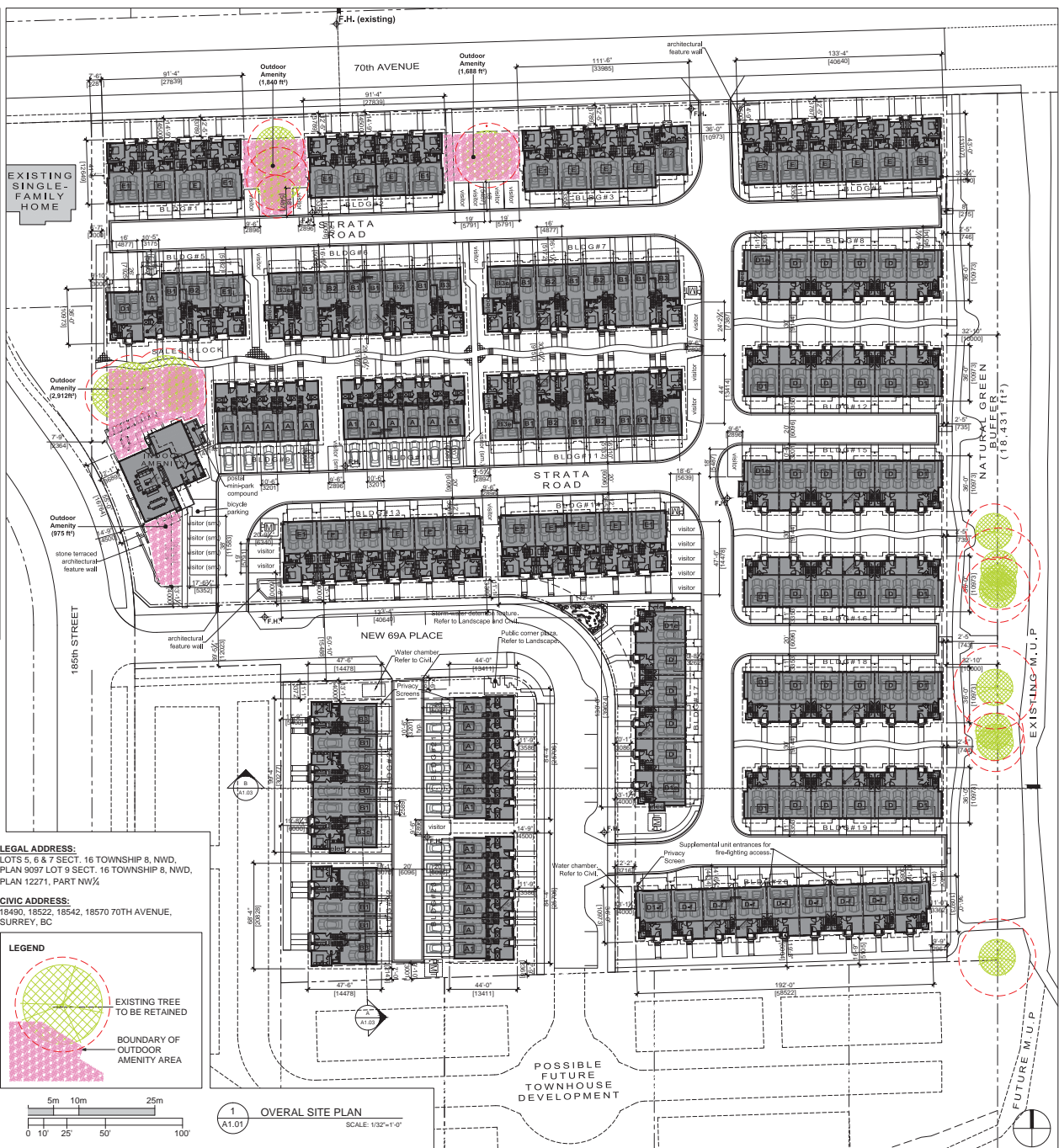
  

PARKING	PROPOSED	REQUIRED
Resident, Tandem	84	
Resident, Side by Side	202	
Total Resident Parking	286	286
Total Visitor Parking	25	25
<b>TOTAL PARKING</b>	<b>315</b>	<b>315</b>

\*Refer to DPR/2 justification of Variances

FLOOR AREA	A UNITS	A1 UNITS	B1 UNITS	B2 UNITS	B3 UNITS	B3a UNITS	D UNITS	D1a UNITS	E UNITS	E1 UNITS	E2 UNITS	ELC RM	TOTAL AREA
BUILDING #1	0	0	0	0	0	0	0	0	2	2	0	0	6,402 ft <sup>2</sup>
BUILDING #2	0	0	0	0	0	0	0	0	2	2	0	0	6,402 ft <sup>2</sup>
BUILDING #3	0	0	0	0	0	0	0	0	3	1	1	0	7,706 ft <sup>2</sup>
BUILDING #4	0	0	0	0	0	0	0	0	4	2	0	0	9,534 ft <sup>2</sup>
BUILDING #5	1	0	1	1	0	0	0	1	0	0	1	0	7,280 ft <sup>2</sup>
BUILDING #6	0	0	4	2	1	1	0	0	0	0	0	0	11,760 ft <sup>2</sup>
BUILDING #7	0	0	4	2	1	1	0	0	0	0	0	0	11,760 ft <sup>2</sup>
BUILDING #8	0	0	0	0	0	0	4	1	1	0	0	0	8,809 ft <sup>2</sup>
BUILDING #9	3	2	0	0	0	0	0	0	0	0	0	0	9,534 ft <sup>2</sup>
BUILDING #10	4	2	0	0	0	0	0	0	0	0	0	0	7,940 ft <sup>2</sup>
BUILDING #11	0	0	4	2	1	1	0	0	0	0	0	0	11,760 ft <sup>2</sup>
BUILDING #12	0	0	0	0	0	0	4	2	0	0	0	0	8,789 ft <sup>2</sup>
BUILDING #13	0	0	0	0	0	0	0	0	4	2	0	0	8,538 ft <sup>2</sup>
BUILDING #14	0	0	0	0	0	0	0	0	3	2	0	0	7,950 ft <sup>2</sup>
BUILDING #15	0	0	0	0	0	0	4	1	1	0	0	0	8,858 ft <sup>2</sup>
BUILDING #16	0	0	0	0	0	0	4	2	0	0	0	0	8,789 ft <sup>2</sup>
BUILDING #17	0	0	0	0	0	0	2	0	2	0	0	0	8,538 ft <sup>2</sup>
BUILDING #18	0	0	0	0	0	0	4	2	0	0	0	0	8,789 ft <sup>2</sup>
BUILDING #19	0	0	0	0	0	0	4	2	0	0	0	0	11,129 ft <sup>2</sup>
BUILDING #20	0	0	0	0	0	0	7	2	0	0	0	0	11,129 ft <sup>2</sup>
BUILDING #21	4	2	0	0	0	0	0	0	0	0	0	0	7,940 ft <sup>2</sup>
BUILDING #22	0	0	2	0	2	0	0	0	0	0	0	0	5,802 ft <sup>2</sup>
BUILDING #23	4	2	0	0	0	0	0	0	0	0	0	0	7,940 ft <sup>2</sup>
BUILDING #24	0	0	3	1	1	1	0	0	0	0	0	0	8,207,988 ft <sup>2</sup>
<b>TOTAL FLOOR AREA</b>	<b>161</b>	<b>181</b>	<b>181</b>	<b>61</b>	<b>41</b>	<b>35</b>	<b>11</b>	<b>41</b>	<b>38</b>	<b>17</b>	<b>1</b>	<b>1</b>	<b>207,988 ft<sup>2</sup></b>



2 A1.01 DEVELOPABLE AREA DIAGRAM

1 A1.01 OVERALL SITE PLAN



Context Image #01



Context Image #02



Context Image #03



Context Image #04



Context Image #05



Context Image #06



1 MASTER PLAN  
SCALE: 1/8" = 1'-0"



Context Image #07



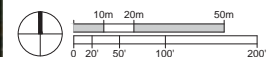
Context Image #08



Context Image #09



Context Image #10



REVISIONS

NO.	DESCRIPTION	DATE
1		

ISSUES	DATE
8	
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4	RE-ISSUED FOR DPR2 APPLICATION 2015-10-07
3	ISSUED FOR FIRE SERVICES REVIEW 2015-09-23
2	ISSUED FOR FIRE SERVICES REVIEW 2015-09-18
1	ISSUED FOR DPR2 APPLICATION 2015-08-31

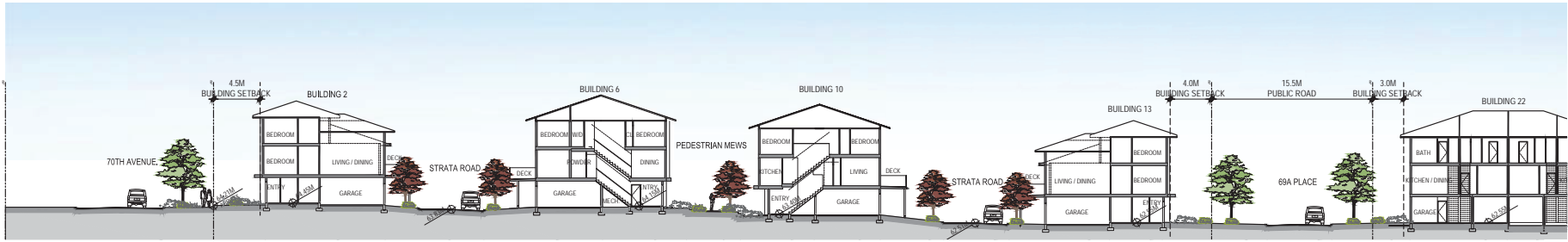
PROJECT NUMBER	DB-84
DRAWN BY	GRW / YW
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT  
**WEST CLAYTON TOWNHOMES**  
WEST CLAYTON  
SURREY, BC

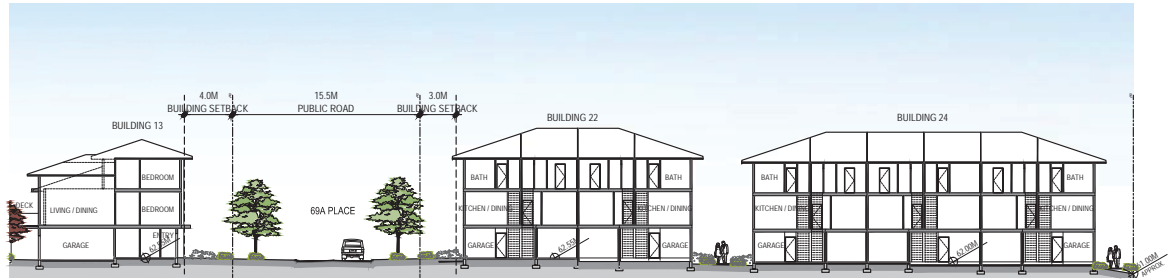
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**SITE CONTEXT & MASTER PLAN**

DRAWING NO.

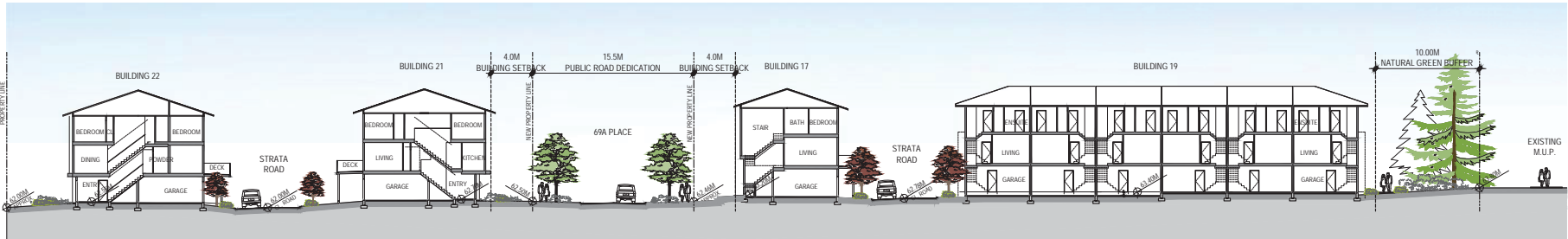
**A0.01**



1 SITE SECTION A  
SCALE: 1/16" = 1'-0"



1a SITE SECTION A (CONTINUED)  
SCALE: 1/16" = 1'-0"



2 SITE SECTION B  
SCALE: 1/16" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR DPR2 APPLICATION	2015-08-31

ISSUES	DATE
8	
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PROJECT NUMBER	DB-84
DRAWN BY	GRW / YW
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT  
**WEST CLAYTON TOWNHOMES**  
WEST CLAYTON  
SURREY, BC

DRAWING TITLE  
**SITE SECTIONS**

DRAWING NO.

**A1.03**



1 STREETSCAPE - ALONG 70TH AVE  
SCALE: 1/8" = 1'-0"



1a STREETSCAPE - ALONG 70TH AVE (CONTINUED)  
SCALE: 1/8" = 1'-0"



4 STREETSCAPE - 69A AVE ( FACING NORTH )  
SCALE: 1/8" = 1'-0"



2 STREETSCAPE - 69A AVE ( FACING SOUTH )  
SCALE: 1/8" = 1'-0"

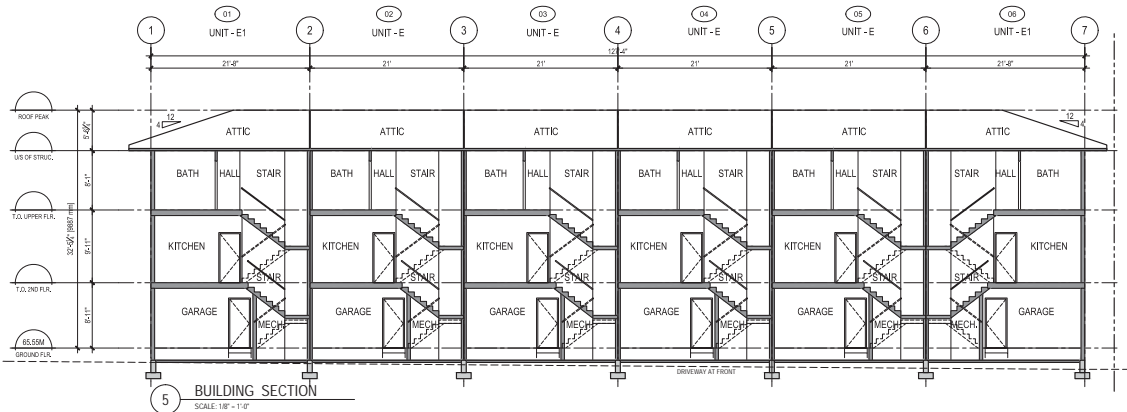
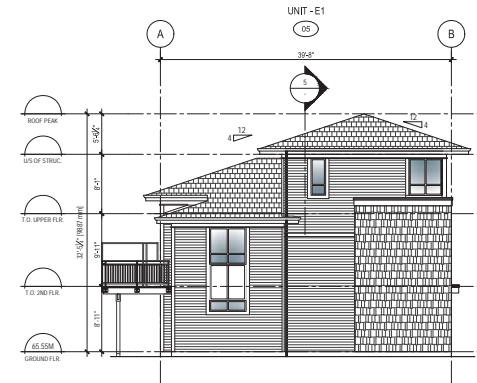
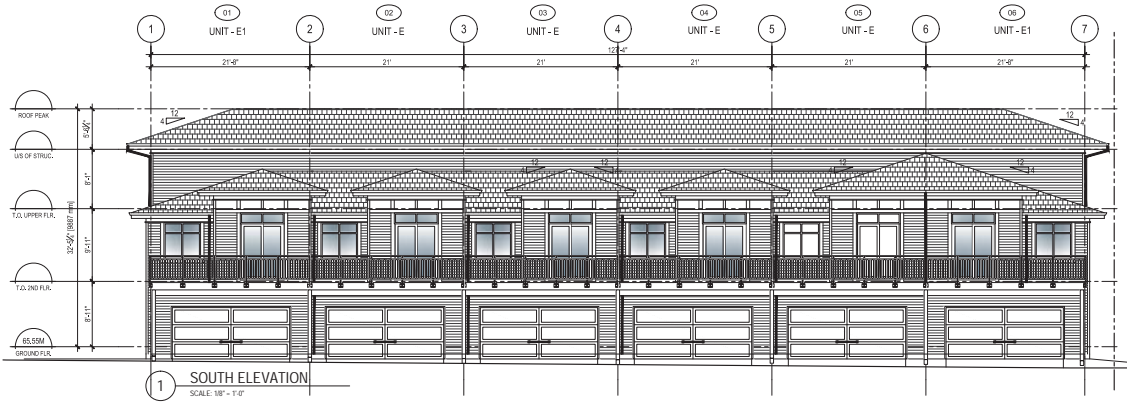
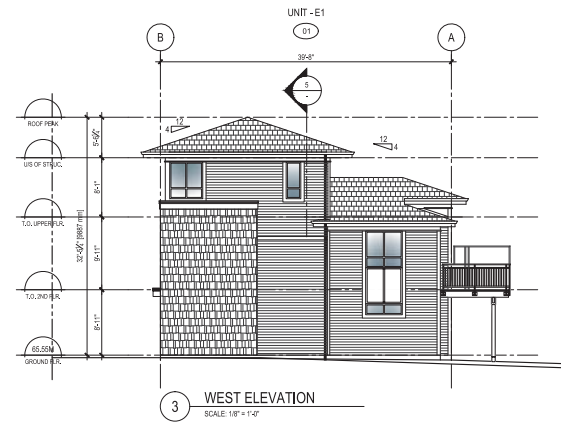
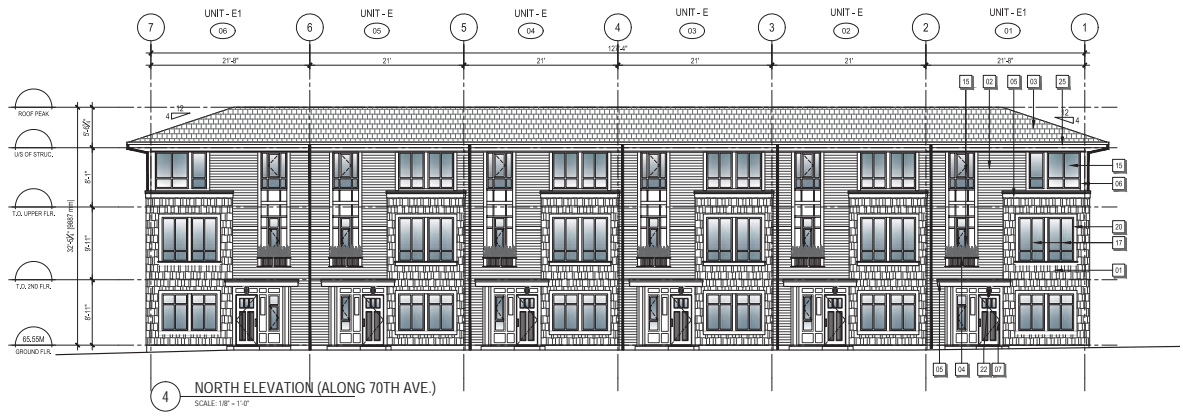


5 STREETSCAPE - 69A AVE ( FACING EAST )  
SCALE: 1/8" = 1'-0"



3 STREETSCAPE - 69A AVE ( FACING WEST )  
SCALE: 1/8" = 1'-0"

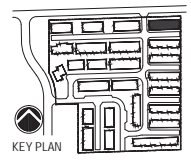
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**MATERIAL KEY**

01 WOOD SHAKES, PAINTED	19 WOOD PRIVACY PARTITION REPLACEMENT MODEL "DEEP SPACE" 2125-20
02 VINYL SIDING, FIELD, HORIZONTAL CENTER, "PEARL" 500	20 WOOD TRIM #2, PAINTED COLOUR TO MATCH ADJACENT WOOD SHAKES
03 ASPHALT SHINGLES "TBD"	21 FINE FINISHED METAL FLASHING COLOUR T.B.D.
04 ALUMINUM PLASTER BOX PREFINISHED, STANDING BLACK	22 BRONZE OUTDOOR SOFFIT LIGHT 50W TO GOLF MODELS, FLC 810-82
05 FRONT ENTRY CANOPY PAINTED TO MATCH WOOD TRIM #1	23 MANUFACTURED STONE, VENER CLADDING
06 WOOD TRIM #1 / FASCIA, PAINTED	24 PREFABRICATED CONCRETE CAP STONE
07 FIBREGLASS ENTRY DOOR CW BLACK FRAME	25 PRE-FINISHED METAL GUTTER, COLOUR TO MATCH TRIM #1
08 FIBRE CEMENT BOARD AND BATTENS, PAINTED COLOUR TO MATCH WOOD TRIM #1	26 ALUMINUM RAIN WATER LEADER, COLOUR T.B.D.
09 FIBRE CEMENT BOARD AND BATTENS, PAINTED COLOUR TO MATCH WOOD TRIM #1	27 TIMBER COLUMN, STAINED
10 WOOD TRIM, PAINTED (FINISHER'S DETAIL) COLOUR TO MATCH WOOD TRIM #1	28 TIMBER BEAM, STAINED
11 ALUMINUM CLAYED RAIL, CW PICKETS PREFINISHED, STANDING BLACK	29 BRONZE OUTDOOR WALL SCIENCE SIMILAR TO GOLF MODELS, FLC 810-82
12 UNIT ADDRESS / NUMBER "T.B.D."	
13 VINYL SIDING, ACCENT, HORIZONTAL CENTER, "DOVER GRAY" 127	
14 OVERHEAD DOOR, PANELIZED, PAINTED	
15 VINYL WINDOW STANDARD WHITE FRAME	
16 VINYL SLIDING DOOR STANDARD WHITE FRAME	
17 VINYL WINDOW BLACK FRAME	
18 STANDING BEAM ALUMINUM ROOF	

1m 3m 10m  
0 3' 5' 10' 25'



REVISIONS  
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ISSUES	DATE
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1 ISSUED FOR DPR2 APPLICATION	2015-08-31

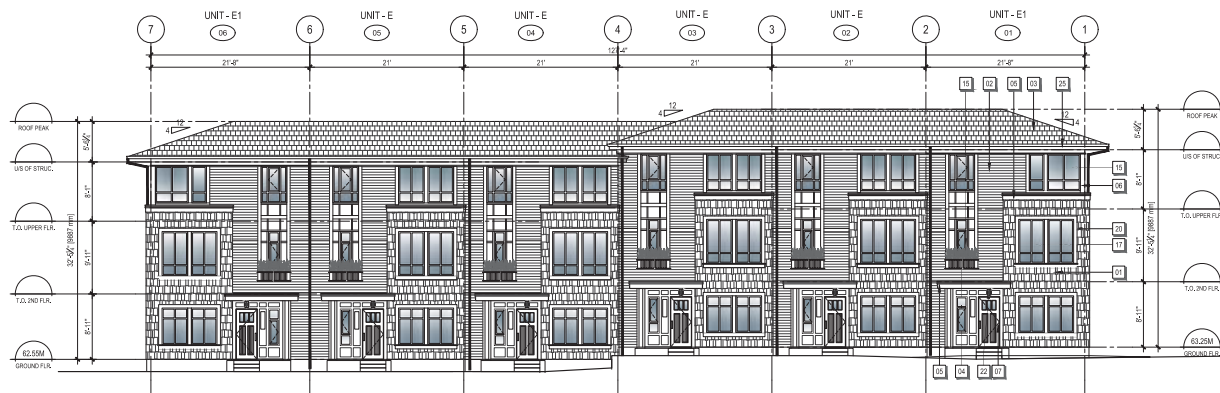
PROJECT NUMBER	DB-84
DRAWN BY	GRW / YW
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT  
**WEST CLAYTON TOWNHOMES**  
WEST CLAYTON  
SURREY, BC

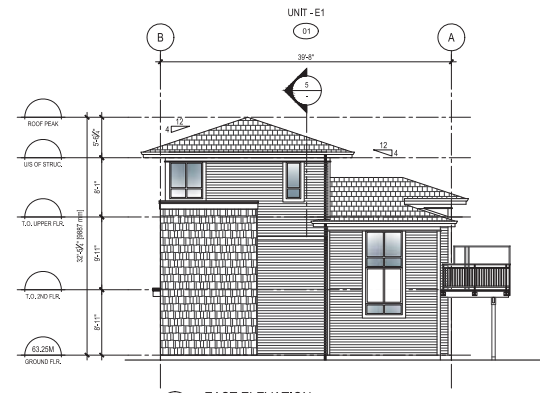
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**BUILDING #4 ELEVATIONS & SECTION**

DRAWING NO.

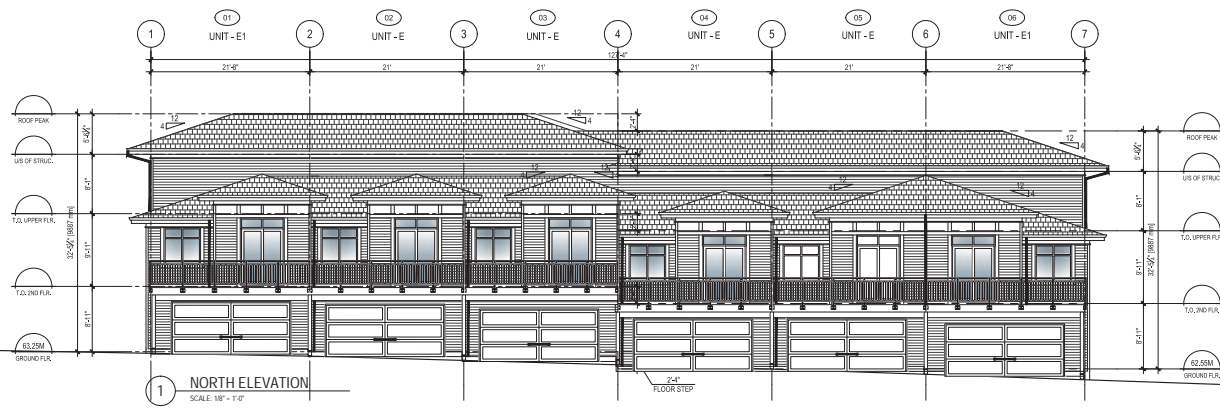
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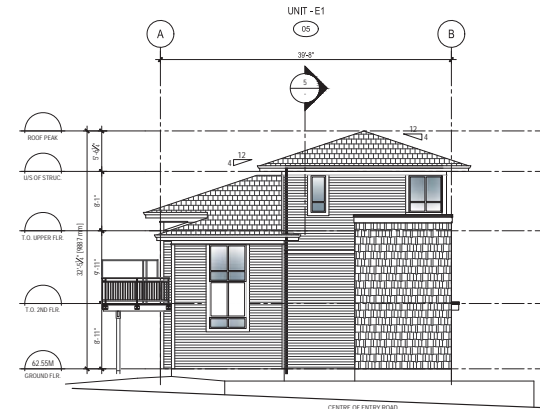
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SCALE: 1/8" = 1'-0"



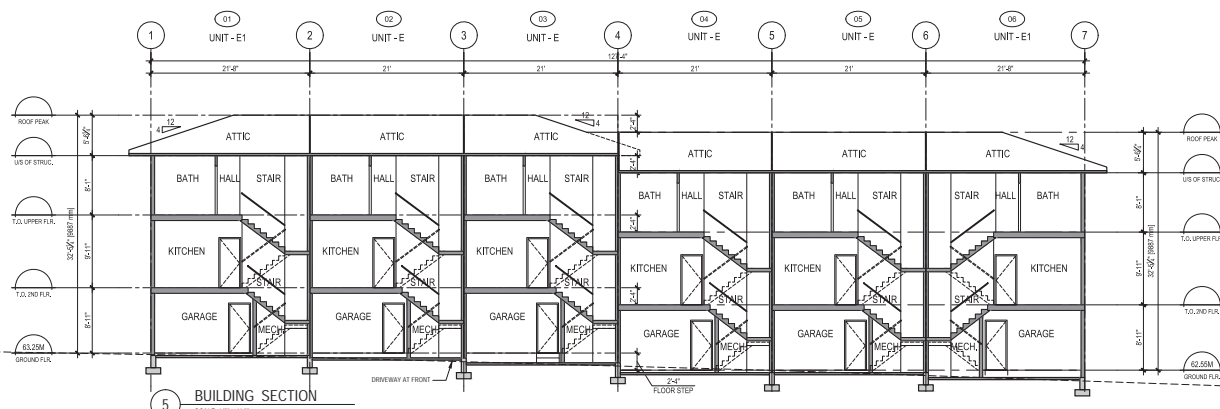
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1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



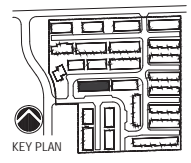
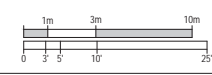
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SCALE: 1/8" = 1'-0"



5 BUILDING SECTION  
SCALE: 1/8" = 1'-0"

**MATERIAL KEY**

01 WOOD SHAKES, PAINTED	19 WOOD PRIVACY PARTITION - HEMLOCK MODEL, "STEEP SLOPE" 2125-20
02 VINYL SIDING, FIELD, HORIZONTAL CENTER, "PEARL" 508	20 WOOD TRIM #2, PAINTED - COLOUR TO MATCH WOOD SHAKES
03 ASPHALT SHINGLES - T82	21 PRE-FINISHED METAL FLASHING - COLOUR T.B.D.
04 ALUMINUM PLASTER BOX - PREFERRED, STANDING BLACK	22 BRONZE OUTDOOR SOFFIT LIGHT - SIM. TO GOLF MODEL, P.L.C. 801-82
05 FRONT ENTRY CANOPY - PAINTED TO MATCH WOOD TRIM #1	23 MANUFACTURED STONE, VENEER CLADDING
06 WOOD TRIM #1 / FASCIA, PAINTED	24 PREFABRICATED CONCRETE CAP STONE
07 FIBREGLASS ENTRY DOOR CW BLACK FRAME	25 PRE-FINISHED METAL GUTTER, - COLOUR TO MATCH TRIM #1
08 FIBRE CEMENT BOARD AND BATTENS, PAINTED - COLOUR TO MATCH WOOD TRIM #1	26 ALUMINUM RAIN WATER LEADER, - COLOUR T.B.D.
09 FIBRE CEMENT BOARD AND BATTENS, PAINTED - COLOUR TO MATCH WOOD TRIM #1	27 TIMBER COLUMN, STAINED
10 WOOD TRIM, PAINTED (PREFERRED DETAIL) - COLOUR TO MATCH WOOD TRIM #1	28 TIMBER BEAM, STAINED
11 ALUMINUM CLAMP RAIL, CW PICKETS - PREFERRED, STANDING BLACK	29 BRONZE OUTDOOR WALL SCIENCE - SIMILAR TO GOLF MODEL, P.L.C. 801-82
12 UNIT ADDRESS / NUMBER - T.B.D.	
13 VINYL SIDING, ACCENT, HORIZONTAL CENTER, "DOVER GRAY", 127	
14 OVERHEAD DOOR, FRAMELESS, PAINTED	
15 VINYL WINDOW - STANDARD WHITE FRAME	
16 VINYL SLIDING DOOR - STANDARD WHITE FRAME	
17 VINYL WINDOW - BLACK FRAME	
18 STANDING BEAM ALUMINUM ROOF	



REVISONS  
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ISSUES	DATE
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ISSUED FOR DPR2 APPLICATION 2015-08-31

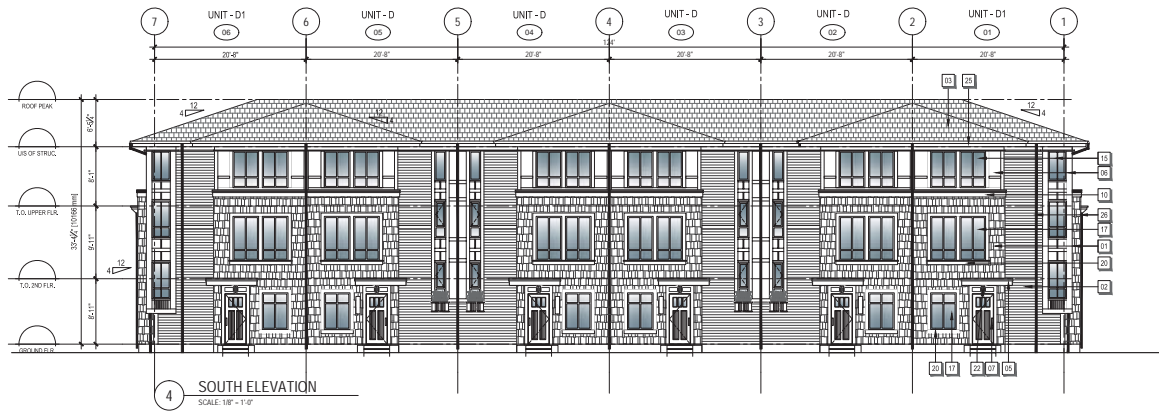
PROJECT NUMBER	DB-84
DRAWN BY	GRW / VW
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT  
**WEST CLAYTON TOWNHOMES**  
WEST CLAYTON  
SURREY, BC

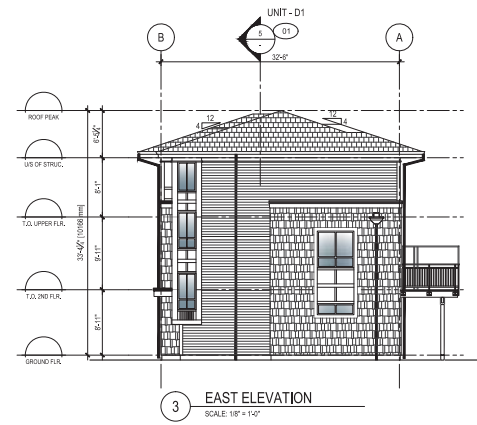
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**BUILDING #13 ELEVATIONS & SECTION**

DRAWING NO.

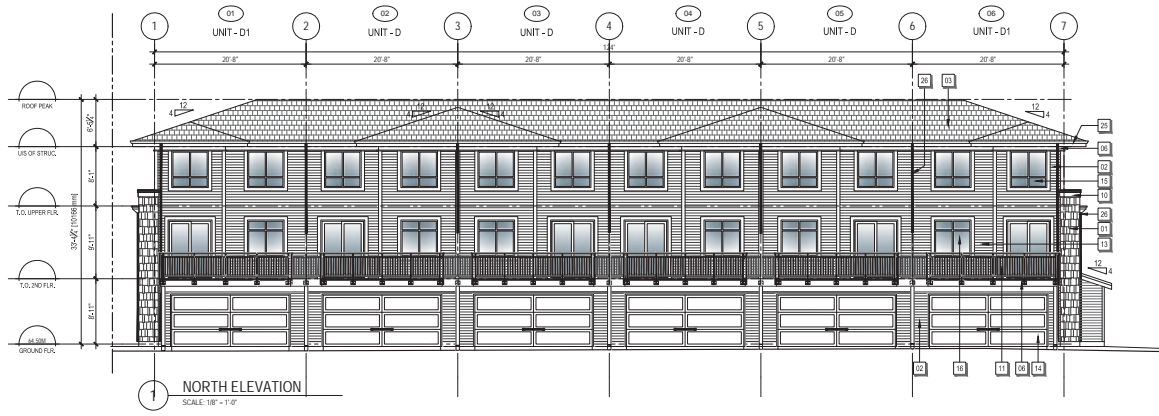
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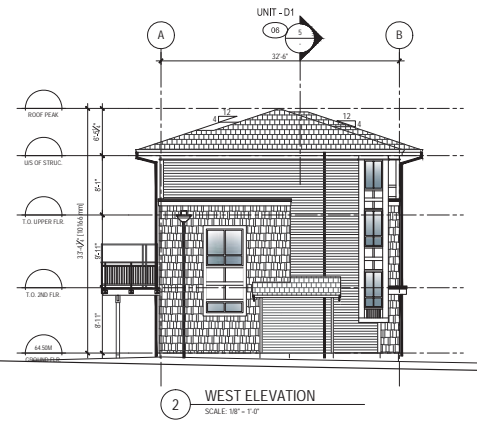
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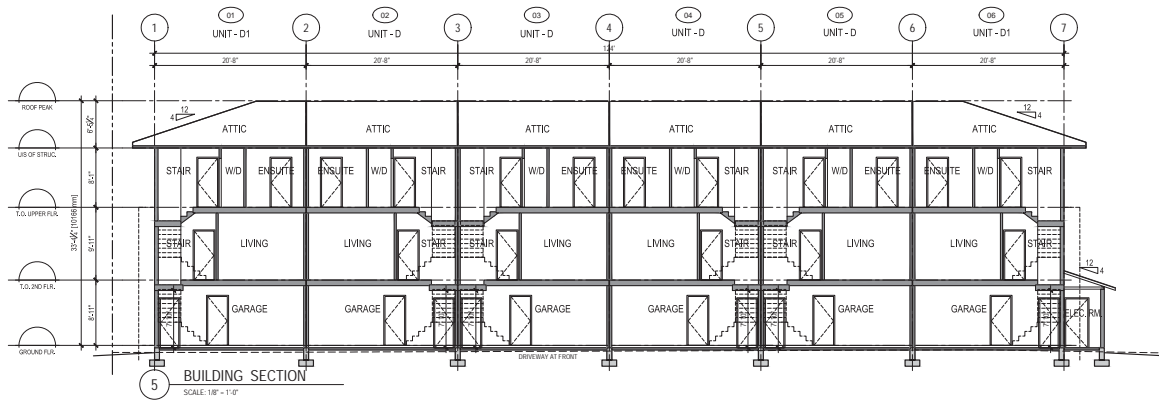
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1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



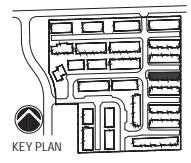
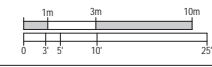
2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



5 BUILDING SECTION  
SCALE: 1/8" = 1'-0"

**MATERIAL KEY**

01 WOOD SHAKES, PAINTED	19 WOOD PRIVACY PARTITION -REARLUM MODEL, "DEEP SPACE", 2125-20
02 VINYL SIDING, FIELD, HORIZONTAL CENTER, "PEARL", 500	20 WOOD TRIM #2, PAINTED -COLOUR TO MATCH ADJACENT WOOD SHAKES
03 ASPHALT SHINGLES	21 FINE FINISHED METAL FLASHING, COLOUR T.B.D.
04 ALUMINUM PLASTER BOX -PREFINISHED, STANDING BLACK	22 BRONZE OUTDOOR SOFFIT LIGHT -SUN TO GOLF MODELS, FLC #010-02
05 FRONT ENTRY CANOPY -PAINTED TO MATCH WOOD TRIM #1	23 MANUFACTURED STONE, VENDOR CLADDING
06 WOOD TRIM #1 / FASCIA, PAINTED	24 PREFABRICATED CONCRETE CAP STONE
07 FIBREGLASS ENTRY DOOR CW BLACK FRAME	25 PRE-FINISHED METAL GUTTER, COLOUR TO MATCH TRIM #1
08 FIBRE CEMENT BOARD AND BATTENS, PAINTED -COLOUR TO MATCH WOOD TRIM #1	26 ALUMINUM RAIN WATER LEADER, COLOUR T.B.D.
09 FIBRE CEMENT BOARD AND BATTENS, PAINTED -COLOUR TO MATCH WOOD TRIM #1	27 TIMBER COLUMN, STAINED
10 WOOD TRIM, PAINTED (PINE/PIE DETAIL) -COLOUR TO MATCH WOOD TRIM #1	28 TIMBER BEAM, STAINED
11 ALUMINUM CLIMBED RAIL, CW PICKETS -PREFINISHED, STANDING BLACK	29 BRONZE OUTDOOR WALL SCIENCE -SIMILAR TO GOLF MODELS, FLC #010-02
12 UNIT ADDRESS / NUMBER -T.B.D.	
13 VINYL SIDING, ACCENT, HORIZONTAL CENTER, "DOVER GRAY", 127	
14 OVERHEAD DOOR, PANELIZED, PAINTED	
15 VINYL WINDOW -STANDARD WHITE FRAME	
16 VINYL SLIDING DOOR -STANDARD WHITE FRAME	
17 VINYL WINDOW -BLACK FRAME	
18 STANDING BEAM ALUMINUM ROOF	



REVISIONS  
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ISSUES	DATE
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1 ISSUED FOR DPR2 APPLICATION	2015-08-31

PROJECT NUMBER	DB-04
DRAWN BY	GRW / YW
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

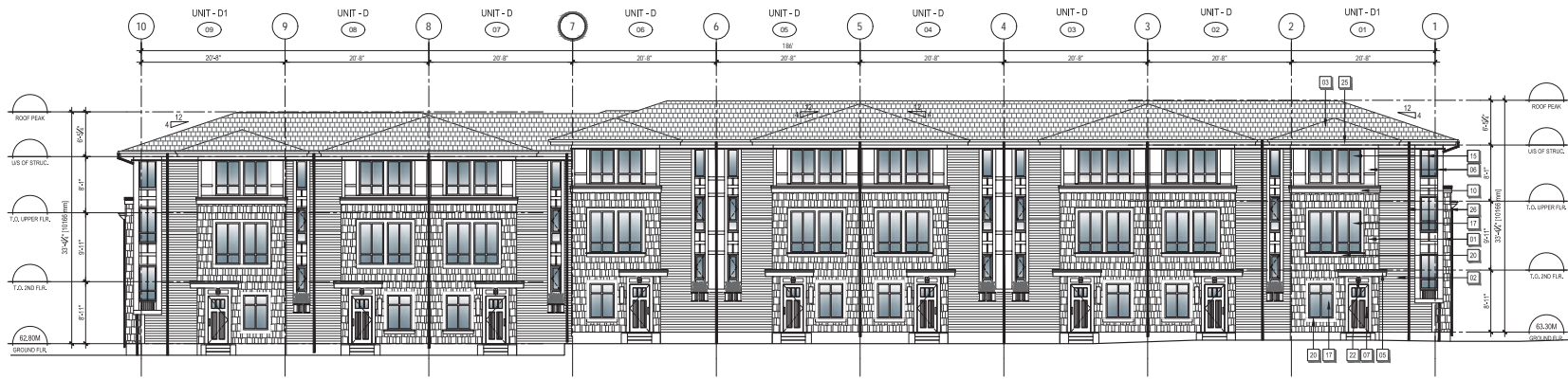
PROJECT  
**WEST CLAYTON TOWNHOMES**  
WEST CLAYTON  
SURREY, BC

DRAWING TITLE  
**BUILDING #15 ELEVATIONS & SECTION**

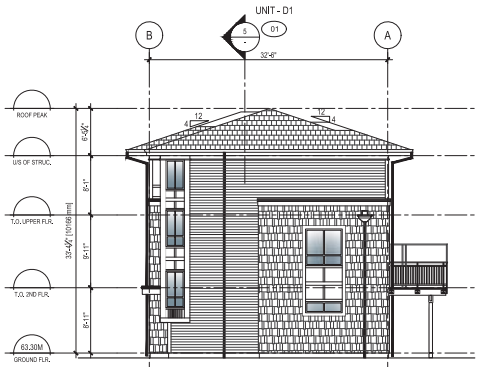
DRAWING NO.

**A3.15**

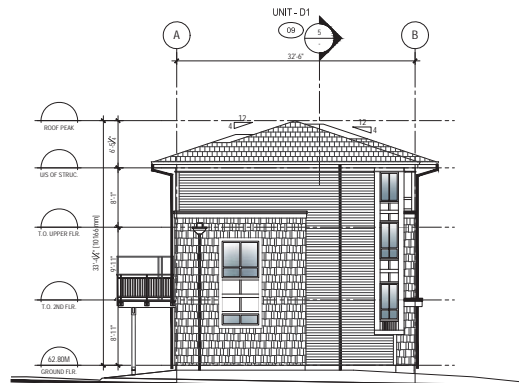




4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

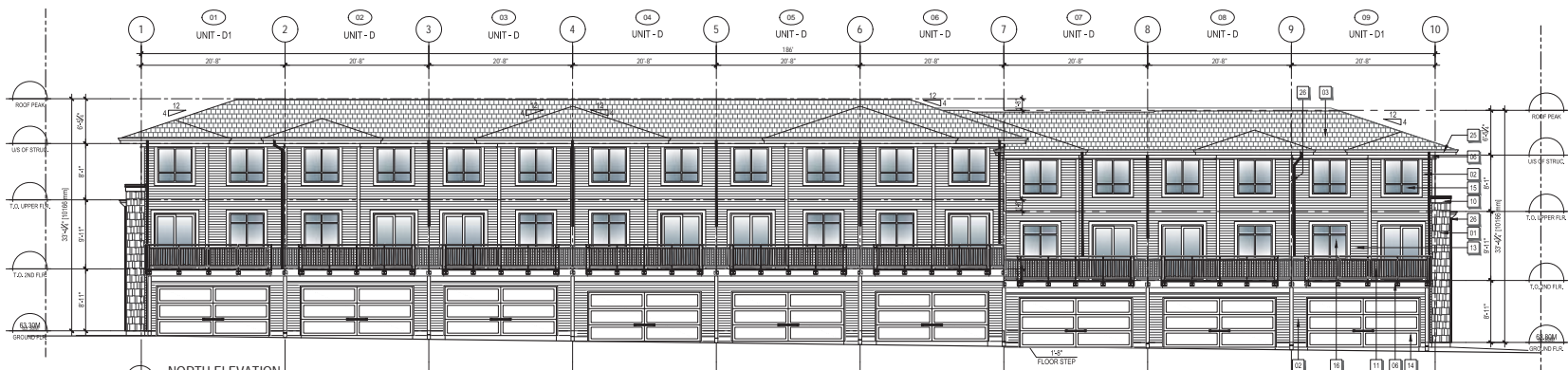
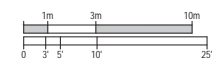


3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

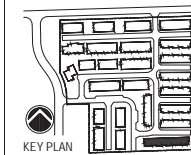


2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

MATERIAL KEY	
01	WOOD SHAKES, PAINTED
02	VINYL SIDING, FIELD, HORIZONTAL, GENERAL, TRIM, 100
03	ASPHALT SHINGLES
04	ALUMINUM PLANTER BOX, UNFINISHED, STANDARD BLACK
05	FRONT ENTRY CANOPY, PAINTED TO MATCH WOOD TRIM #1
06	WOOD TRIM #1 / FASCIA, PAINTED
07	FIBREGLASS ENTRY DOOR CW, BLACK FRAME
08	FIBRE CEMENT BOARD AND BATTING, PAINTED, COLOUR TO MATCH WOOD TRIM #2
09	FIBRE CEMENT BOARD AND BATTING, PAINTED, COLOUR TO MATCH WOOD TRIM #2
10	WOOD TRIM, PAINTED ("FINISH" DETAIL), COLOUR TO MATCH WOOD TRIM #1
11	ALUMINUM GUARD RAIL, CIV PICKETS, UNFINISHED, STANDARD BLACK
12	UNIT ADDRESS / NUMBER, 1" B.D.
13	VINYL SIDING, ACCENT, HORIZONTAL, GENERAL, "COVER GRAY", 100"
14	OVERHEAD DOOR, PANELIZED, PAINTED
15	VINYL WINDOW, STANDARD WHITE FRAME
16	VINYL SLIDING DOOR, STANDARD WHITE FRAME
17	VINYL WINDOW, BLACK FRAME
18	STANDING SEAM ALUMINUM ROOF
19	WOOD PRODUCT PARTITION, BENJAMIN MOORE, "DEEP SPACE", 2125-20
20	WOOD TRIM #2, PAINTED, COLOUR TO MATCH ADJACENT WOOD SHAKES
21	PRE-FINISHED METAL FLASHING, COLOUR T.B.D.
22	BRONZE OUTDOOR SCOFFY LIGHT, SIM. TO GULF MODERN, P.L.C. #012-BZ
23	MANUFACTURED STONE, VENEER CLADDING
24	PREFABRICATED CONCRETE CAP STONE
25	PRE-FINISHED METAL, COLOUR TO MATCH TRIM #1
26	ALUMINUM RAIN WATER LEADER, COLOUR T.B.D.
27	TIMBER COLUMN, STAINED
28	TIMBER BEAM, STAINED
29	BRONZE OUTDOOR WALL SCIENCE, SIMILAR TO GULF MODER, P.L.C. #012-BZ



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



REVISIONS	DATE
1	

ISSUES	DATE
8	
7	
6	
5	
4	
3	
2	
1	ISSUED FOR DPR2 APPLICATION 2015-08-31

PROJECT NUMBER	DB-84
DRAWN BY	GRW / YW
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

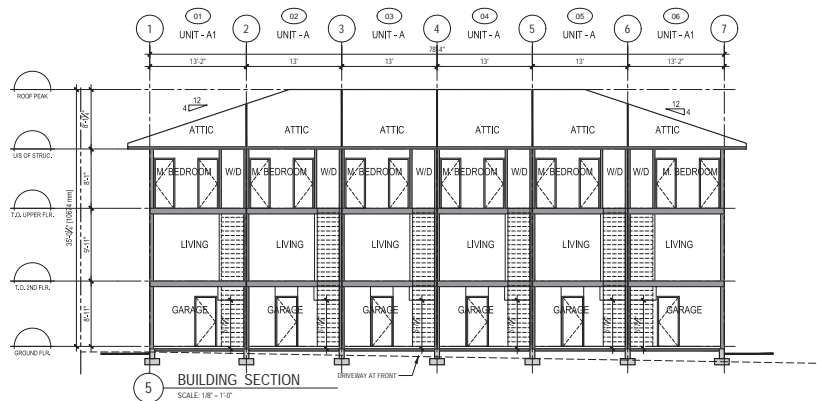
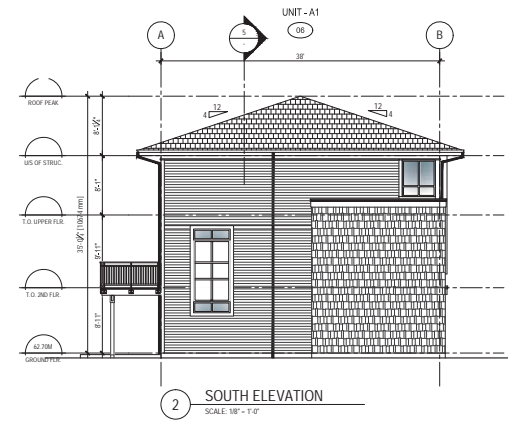
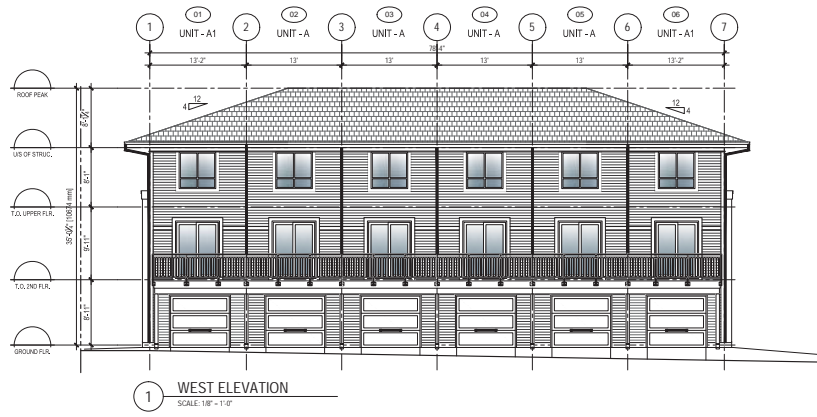
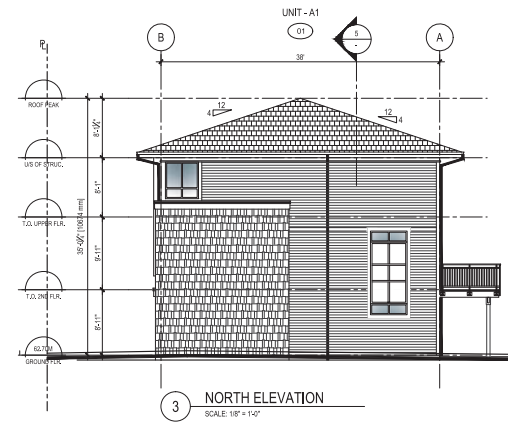
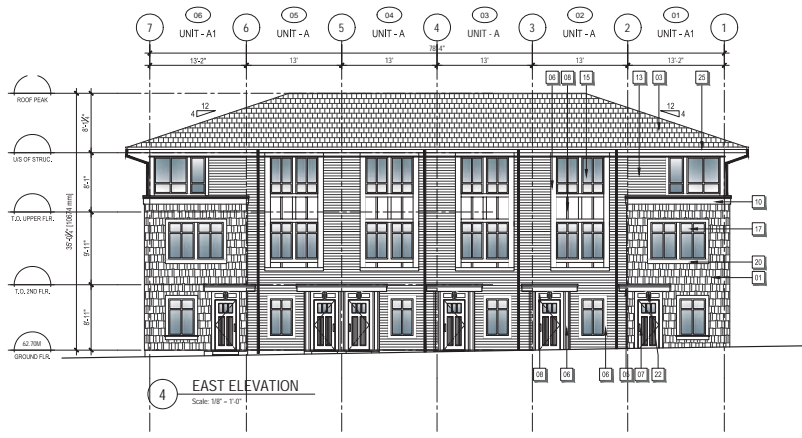
**PROJECT**  
WEST CLAYTON  
TOWNHOMES

WEST CLAYTON  
SURREY, BC

**DRAWING TITLE**  
ELEVATIONS  
BUILDING #20

DRAWING NO.

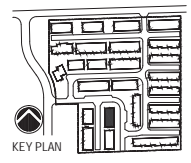
**A3.20A**



**MATERIAL KEY**

01 WOOD SHAKES, PAINTED	19 WOOD PRIVACY PARTITION - BIRCH/ALUMINUM, "DEEP SPACE", 2125-20
02 VINYL SIDING, FIELD, HORIZONTAL CENTER, PEARL, 200	20 WOOD TRIM #2, PAINTED - COLOUR TO MATCH ADJACENT WOOD SHAKES
03 ASPHALT SHINGLES	21 PRE-FINISHED METAL FLASHING, COLOUR T.B.D.
04 ALUMINUM PLASTER BOX - PREFINISHED, STANDING BLACK	22 BRONZE OUTDOOR SOFFIT LIGHT - SIM. TO GOLF MODELS, P.L.C. 801-82
05 FRONT ENTRY CANOPY - PAINTED TO MATCH WOOD TRIM #1	23 MANUFACTURED STONE, VENER CLADDING
06 WOOD TRIM #1 / FASCIA, PAINTED	24 PREFABRICATED CONCRETE CAP STONE
07 FIBREGLASS ENTRY DOOR CW BLACK FRAME	25 PRE-FINISHED METAL GUTTER, COLOUR TO MATCH TRIM #1
08 FIBRE CEMENT BOARD AND BATTENS, PAINTED - COLOUR TO MATCH WOOD TRIM #1	26 ALUMINUM RAIN WATER LEADER, COLOUR T.B.D.
09 FIBRE CEMENT BOARD AND BATTENS, PAINTED - COLOUR TO MATCH WOOD TRIM #1	27 TIMBER COLUMN, STAINED
10 WOOD TRIM, PAINTED (FINISH #1 DETAIL) - COLOUR TO MATCH WOOD TRIM #1	28 TIMBER BEAM, STAINED
11 ALUMINUM CLIMBED RAIL, CW PICKETS - PREFINISHED, STANDING BLACK	29 BRONZE OUTDOOR WALL SCIENCE - SIMILAR TO GOLF MODELS, P.L.C. 801-82
12 UNIT ADDRESS / NUMBER - T.B.D.	
13 VINYL SIDING, ACCENT, HORIZONTAL CENTER, "DOVER GRAY", 127	
14 OVERHEAD DOOR, PANELIZED, PAINTED	
15 VINYL WINDOW - STANDARD WHITE FRAME	
16 VINYL SLIDING DOOR - STANDARD WHITE FRAME	
17 VINYL WINDOW - BLACK FRAME	
18 STANDING BEAM ALUMINUM ROOF	

Scale: 1m, 3m, 10m  
0 3' 5' 10'



REVISIONS  
1

ISSUES	DATE
8	
7	
6	
5	
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3	
2	
1	ISSUED FOR DPR2 APPLICATION 2015-08-31

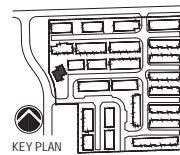
PROJECT NUMBER	DB-84
DRAWN BY	GRW / YW
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT  
**WEST CLAYTON TOWNHOMES**  
WEST CLAYTON  
SURREY, BC

DRAWING TITLE  
**BUILDING #21 ELEVATIONS & SECTION**

DRAWING NO.

**A3.21**



REVISIONS

ISSUES	DATE
8	
7	
6	
5	
4	RE-ISSUED FOR DPR2 APPLICATION 2015-10-07
3	ISSUED FOR FIRE SERVICES REVIEW 2015-09-23
2	ISSUED FOR FIRE SERVICES REVIEW 2015-09-18
1	ISSUED FOR DPR2 APPLICATION 2015-08-31

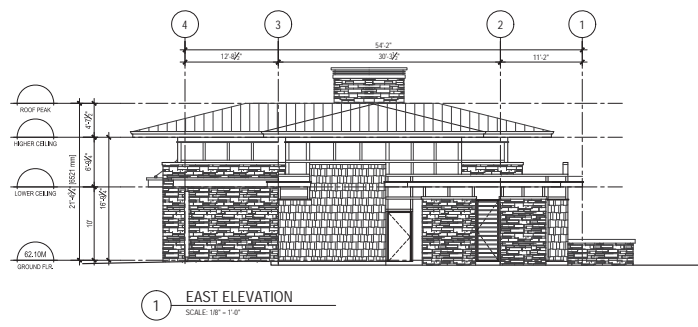
PROJECT NUMBER	DB-84
DRAWN BY	GRW / YW
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT  
**WEST CLAYTON TOWNHOMES**  
WEST CLAYTON  
SURREY, BC

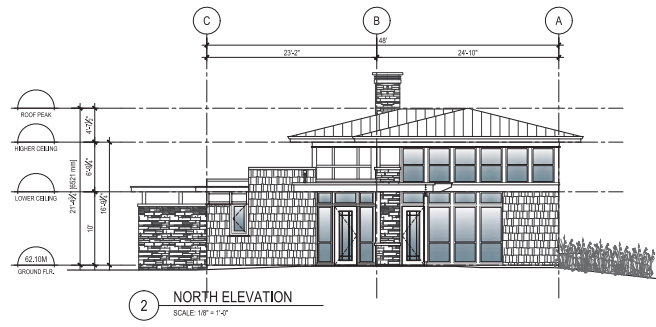
DRAWING TITLE  
**ELEVATIONS  
AMENITY BUILDING**

DRAWING NO.

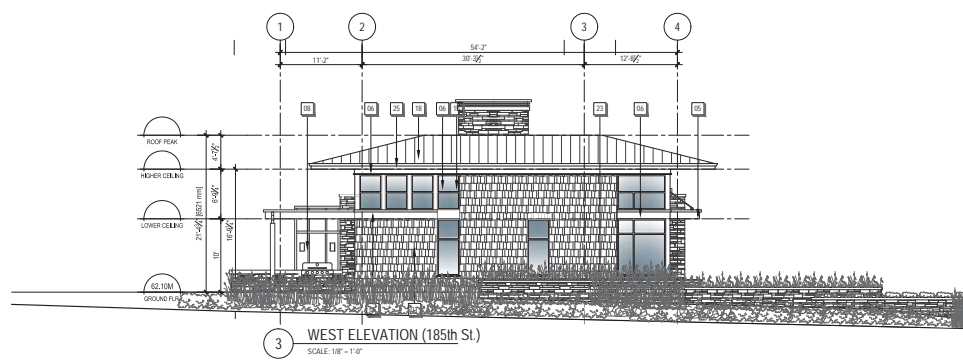
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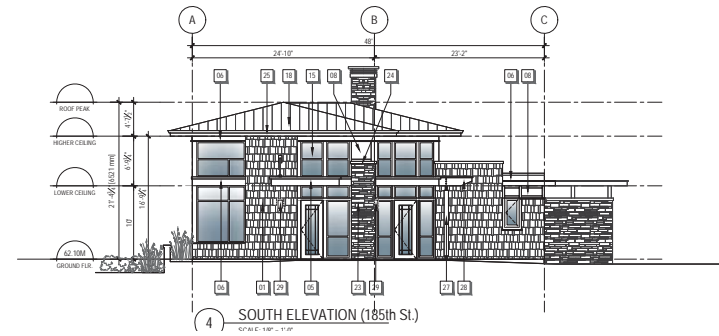
1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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



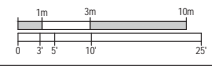
3 WEST ELEVATION (185th St.)  
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION (185th St.)  
SCALE: 1/8" = 1'-0"

**MATERIAL KEY**

01 WOOD SHAKES, PAINTED	19 WOOD PRIVACY PARTITION SHEWAN WOODS, "DEEP SPACE", 2125-20
02 VINYL SIDING, FIELD, HORIZONTAL GENTEK, "PEARL", 126	20 WOOD TRIM 4L, PAINTED COLOUR TO MATCH ADJACENT WOOD SHAKES
03 ASPHALT SHINGLES	21 PRE-FINISHED METAL FLASHING, COLOUR T.B.D.
04 ALUMINUM PLANTER BOX PREFINISHED, STAINED BLACK	22 BRONZE OUTDOOR SOFFIT LIGHT SML TO GALT MODERN, P.C. 801-BZ
05 FRONT ENTRY CANOPY PAINTED TO MATCH WOOD TRIM #1	23 MANUFACTURED STONE VENEER CLADDING
06 WOOD TRIM #1 / FASCIA, PAINTED	24 PREFABRICATED CONCRETE CAP STONE
07 FIBREGLASS ENTRY DOOR CW, BLACK FRAME	25 PRE-FINISHED METAL GUTTER, COLOUR TO MATCH TRIM #1
08 FIBRE-CEMENT BOARD-AND-BATTENS, PAINTED COLOUR TO MATCH WOOD TRIM #1	26 ALUMINUM RAIN WATER LEADER, COLOUR T.B.D.
09 FIBRE-CEMENT BOARD-AND-BATTENS, PAINTED COLOUR TO MATCH WOOD TRIM #2	27 TAMBER COLUMN, STAINED
10 WOOD TRIM, PAINTED ("PINE TRIM" DETAIL) COLOUR TO MATCH WOOD TRIM #1	28 TAMBER SEAL, STAINED
11 ALUMINUM GUARD RAIL CW, FINISHES PREFINISHED, STAINED BLACK	29 BRONZE OUTDOOR WALL SCONCE SML14L TO GALT MODERN, P.C. 801-BZ
12 UNIT ADDRESS / NUMBER T.B.D.	
13 VINYL SIDING, ACCENT, HORIZONTAL GENTEK, "DOVER GRAY", 127	
14 OVERHEAD DOOR, PANELIZED, PAINTED	
15 VINYL WINDOW - STANDARD WHITE FRAME	
16 VINYL SLIDING DOOR - STANDARD WHITE FRAME	
17 VINYL WINDOW - BLACK FRAME	
18 STANDING SEAM ALUMINUM ROOF	







**LEGEND**

TAG	DETAIL	MATERIAL
<b>SURFACING</b>		
101		FIBAR bark mulch at Tree Retention Zone
102		Standard Pavers in Running Bond at Visitor Parking Stalls
103		CIP Concrete Broom Finish Pathways 100mm thick, 50mm as per detail
104		18"x18" Hydrogressed Concrete Pavers
105		Sod Lawn on grade
106		Gravel/River Rock Drainage strip
107		Crusher Dust
108		Reinforced Grass Paving
109		Feature Concrete Paving +refer to civil
110		Extent of Structural Soil
<b>SITE FURNISHING/HARDSCAPE</b>		
P1		Balance Logs Wood stump logs 6"-12" dia
P2		Bike Stalls Black metal bike rack Advantaco Bike Rack Inc.
P3		Backless Wooden Bench
P4		Boulders in Planting
P5		Amenity Patio Seating
P6		Kid's Play Spring Rider Kompak MFC101 TABLE REC/EC 1.900.607.8141
P7		Outdoor Fitness Equipment One Up & One Down Green Gym Outdoor Fitness Equipment 800.483.0071
<b>WALLS &amp; FENCING</b>		
W1		3'-0" ht Typical Yard Fencing +Refer to Landscape details
W2		4'-0" ht Wood Privacy Fencing +Refer to Landscape details
W3		Wood Entry Gate No 70' fencing and gates at unit patios +Refer to Landscape details
W4		Masonry Retaining Wall +Refer to Arch. for further detail
W5		Concrete Feature Wall +Refer to Arch. for further detail
<b>LIGHTING</b>		
L1		Landscape Lighting +Refer to Elec. for further detail

**DRAWING LIST**

- L0.0 COVER SHEET**
- L1.01 MATERIALS/GRADING PLAN
  - L1.02 MATERIALS/GRADING PLAN
  - L1.03 MATERIALS/GRADING PLAN
  - L1.04 MATERIALS/GRADING PLAN
  - L1.05 MATERIALS/GRADING PLAN
  - L1.06 MATERIALS/GRADING PLAN
  - L1.07 MATERIALS/GRADING PLAN
  - L1.08 MATERIALS/GRADING PLAN
  - L1.09 MATERIALS/GRADING PLAN
  - L1.10 MATERIALS/GRADING PLAN
- L2.01 PLANTING PLAN**
- L2.02 PLANTING PLAN
  - L2.03 PLANTING PLAN
  - L2.04 PLANTING PLAN
  - L2.05 PLANTING PLAN
  - L2.06 PLANTING PLAN
  - L2.07 PLANTING PLAN
  - L2.08 PLANTING PLAN
  - L2.09 PLANTING PLAN
  - L2.10 PLANTING PLAN
- L3.1 LANDSCAPE SECTIONS**
- L3.2 LANDSCAPE SECTIONS
  - L3.3 LANDSCAPE DETAILS
  - L3.4 LANDSCAPE DETAILS
  - L3.5 LANDSCAPE DETAILS

3	OCT 14-15	RE ISSUED FOR DP/RZ
2	AUG 25-15	ISSUED FOR DP
1	JUL 29-15	ISSUED FOR DP
no.	date:	item:

Revisions:



**GRADING KEY**

SYM	FINISHED GRADE
FG	Finished Grade
tw	Top of Wall
tc	Top of Curb
+188'-6"	Spot Elevation
+	Stair Run & Direction
+	Slope Lines

**PLANTING NOTES**

- All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard.
- Plant sizes and related container classes are specified according to the B.C. Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
- All trees to be staked in accordance with BCNTA Standards.
- ALL STREET TREES** install 8' x 24" Deep Root Barrier centred on each tree between tree pit and sidewalk **(ON BOTH SIDES: CURB AND SIDEWALK)**.
- For all existing on site services and survey symbols refer to survey drawings.
- All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.
- All 'Soft Landscape Areas' are to be irrigated to IAABC Standards with a high-efficiency irrigation system.
- All Patios shall be equipped with hose bibs.
- All irrigation valve boxes equipped with quick-couplers.

Project:

**WEST CLAYTON TOWNHOMES**

Drawn by: AG

Checked by: PK

Date: JULY 2015

Scale: NTS

Drawing Title:

**OVERALL SITEPLAN & COVERSHEET**

Project No.:

14090

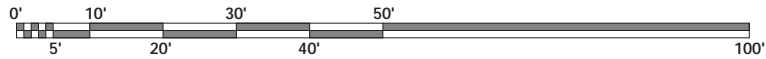
Sheet No.:

**L0.0**

**PLANT LIST**

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>														
19		Acer Palmatum	Japanese Maple (Green)	6cm cal. B&B	42	844	Azalea Hino White*	Azalea Hino White	#2 pot, 18" o.c.	A	2828	Ajuga reptans 'Amurpurpur'	Carpet Bugleweed	#1 pot, 12" o.c.
57		Acer Rubrum 'Sentinel'	Sentinel Red Maple	7cm B&B	AZ	1269	Azalea Hino Pink*	Hino Pink Azalea	#2 pot, 18" o.c.	ca	103	Calamagrostis aquatilis 'Karl Foerster'	Feather Reed Grass	#3 pot, 18" o.c.
23		Acer Rubrum 'Autumn Blaze'	Autumn Blaze Red Maple	7cm B&B	Bx	320	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot, 14" o.c.	co	1751	Carex oshimensis	Evergold Sedge	#1 pot, 12" o.c.
47		Cornus 'Eddie's White Wonder'	White Flowering Dogwood	6cm B&B	Cl	425	Choisya ternata 'Aztec Pearl'	Mexican Mock Orange	#3 pot, 24" o.c.	cb	163	Cornus sericea	Redosier Dogwood	#2 pot, 18" o.c.
16		Cornus kousa 'Satanii'	Satanii Dogwood	6cm cal. B&B	De	72	Dryopteris erythrosora	Autumn Fern	#1 pot, 15" o.c.	c	70	Colostephus dammeri	Bearberry Colostephus	#1 pot, 12" o.c.
24		Chamaecyparis nootkanensis	Weeping Nootka Cypress	3m ht. B&B	EJ	179	Eurythmum tortense	Wintercreeper	#2 pot, 18" o.c.	e	1564	Enka carnea	Heath	#1 pot, 12" o.c.
3		Magnolia sieboldii	Siebold's Magnolia	6cm B&B	GJ	426	Gaultheria shallon	Salei	#2 pot, 18" o.c.	f	1027	Festuca glauca	Blue Fescue	#1 pot, 12" o.c.
7		Picea pungens 'Glauca'	Colorado Blue Spruce	3m ht. B&B	Hm	50	Hemerocallis mollis	Japanese Welch Hazael	#2 pot, 24" o.c.	Ho	63	Hosta sieboldiana 'Elegans'	Elegans Hosta	#1 pot, 12" o.c.
13		Populus tremuloides	Trembling Aspen	6cm cal. B&B	HD	41	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	#3 pot, 30" o.c.	I	619	Iberis sempervirens	Evergreen Candytuft	#1 pot, 12" o.c.
45		Prunus sargentii 'Rancho'	Rancho Cherry	6cm cal. B&B	LP	913	Lonicera pileata	Pileat Honeysuckle	#2 pot, 24" o.c.	Ig	117	Iris germanica	Purple Flag Iris	#2 pot, 14" o.c.
11		Prunus 'Accolade'	Accolade Flowering Cherry	7cm B&B	LI	537	Leucotoxos tortanensis	Fettershush	#3 pot, 24" o.c.	La	381	Lavandula angustifolia 'Hidocote'	Hidocote Blue Lavender	#1 pot, 14" o.c.
38		Quercus palustris	Pin Oak	7cm B&B	MA	57	Mahonia aquifolium	Oregon Grape Holly	#1 pot, 18" o.c.	l	6079	Liriodendron 'Big Blue'	Lily Turf	#1 pot, 12" o.c.
30		Street Tree	Species TBD	8cm cal. B&B	Mr	25	Mahonia repens	Creeeping Oregon Grape	#1 pot, 14" o.c.	Mu	46	Miscanthus sinensis 'Gracillimus'	Maiden Hair Grass	#3 pot, 18" o.c.
					ND	726	Nandina domestica 'Gulf Stream'	Heavenly Bamboo	#3 pot, 24" o.c.	N	204	Nepeta racemosa 'Walker's Low'	Catmint	#1 pot, 14" o.c.
					PI	31	Photinia x Fraseri 'Red Robin'	Fraser's Photinia	#3 pot, 24" o.c.	pl	1228	Phytolandra terminalis	Rachyandra	#1 pot, 12" o.c.
					m	113	Pinus mugo pumilio	Dwarf Mugo Pine	#1 pot, 12" o.c.	Pa	89	Perovskia atriplicifolia	Russian Sage	#2 pot, 18" o.c.
					Sm	2062	Polystichum maximum	Sweet Fern	#2 pot, 18" o.c.	p	86	Penstemon alleppeensis 'Little Bumpy'	Cherry Fountain Grass	#2 pot, 14" o.c.
					PL	114	Pinus laurococcus 'Otto Iyken'	Laurel Hedge	#3 pot, 24" o.c.	Ro	14	Rosemarinus officinalis	Rosemary	#2 pot, 14" o.c.
					R	420	Rhododendron 'Cunningham's White'	Cunningham's White Rhododendron	#3 pot, 24" o.c.	ro	96	Rubrobeckia fulgens 'Goldsturm'	Black Eyed Susans	#1 pot, 14" o.c.
					Rh	609	Rhododendron 'September Song'	September Song Rhododendron	#3 pot, 18" o.c.	S	144	Savia nemerosa 'Caradonna'	Perennial Sage	#1 pot, 14" o.c.
					Rg	35	Pinus glabra	Smooth Sumac	#3 pot, 24" o.c.	st	295	Stipa tenuissima	Mexican Feather Grass	#1 pot, 12" o.c.
					Sr	2562	Sarcococca hodesiana humilis	Dwarf Sweet Box	#2 pot, 18" o.c.			Wiflower Hydroseeded Mix	Various species	
					SR	143	Sarcococca nuscifolia	Sweet Box	#3 pot, 24" o.c.					
					Sj	172	Skimmia japonica	Japanese Skimmia	#3 pot, 24" o.c.					
					So	752	Stemata japonica 'Gold Flame'	Japanese Stemata	#2 pot, 18" o.c.					
					Sa	57	Symphoricarpos albus	Common Snowberry	#5 pot, 30" o.c.					
					SJ	1035	Taxus media 'Nivalis'	Hale's Yew	#4, 18" o.c. B&B					
					Vb	566	Viburnum davidii	David's Viburnum	#3 pot, 24" o.c.					

14.611 sq ft



- 3 OCT 14-15 RE-ISSUED FOR DP
  - 2 AUG 25-15 ISSUED FOR DP
  - 1 JUL 29-15 ISSUED FOR DP
- no. | date | item:
- Revisions:



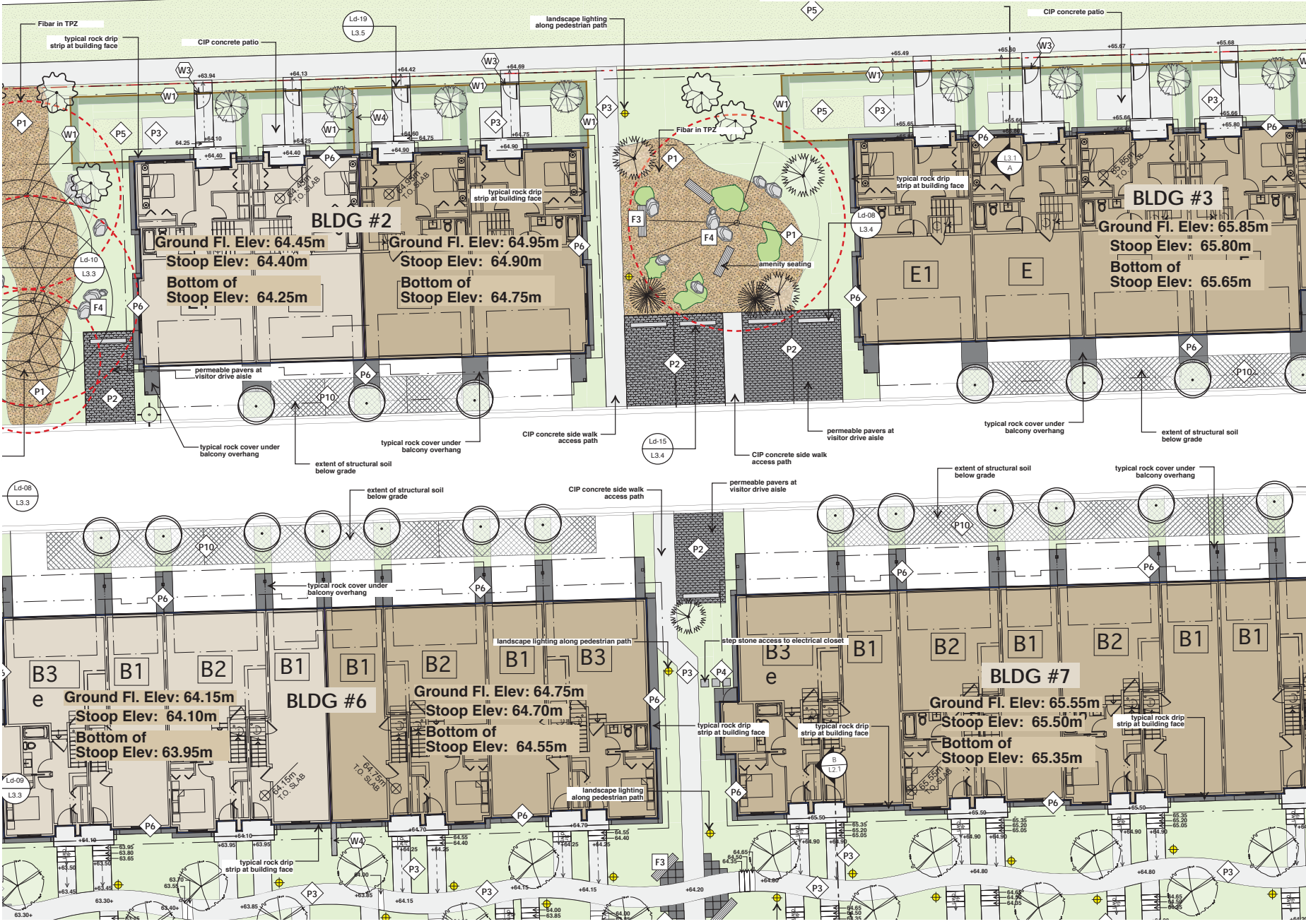
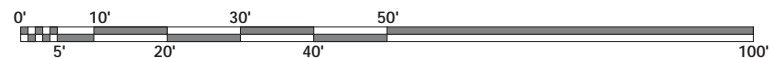
Project:  
**WEST CLAYTON TOWNHOMES**

Drawn by: AG  
Checked by: PK  
Date: JULY 2015  
Scale: 1/8" = 1'-0"

Drawing Title:  
**MATERIALS & GRADING PLAN**

Project No.: 14090  
Sheet No.:

**L1.01**



3	OCT 14-15	RE-ISSUED FOR DP
2	AUG 25-15	ISSUED FOR DP
1	JUL 29-15	ISSUED FOR DP
no.	date:	Item:

Revisions:



Project:  
**WEST CLAYTON TOWNHOMES**

Drawn by: AG  
 Checked by: PK  
 Date: JULY 2015  
 Scale: 1/8" = 1'-0"

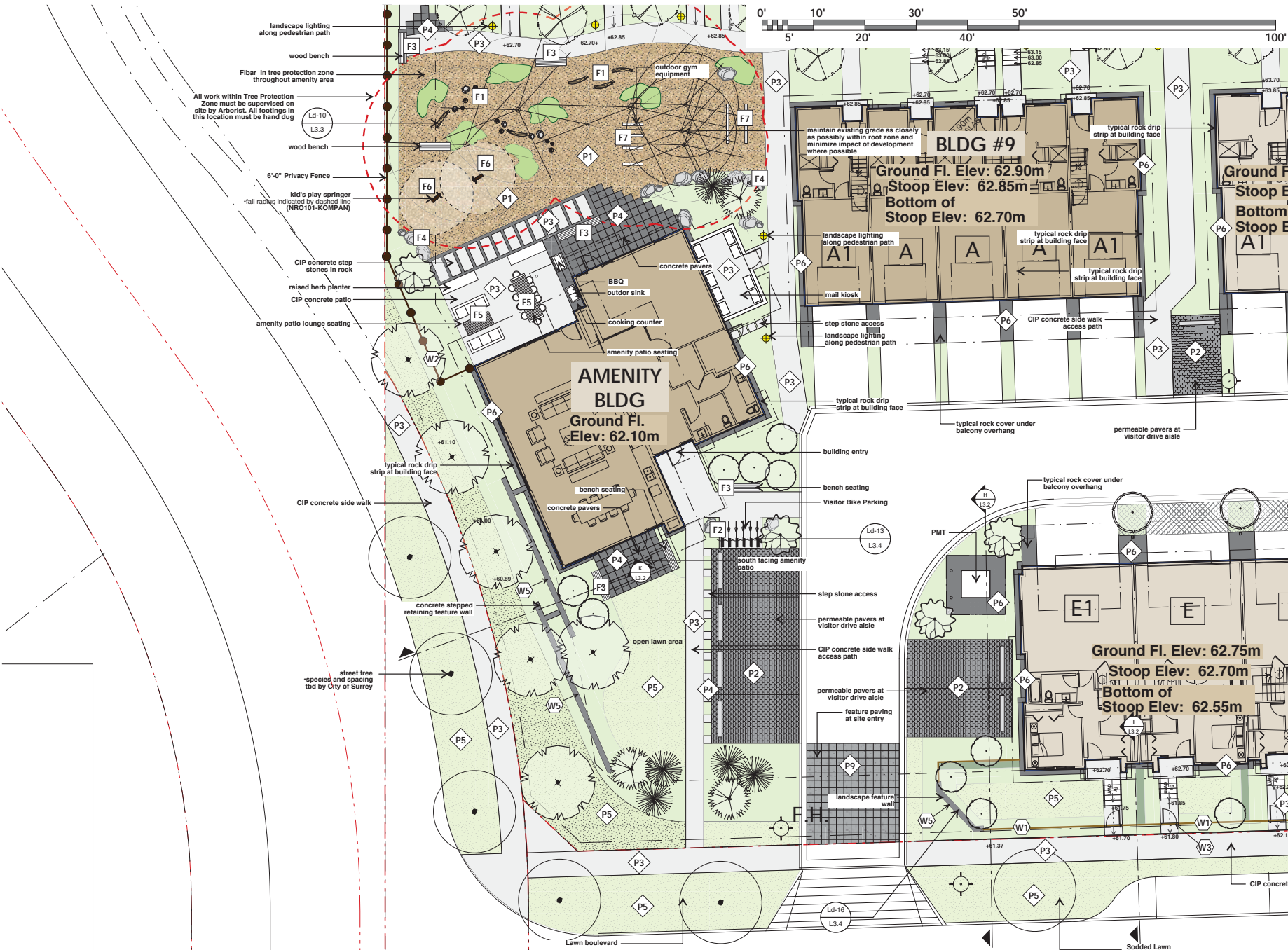
Drawing Title:  
**MATERIALS & GRADING PLAN**

Project No.:  
 14090  
 Sheet No.:

**L1.02**







3	OCT 14-15	RE ISSUED FOR DR/92
2	AUG 25-15	ISSUED FOR DP
1	JUL 29-15	ISSUED FOR DP
no.	date:	Item:
Revisions:		


 Durante Kreuk Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1N5  
 T: 604 684 4611  
 F: 604 684 0577  
 www.dk.bc.ca

Project:  
**WEST CLAYTON TOWNHOMES**

Drawn by: AG  
 Checked by: PK  
 Date: JULY 2015  
 Scale: 1/8" = 1'-0"

Drawing Title:  
**MATERIALS & GRADING PLAN**

Project No.: 14090  
 Sheet No.:

**L1.04**



3	OCT 14-15	RE-ISSUED FOR DP/RZ
2	AUG 25-15	ISSUED FOR DP
1	JUL 29-15	ISSUED FOR DP
no.	date:	Item:
Revisions:		

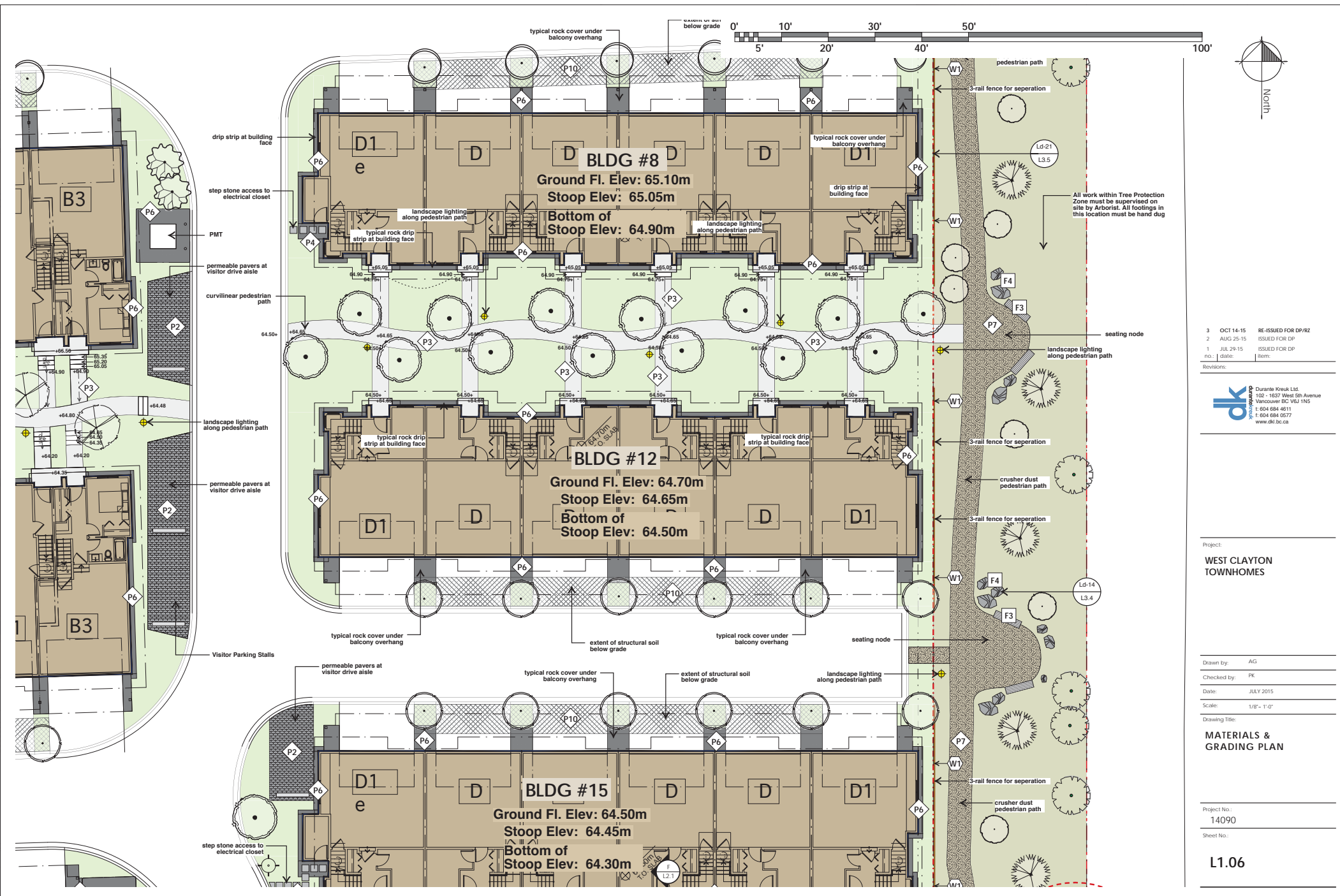


Project:  
**WEST CLAYTON TOWNHOMES**

Drawn by:	AG
Checked by:	PK
Date:	JULY 2015
Scale:	1/8" = 1'-0"
Drawing Title:	<b>MATERIALS &amp; GRADING PLAN</b>

Project No.:  
 14090  
 Sheet No.:

**L1.05**



3	OCT 14-15	RE-ISSUED FOR DP/RZ
2	AUG 25-15	ISSUED FOR DP
1	JUL 29-15	ISSUED FOR DP
no.	date:	item:
Revisions:		



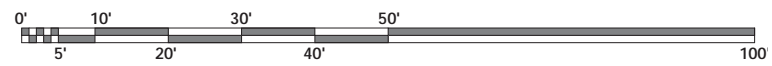
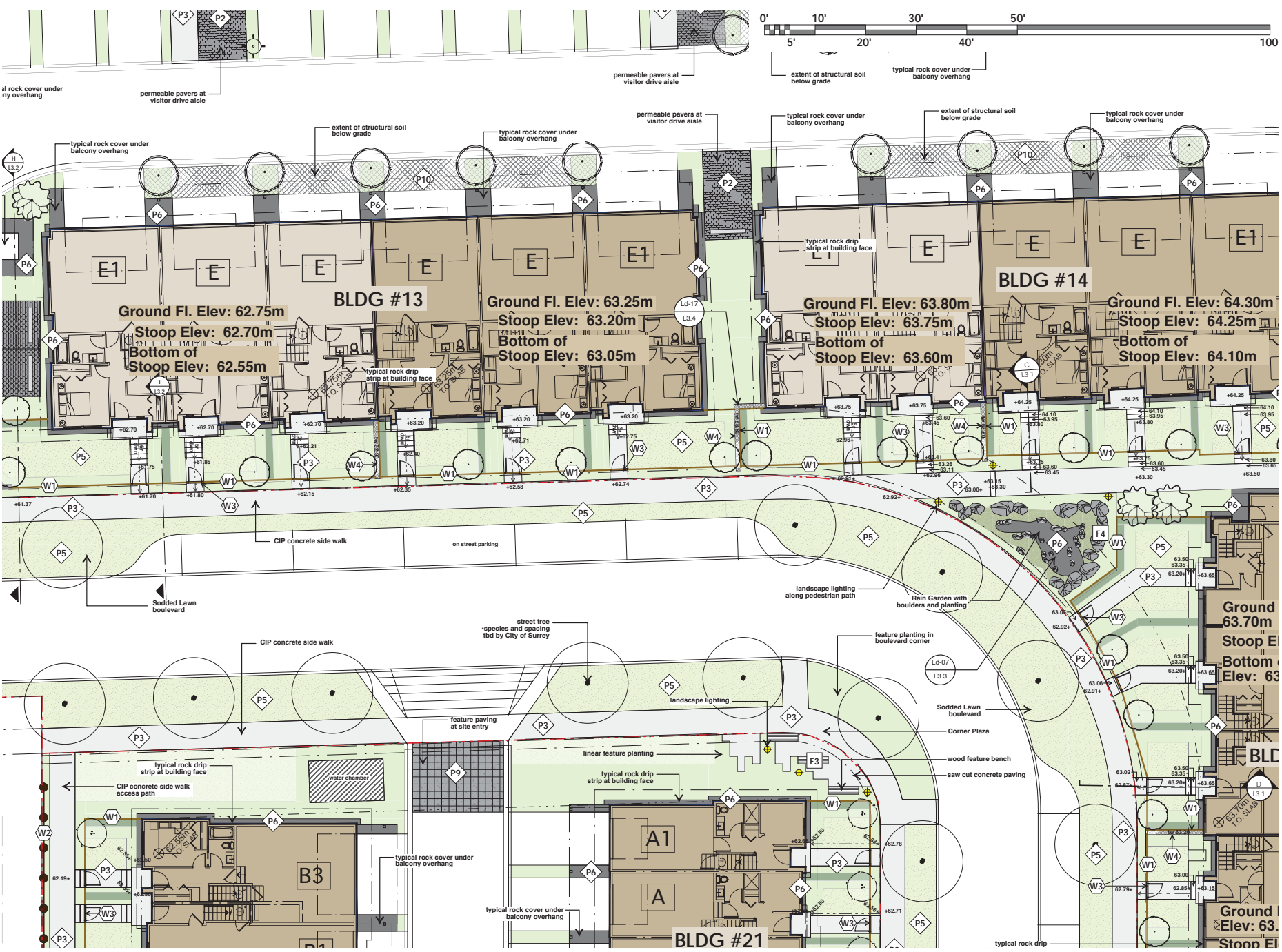
Project:  
**WEST CLAYTON TOWNHOMES**

Drawn by: AG  
Checked by: PK  
Date: JULY 2015  
Scale: 1/8" = 1'-0"

Drawing Title:  
**MATERIALS & GRADING PLAN**

Project No.:  
14090  
Sheet No.:

**L1.06**



- 3 OCT 14-15 RE-ISSUED FOR DP/92
- 2 AUG 25-15 ISSUED FOR DP
- 1 JUL 29-15 ISSUED FOR DP
- no. | date: | Item:

Revisions:

**dk** Durante Kreuk Ltd.  
 102 - 1637 West 6th Avenue  
 Vancouver BC V6J 1N5  
 t: 604 684 4611  
 f: 604 684 0577  
 www.dk.bc.ca

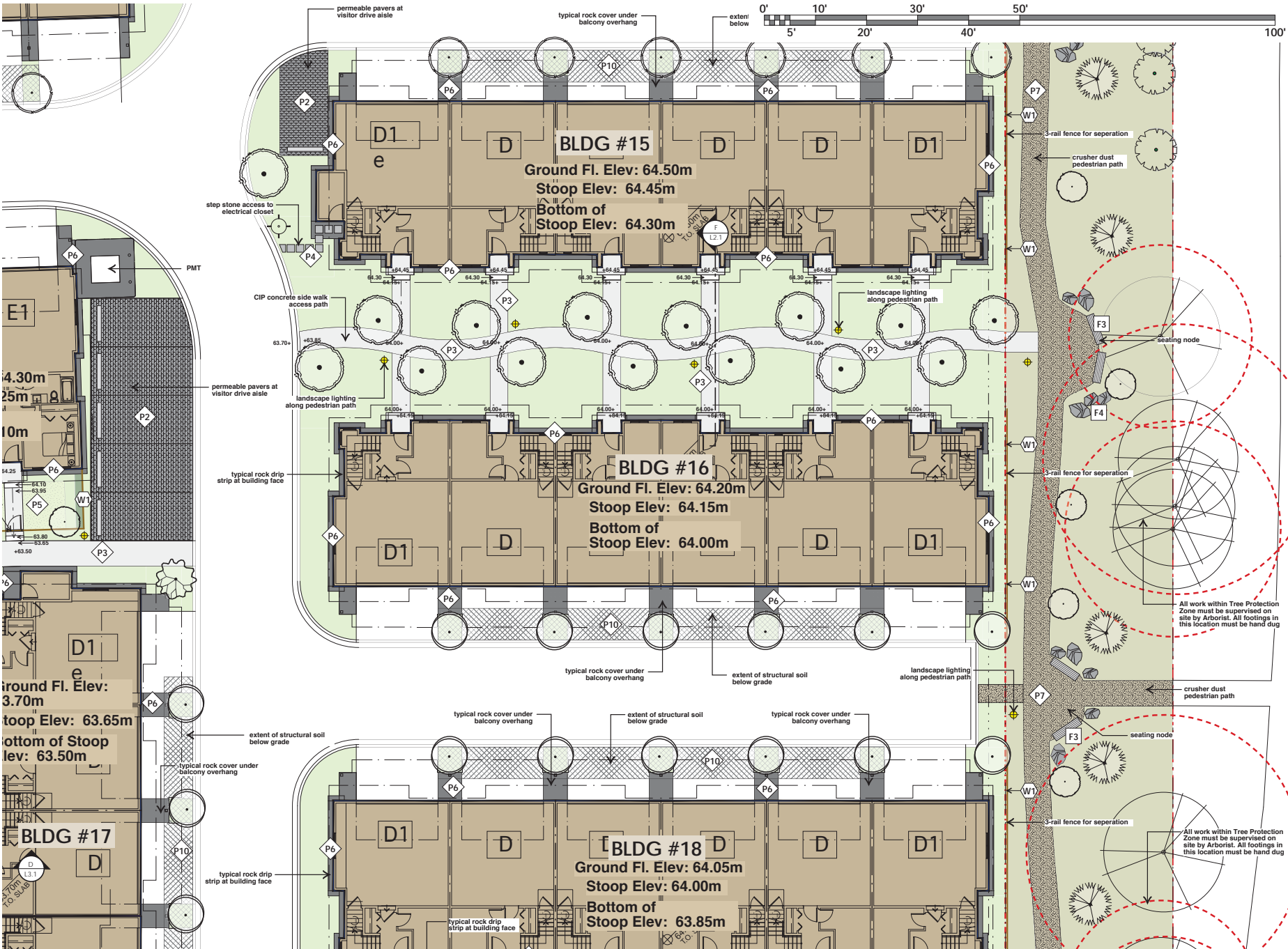
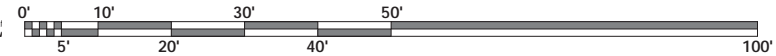
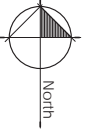
Project:  
**WEST CLAYTON TOWNHOMES**

Drawn by: AG  
 Checked by: PK  
 Date: JULY 2015  
 Scale: 1/8" = 1'-0"

Drawing Title:  
**MATERIALS & GRADING PLAN**

Project No.:  
 14090  
 Sheet No.:

**L1.07**



3 OCT-14-15 RE-ISSUED FOR DR/IRZ  
2 AUG-25-15 ISSUED FOR DP  
1 JUL-29-15 ISSUED FOR DP  
no. | date | item:

Revisions:



Project:  
**WEST CLAYTON TOWNHOMES**

All work within Tree Protection Zone must be supervised on site by Arborist. All footings in this location must be hand dug

Drawn by: AG  
Checked by: PK  
Date: JULY 2015  
Scale: 1/8" = 1'-0"  
Drawing Title:  
**LANDSCAPE PLAN**

Project No.:  
14090  
Sheet No.:

**L1.08**



3	OCT 14-15	RE-ISSUED FOR DP/RZ
2	AUG 25-15	ISSUED FOR DP
1	JUL 29-15	ISSUED FOR DP
no.	date:	item:
Revisions:		



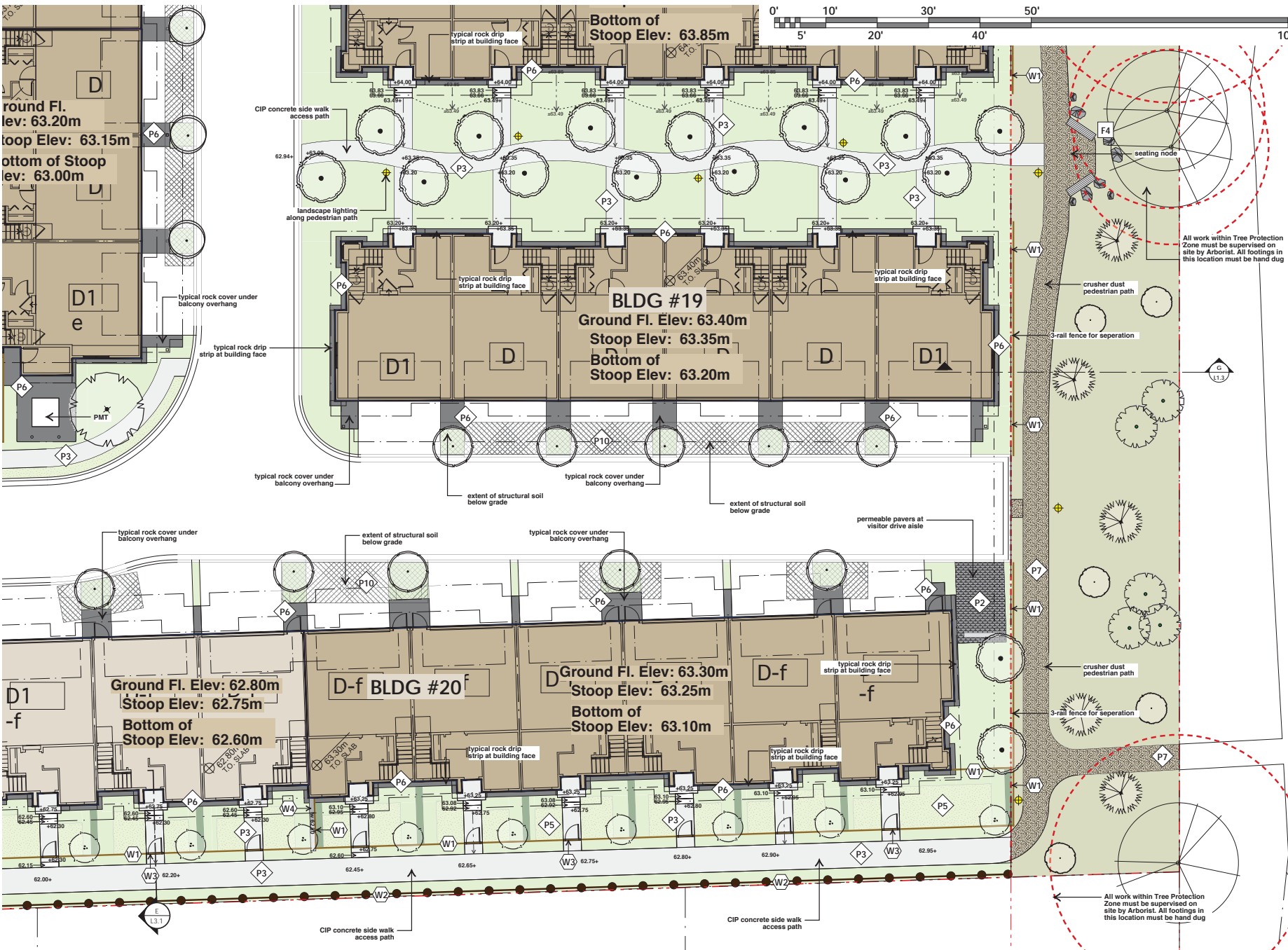
Project:  
**WEST CLAYTON TOWNHOMES**

Drawn by: AG  
Checked by: PK  
Date: JULY 2015  
Scale: 1/8" = 1'-0"

Drawing Title:  
**LANDSCAPE PLAN**

Project No.:  
14090  
Sheet No.:

**L1.09**



All work within Tree Protection Zone must be supervised on site by Arborist. All footings in this location must be hand dug

All work within Tree Protection Zone must be supervised on site by Arborist. All footings in this location must be hand dug

2 AUG 11-15 ISSUED FOR REVIEW  
 1 JUL 29-15 ISSUED FOR DP  
 no. | date | item |  
 Revisions:



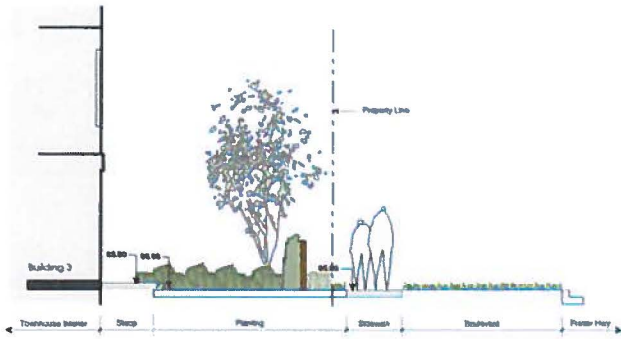
Project:  
**WEST CLAYTON TOWNHOMES**

Drawn by: AG  
 Checked by: PK  
 Date: JULY 2015  
 Scale: 1/8" = 1'-0"

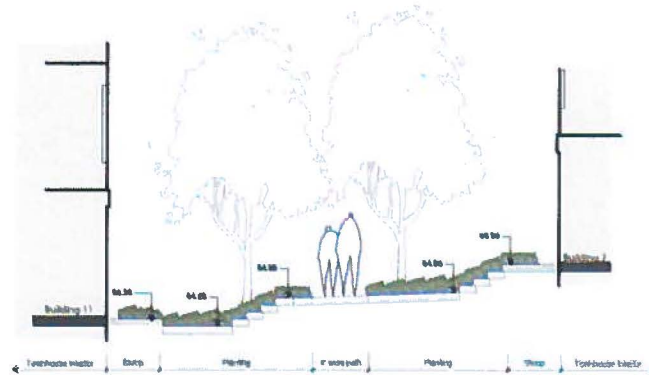
Drawing Title:  
**LANDSCAPE PLAN**

Project No.:  
 14090  
 Sheet No.:

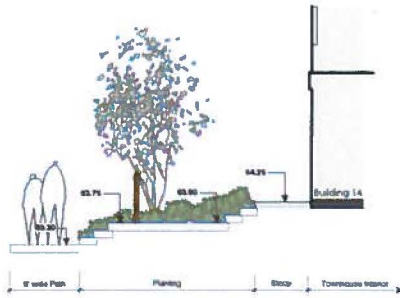
**L1.10**



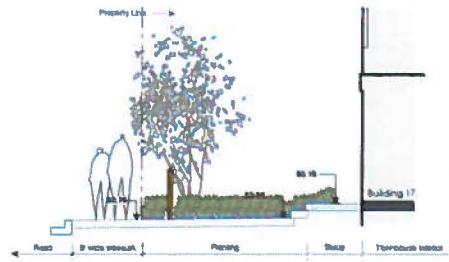
**SECTION A: Bldg. 3**  
Scale: 1/4"=1'-0"



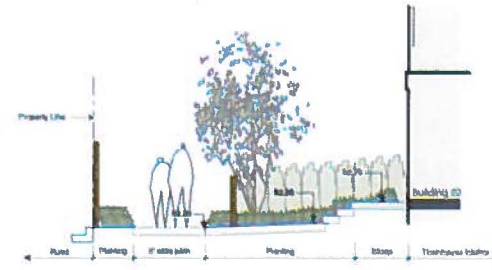
**SECTION B: Yards between Bldg. 11 and Bldg. 7**  
Scale: 1/4"=1'-0"



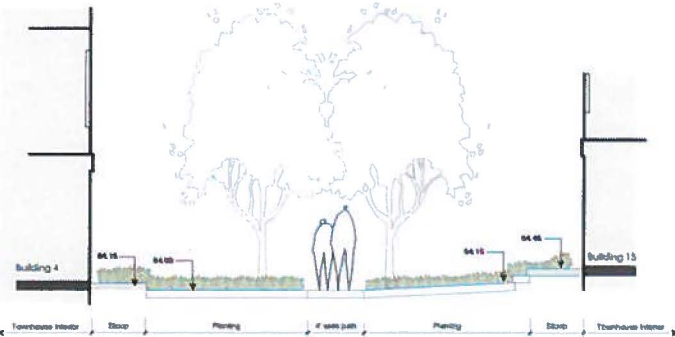
**SECTION C: Bldg. 14**  
Scale: 1/4"=1'-0"



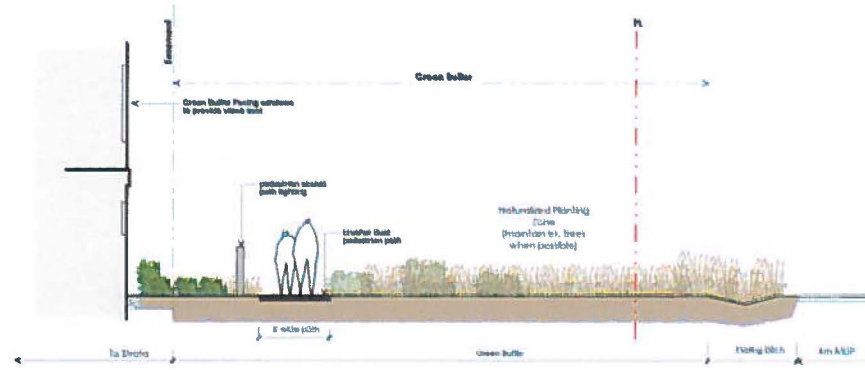
**SECTION D: Bldg. 17**  
Scale: 1/4"=1'-0"



**SECTION E: Bldg. 20**  
Scale: 1/4"=1'-0"



**SECTION F: Yards between Bldg. 14 and Bldg. 15**  
Scale: 1/4"=1'-0"



**SECTION G: Green Buffer**  
Scale: 1/4"=1'-0"

3	04.14.14	04-14-14-14-14
4	04.14.14	04-14-14-14-14
5	04.14.14	04-14-14-14-14
6	04.14.14	04-14-14-14-14



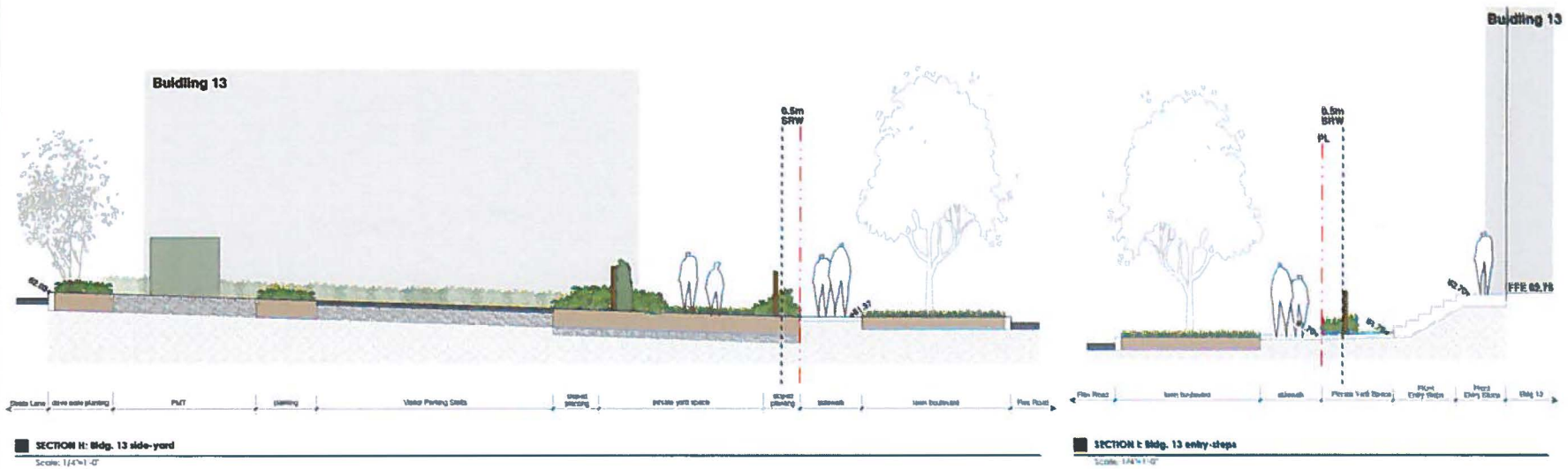
**WEST CLAYTON TOWNHOMES SURREY BC**

Drawn by:	AK
Checked by:	PK
DATE:	04.14.14
SCALE:	as shown

**LANDSCAPE SECTIONS**

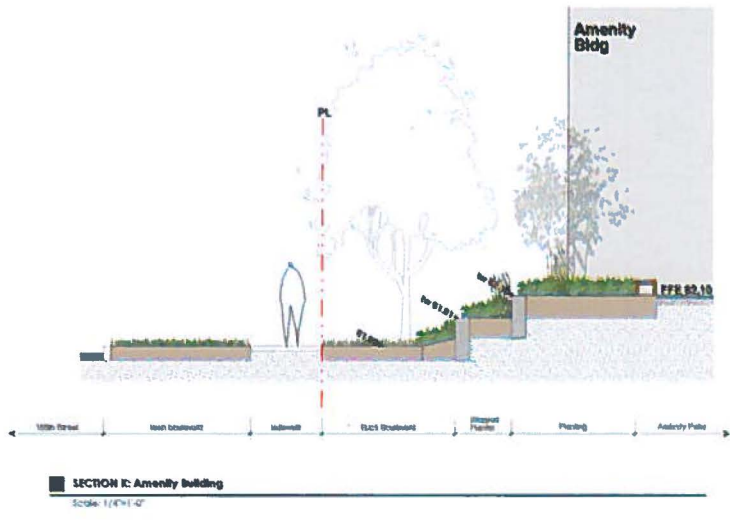
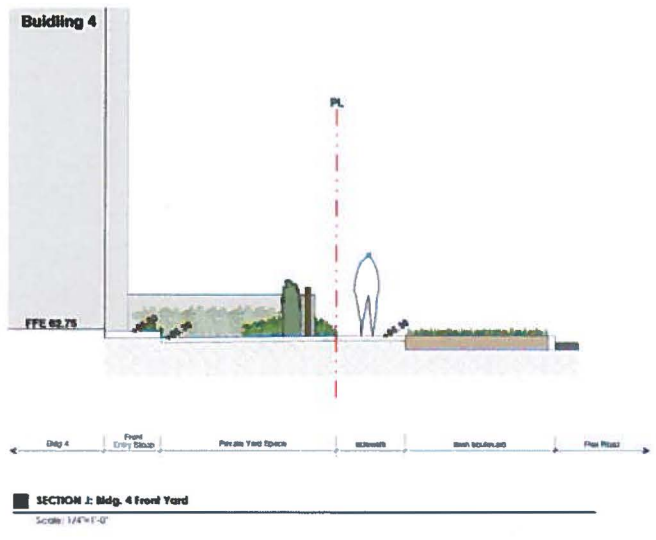
Project No.:	14090
Sheet No.:	





3 OCT 14 **Overall Review**  
 4 APR 15 **Design 1/4"=1'-0"**  
 5 JUN 15 **Design 1/4"=1'-0"**  
 6 SEP 15 **Design 1/4"=1'-0"**  
 7 DEC 15 **Design 1/4"=1'-0"**

**Y** **Y&S**  
 Y&S Landscape Ltd  
 1001 - 1522 West 4th Avenue  
 Vancouver BC V6J 1S8  
 1 604 681 4411  
 1 604 681 4411  
 www.yands.com



**WEST CLAYTON TOWNHOMES**  
 SURREY BC

Division by: **Y&S**  
 Designed by: **Y&S**  
 Date: **06/1/2015**  
 Scale: **1/4"=1'-0"**  
 Drawing title: **LANDSCAPE SECTIONS**

Project No.: **14090**  
 Sheet No.:

---

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

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

DATE: **July 20, 2015** PROJECT FILE: **7814-0348-00**

---

RE: **Engineering Requirements  
Location: 18490/18522/18542/18570 - 70 Avenue**

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

**REZONING/SUBDIVISION**

***Property and Right-of-Way Requirements***

- dedicate  $\pm 251 \text{ m}^2$  for 185 Street for the ultimate 20.0 m road allowance;
- dedicate 14.5 m for 69A Place through 18522 & 18542 70 Ave;
- dedicate 11.5 m along the south property line of 18490-70 Avenue for the ultimate 14.5m road allowance;
- dedicate 3.0 m x 3.0 m corner cut at 69A Place and 185 Street; and
- register 0.5 m statutory right-of-way along 70 Avenue, 185 Street, and both sides of 69A Place.

***Works and Services***

- construct the south portion of 70 Avenue to the 20.0 m Through Local standard;
- construct the east portion of 185 Street to the 20.0 m Through Local standard;
- construct 69A Place to a 14.5 m modified Local standard;
- construct storm, water, and sanitary mains to service the development as per the West Clayton NCP Stage 2 Servicing Strategy; and
- construct the 180 Street sanitary sewer diversion upgrades as the North Cloverdale Pump Station does not have adequate capacity to service the proposed development.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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



Rémi Dubé, P.Eng.  
Development Services Manager

Sk

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, January 13, 2015  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 14 0348 00

**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Katzie Elementary opened Spring Break of 2014, temporarily relieving pressure at Clayton area elementary schools. Due to increased densities and higher than projected student yields (from carriage houses and suites), enrolment in the Clayton area already exceeds the capacity of all area elementary and secondary schools. Enrolment in the Clayton Elementary catchment is projected to grow significantly due to the expansion of the East Clayton NCP Area and the West Clayton NCP Area (Phase 1 approval). In addition to the three existing schools, Clayton, Hazelgrove and Katzie, the district is projected to need at least three new Elementary schools to serve the long term residential build out and population growth in the Clayton Area. As a high priority in it's capital plan the school district has requested capital project approval for two new elementary schools in the Clayton area. The school district has received capital project approval for a new North Clayton Area Secondary (Site #215) which is currently in the design stage. The new secondary school will relieve overcrowding at Clayton Heights Secondary, Lord Tweedsmuir Secondary and North Surrey Secondary. Until new elementary and secondary space is built in Clayton, the schools in this area remain under extreme enrolment pressure and for this reason, the school district does not support development occurring at densities higher than outlined in approved NCP documents.

**SUMMARY**

The proposed 151 townhouse units are estimated to have the following impact on the following schools:

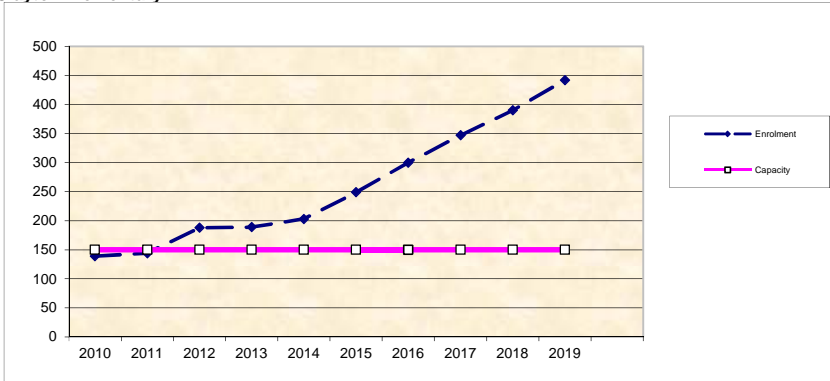
**Projected # of students for this development:**

Elementary Students:	30
Secondary Students:	15

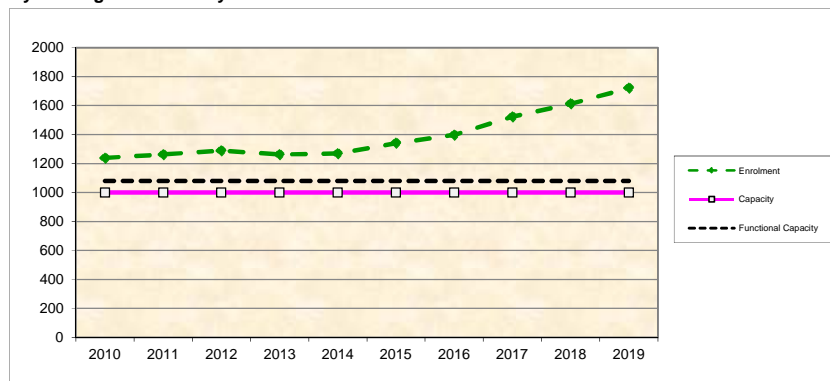
September 2014 Enrolment/School Capacity

<b>Clayton Elementary</b>	
Enrolment (K/1-7):	38 K + 165
Capacity (K/1-7):	0 K + 150
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1270
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**Clayton Elementary**



**Clayton Heights Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	unknown
Address:	18490, 18522, 18542, 18570 70 Ave Surrey, BC
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN0599A) ISA Certified Tree Risk Assessor (159)
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>155</b>
<b>Protected Trees to be Removed</b>	<b>132</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>23</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 38 X one (1) = 38	<b>272</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 117 X two (2) = 234	
<b>Replacement Trees Proposed</b>	<b>287</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and  
submitted by:



October 15,  
2015

Arborist

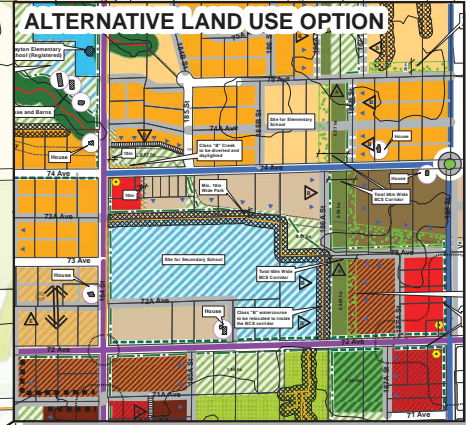
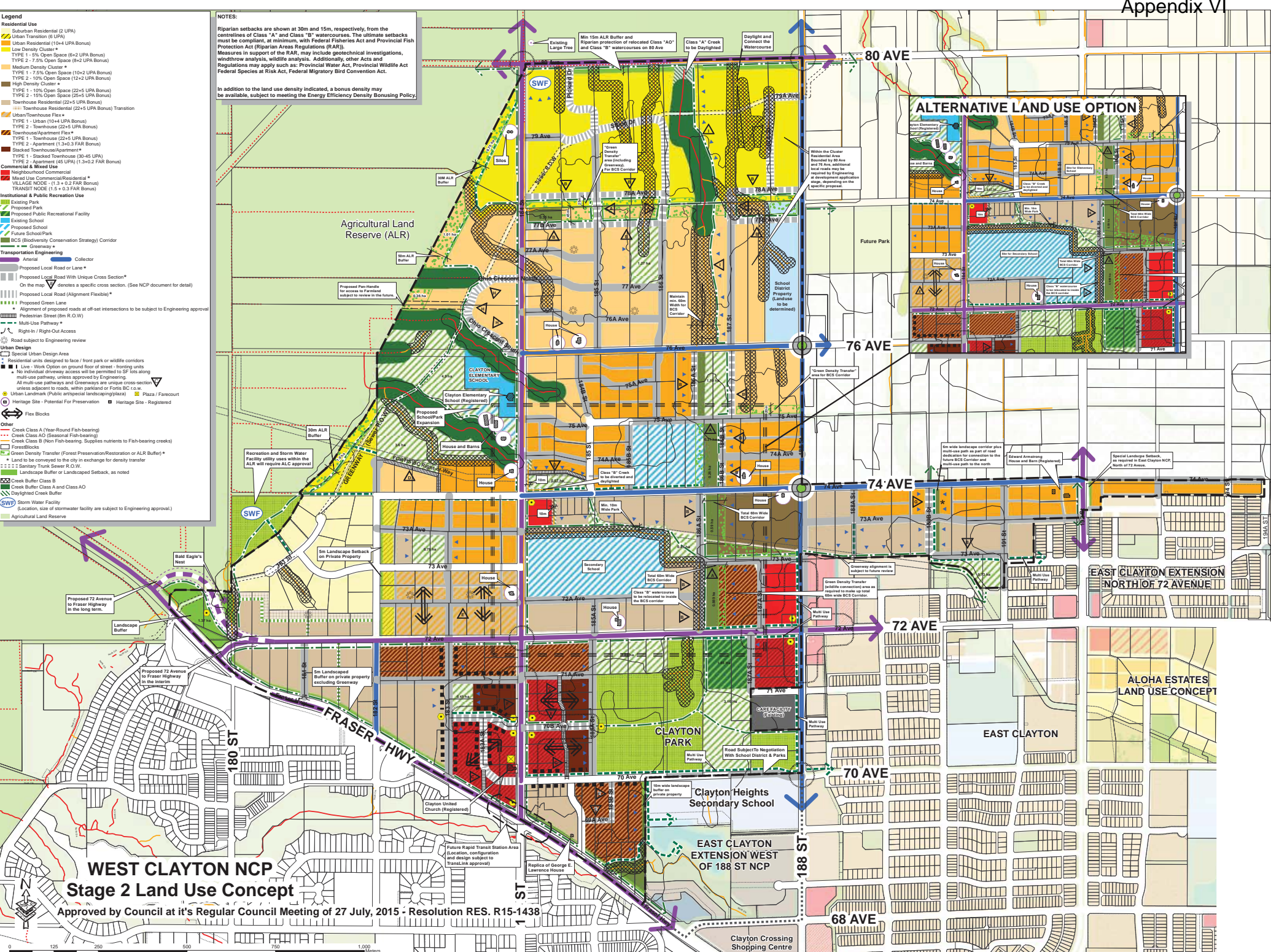
Date

- Legend**
- Residential Use**
- Suburban Residential (2 UPA)
  - Urban Residential (6 UPA)
  - Urban Residential (10+4 UPA Bonus)
  - Low Density Cluster\*
    - TYPE 1 - 5% Open Space (6+2 UPA Bonus)
    - TYPE 2 - 7.5% Open Space (8+2 UPA Bonus)
  - Medium Density Cluster\*
    - TYPE 1 - 7.5% Open Space (10+2 UPA Bonus)
    - TYPE 2 - 10% Open Space (12+2 UPA Bonus)
  - High Density Cluster\*
    - TYPE 1 - 10% Open Space (22+5 UPA Bonus)
    - TYPE 2 - 15% Open Space (25+5 UPA Bonus)
  - Townhouse Residential (22+5 UPA Bonus)
  - Townhouse Residential (22+5 UPA Bonus) Transition
  - Urban/Townhouse Flex\*
    - TYPE 1 - Urban (10+4 UPA Bonus)
    - TYPE 2 - Townhouse (22+5 UPA Bonus)
  - Townhouse/Apartment Flex\*
    - TYPE 1 - Townhouse (22+5 UPA Bonus)
    - TYPE 2 - Apartment (1,3+0.3 FAR Bonus)
  - Stacked Townhouse/Apartment\*
    - TYPE 1 - Stacked Townhouse (20+45 UPA Bonus)
    - TYPE 2 - Apartment (45 UPA) (1,3+0.2 FAR Bonus)
- Commercial & Mixed Use**
- Neighbourhood Commercial
  - Mixed Use Commercial/Residential\*
    - VIA ALICE MODE (1,3 + 0.2 FAR Bonus)
    - TRANSIT NODE (1.5 + 0.3 FAR Bonus)
- Institutional & Public Recreation Use**
- Existing Park
  - Proposed Park
  - Proposed Public Recreational Facility
  - Existing School
  - Proposed School
  - Future School/Park
  - BCS (Biodiversity Conservation Strategy) Corridor
- Transportation Engineering**
- Arterial
  - Collector
  - Proposed Local Road or Lane\*
  - Proposed Local Road With Unique Cross Section\*
    - On the map **W** denotes a specific cross section. (See NCP document for detail)
  - Proposed Local Road (Alignment Flexible)\*
  - Proposed Green Lane
    - Alignment of proposed roads at off-set intersections to be subject to Engineering approval
    - Pedestrian Street (8m R.O.W)
    - Multi-Use Pathway\*
    - Right-In / Right-Out Access
    - Road subject to Engineering review
- Urban Design**
- Special Urban Design Area
  - Residential units designed to face / front park or wildlife corridors
  - Live - Work Option on ground floor of street - fronting units
    - No individual driveway access will be permitted to 5<sup>th</sup> storey multi-use pathway, unless approved by Engineering
    - All multi-use pathways and Greenways are unique cross-section unless adjacent to roads, within parkland or Foris BC r.o.w.
  - Urban Landmark (Public art/public 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, Supply nutrients to Fish-bearing creeks)
  - Forest/Blocks
  - Green Density Transfer (Forest Preservation/Restoration or ALR Buffer)\*
    - \* Land to be conveyed to the city in exchange for density transfer
  - Sanitary Trunk Sewer R.O.W.
  - Creek Buffer Class B
  - Creek Buffer Class A and Class AO
  - Daylighted Creek Buffer
  - SWF Storm Water Facility
    - Location, size of stormwater facility are subject to Engineering approval)
  - Agricultural Land Reserve

**NOTES:**

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

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



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

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

V:\Plan\Long Range\GIS\_ANALYSIS\COVER\ALR\WEST\_CLAYTON\NCP\Stage\_2\_LandUseConcept\_2014



# Cloverdale Community Association

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Website: [www.cloverdalecommunity.org](http://www.cloverdalecommunity.org)

June 29, 2015

Christopher Atkins  
City of Surrey  
Planning and Development Department  
13450-104 Avenue  
Surrey BC V3T 1V8

**Re: 18522, 18542, 18570 and 18490-70 Avenue / File: 7914-0348-00**

Dear Mr. Atkins:

The Cloverdale Community Association (CCA) has received the preliminary notice for the proposed development noted above.

The CCA does not have any concerns with this proposal however the CCA would like the following item(s) included as part of the development:

1. Double-sided on-street parking to be available with a green boulevard with trees, grass and sidewalks.

We trust the above information is satisfactory and as always, we expect our comments to be added in the planning report and project file for council to review.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Bola".

Mike Bola  
President  
Cloverdale Community Association

Cc: Board of Directors



**Biodiversity Strategy**  
GREEN INFRASTRUCTURE NETWORK

- GREEN INFRASTRUCTURE NETWORK
- PROTECTED HUBS AND SITES
- UNPROTECTED HUBS AND SITES
- REGIONAL CORRIDORS
- LOCAL CORRIDORS
- SUPPORTING PARK SITES
- AGRICULTURAL LAND RESERVE

JUNE 2014

Data Sources: City of Surrey  
Data Developed By: Diamond Head Consulting Ltd.  
Map Design: Ecoplan International

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0348-00

Issued To: ANTHEM WEST CLAYTON DEVELOPMENTS LTD  
("the Owner")

Address of Owner: 550 Burrard Street, Unit 300  
Vancouver, BC V6C 2B5

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

Parcel Identifier: 004-323-998  
Lot 5 Section 16 Township 8 New Westminster District Plan 9097  
18522 - 70 Avenue

Parcel Identifier: 001-939-572  
Lot 6 Section 16 Township 8 New Westminster District Plan 9097  
18542 - 70 Avenue

Parcel Identifier: 011-430-397  
Lot 7 Section 16 Township 8 New Westminster Districtplan 9097  
18570 - 70 Avenue

Parcel Identifier: 009-670-092  
Lot 9 Section 16 Township 8 New Westminster District Plan 12271  
18490 - 70 Avenue

(the "Land")



3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

---

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum front, rear, and side yard setbacks are reduced from 7.5 metres (25 ft.) to varying distances ranging from 3.0 metres (10 ft.) to 6.0 metres (20 ft.) as illustrated on the plan attached hereto as Schedule A.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

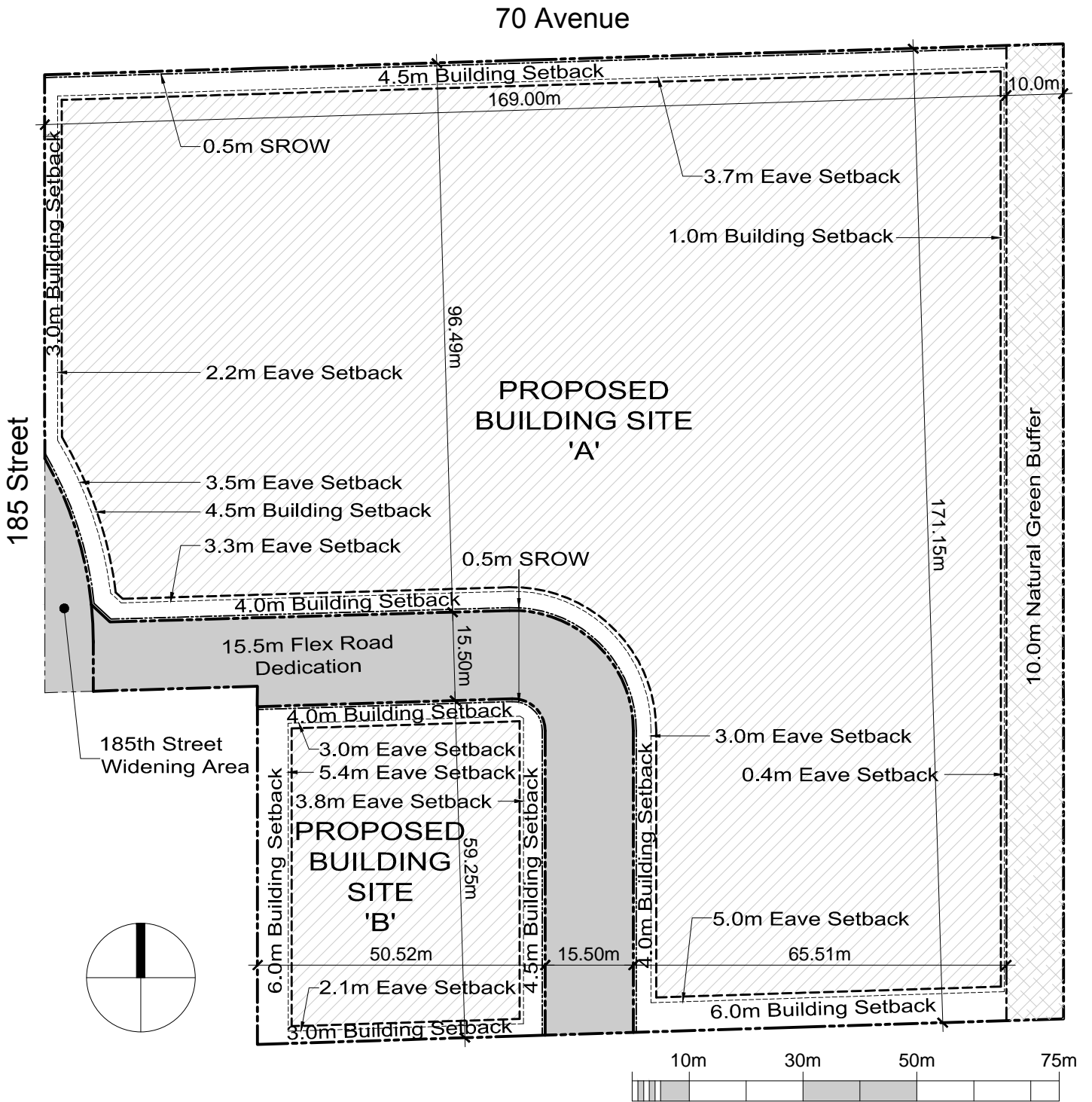
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Linda Hepner

---

City Clerk – Jane Sullivan



ISSUES

ISSUES	DATE
1	
2	
3	
4	
5	RE-ISSUED FOR DPR2 APPLICATION 2015-10-28
6	RE-ISSUED FOR DPR2 APPLICATION 2015-10-07
7	ISSUED FOR FIRE SERVICES REVIEW 2015-09-23
8	ISSUED FOR FIRE SERVICES REVIEW 2015-09-18
9	ISSUED FOR DPR2 APPLICATION 2015-08-31

PROJECT NUMBER	DB-64
DRAWN BY	GRW/YW
CHECKED BY	MB
DATE CREAMED	
CONSULTANT	

**PROJECT**  
**WEST CLAYTON TOWNHOMES**

WEST CLAYTON  
SURREY, BC

**DRAWING TITLE**  
**SITE PLAN & PROJECT DATA**

DRAWING NO.

**A1.01**

**DEVELOPMENT DATA**

LOT AREA	Square Metres	Square Feet	LOT COVERAGE (NET)	PERMITTED	PROPOSED
GROSS TOTAL	28,299 m <sup>2</sup>	304,613 ft <sup>2</sup>	BUILDINGS & STRUCTURES	45%	38.2%
ROAD WIDENING	2,461 m <sup>2</sup>	26,412 ft <sup>2</sup>	PAVING & HARD SURFACES	N/A	31.8%
<b>NET TOTAL</b>	<b>35,857 m<sup>2</sup></b>	<b>379,121 ft<sup>2</sup></b>	<b>TOTAL SITE COVERAGE</b>	<b>N/A</b>	<b>72.1%</b>

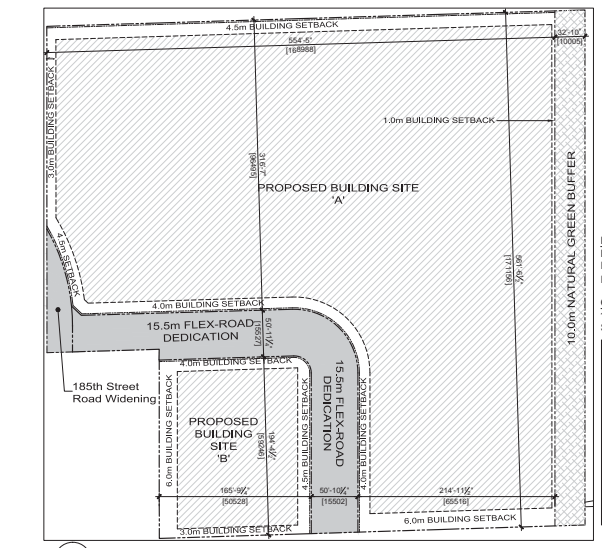
**FOOTPRINT PER UNIT TYPE**

UNIT TYPE	NUMBER OF RESIDENTIAL UNITS	UNIT TYPE	UNIT TYPE
A UNIT FOOTPRINT	352 ft <sup>2</sup>	A UNIT (2 BED-DEn)	35 units @ 1,321 ft <sup>2</sup> each
A1 UNIT FOOTPRINT	524 ft <sup>2</sup>	A1 UNIT (2 BED-DEn)	8 units @ 1,338 ft <sup>2</sup> each
B1 UNIT FOOTPRINT	542 ft <sup>2</sup>	B1 UNIT (3 BED)	18 units @ 1,315 ft <sup>2</sup> each
B2 UNIT FOOTPRINT	665 ft <sup>2</sup>	B2 UNIT (3 BED)	4 units @ 1,586 ft <sup>2</sup> each
B3 UNIT FOOTPRINT	587 ft <sup>2</sup>	B3 UNIT (3 BED)	6 units @ 1,631 ft <sup>2</sup> each
B3x UNIT FOOTPRINT	687 ft <sup>2</sup>	B3x UNIT (3 BED)	4 units @ 1,627 ft <sup>2</sup> each
D UNIT FOOTPRINT	655 ft <sup>2</sup>	D UNIT (3 BED-DEn)	35 units @ 1,447 ft <sup>2</sup> each
D1a UNIT FOOTPRINT	697 ft <sup>2</sup>	D1a UNIT (3 BED-DEn)	13 units @ 1,500 ft <sup>2</sup> each
D1a UNIT FOOTPRINT	697 ft <sup>2</sup>	D1a UNIT (3 BED-DEn)	4 units @ 1,500 ft <sup>2</sup> each
E UNIT FOOTPRINT	820 ft <sup>2</sup>	E UNIT (4 BED)	18 units @ 1,556 ft <sup>2</sup> each
E1 UNIT FOOTPRINT	863 ft <sup>2</sup>	E1 UNIT (4 BED)	12 units @ 1,645 ft <sup>2</sup> each
E2 UNIT FOOTPRINT	666 ft <sup>2</sup>	E2 UNIT (3 BED-DEn)	1 units @ 1,453 ft <sup>2</sup> each
AMENITY BUILDING	2,145 ft <sup>2</sup>	TOTAL UNITS	243

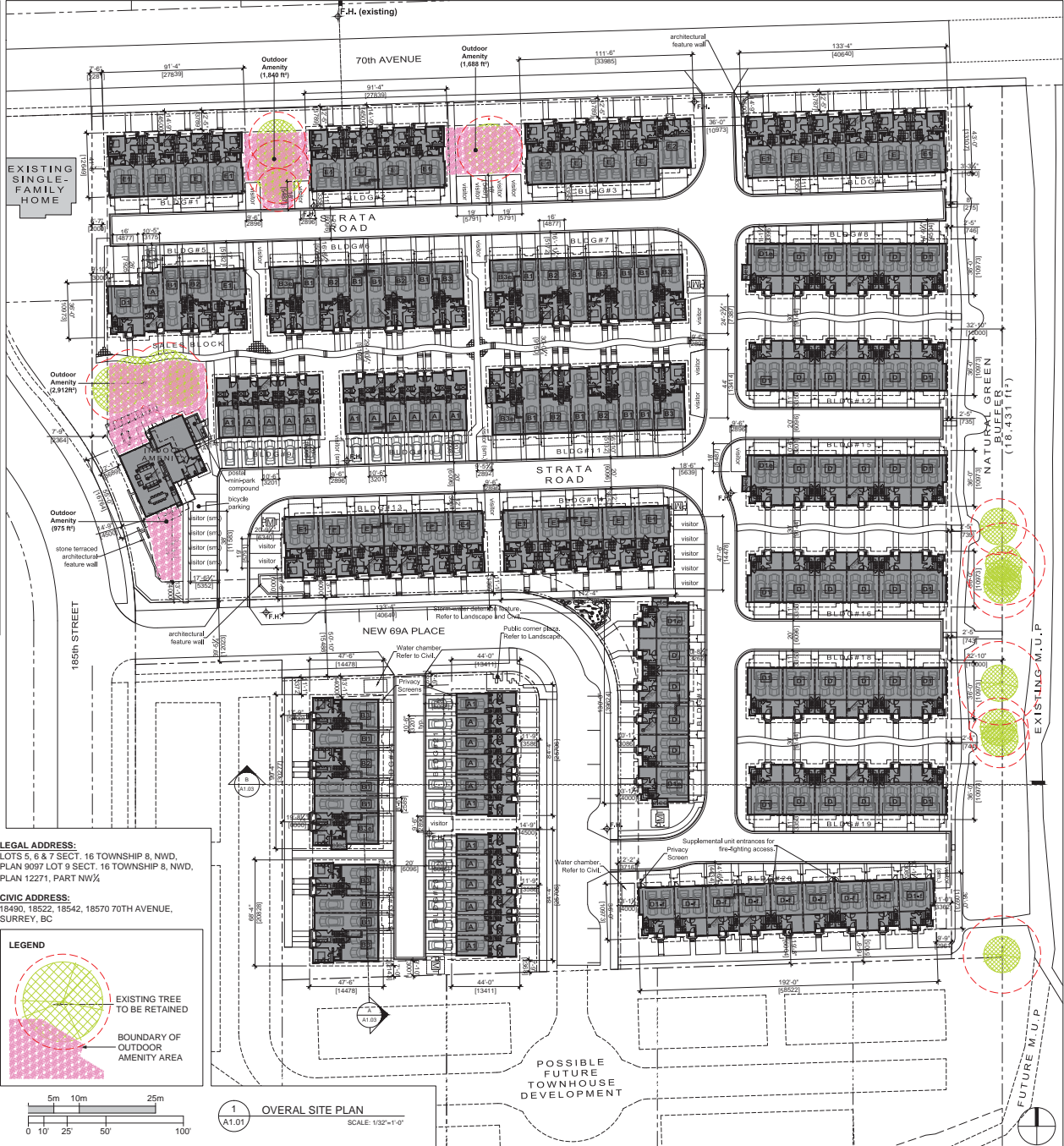
DENSITY	PROPOSED	PERMITTED	AMENITY AREA	PROPOSED	REQUIRED
# UNITS / ACRE (NET)	22.40	30.00	INDOOR	1,991 ft <sup>2</sup>	4,576 ft <sup>2</sup>
F.A.R. (NET)	0.75	0.80	OUTDOOR	7,435 ft <sup>2</sup>	

**FLOOR AREA**

BUILDING	A-UNITS	A1-UNITS	B1-UNITS	B2-UNITS	B3-UNITS	B3x-UNITS	D-UNITS	D1a-UNITS	D1a-UNITS	E-UNITS	E1-UNITS	E2-UNITS	AMENITY	TOTAL AREA
BUILDING #1	0	0	0	0	0	0	0	0	0	2	2	0	0	6,402 ft <sup>2</sup>
BUILDING #2	0	0	0	0	0	0	0	0	0	2	2	0	0	6,402 ft <sup>2</sup>
BUILDING #3	0	0	0	0	0	0	0	0	0	3	1	1	0	7,766 ft <sup>2</sup>
BUILDING #4	0	0	0	0	0	0	0	0	0	4	2	0	0	9,534 ft <sup>2</sup>
BUILDING #5	1	0	1	1	1	0	0	1	0	0	0	1	0	11,760 ft <sup>2</sup>
BUILDING #6	0	0	4	2	1	1	0	0	0	0	0	0	0	11,760 ft <sup>2</sup>
BUILDING #7	0	0	4	2	1	1	0	0	0	0	0	0	0	11,760 ft <sup>2</sup>
BUILDING #8	0	0	0	0	0	0	4	1	1	0	0	0	0	8,809 ft <sup>2</sup>
BUILDING #9	3	2	0	0	0	0	0	0	0	4	2	0	0	9,534 ft <sup>2</sup>
BUILDING #10	4	2	0	0	0	0	0	0	0	0	0	0	0	7,940 ft <sup>2</sup>
BUILDING #11	0	0	4	2	1	1	0	0	0	0	0	0	0	11,760 ft <sup>2</sup>
BUILDING #12	0	0	0	0	0	0	4	2	0	0	0	0	0	8,789 ft <sup>2</sup>
BUILDING #13	0	0	0	0	0	0	0	0	4	2	0	0	0	9,534 ft <sup>2</sup>
BUILDING #14	0	0	0	0	0	0	0	0	3	2	0	0	0	7,950 ft <sup>2</sup>
BUILDING #15	0	0	0	0	0	0	4	1	1	0	0	0	0	8,858 ft <sup>2</sup>
BUILDING #16	0	0	0	0	0	0	4	2	0	0	0	0	0	8,789 ft <sup>2</sup>
BUILDING #17	0	0	0	0	0	0	4	2	0	0	0	0	0	8,789 ft <sup>2</sup>
BUILDING #18	0	0	0	0	0	0	4	2	0	0	0	0	0	8,789 ft <sup>2</sup>
BUILDING #19	0	0	0	0	0	0	4	2	0	0	0	0	0	8,789 ft <sup>2</sup>
BUILDING #20	0	0	0	0	0	0	7	2	0	0	0	0	0	11,129 ft <sup>2</sup>
BUILDING #21	4	2	0	0	0	0	0	0	0	0	0	0	0	7,940 ft <sup>2</sup>
BUILDING #22	0	0	2	0	2	0	0	0	0	0	0	0	0	5,802 ft <sup>2</sup>
BUILDING #23	4	2	0	0	0	0	0	0	0	0	0	0	0	7,940 ft <sup>2</sup>
BUILDING #24	0	0	3	1	1	1	0	0	0	0	0	0	0	8,809 ft <sup>2</sup>
<b>TOTAL FLOOR AREA</b>	<b>161</b>	<b>181</b>	<b>181</b>	<b>61</b>	<b>41</b>	<b>35</b>	<b>11</b>	<b>41</b>	<b>38</b>	<b>17</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>207,988 ft<sup>2</sup></b>



**2**  
**A1.01** DEVELOPABLE AREA DIAGRAM  
SCALE: 1/32"=1'-0"



**1**  
**A1.01** OVERALL SITE PLAN  
SCALE: 1/32"=1'-0"

**LEGAL ADDRESS:**  
LOTS 5, 6 & 7 SECT. 16 TOWNSHIP 8, N.W.D.  
PLAN 9097 LOT 9 SECT. 16 TOWNSHIP 8, N.W.D.  
PLAN 12271, PART NW¼

**CIVIC ADDRESS:**  
18490, 18522, 18542, 18570 70TH AVENUE,  
SURREY, BC

