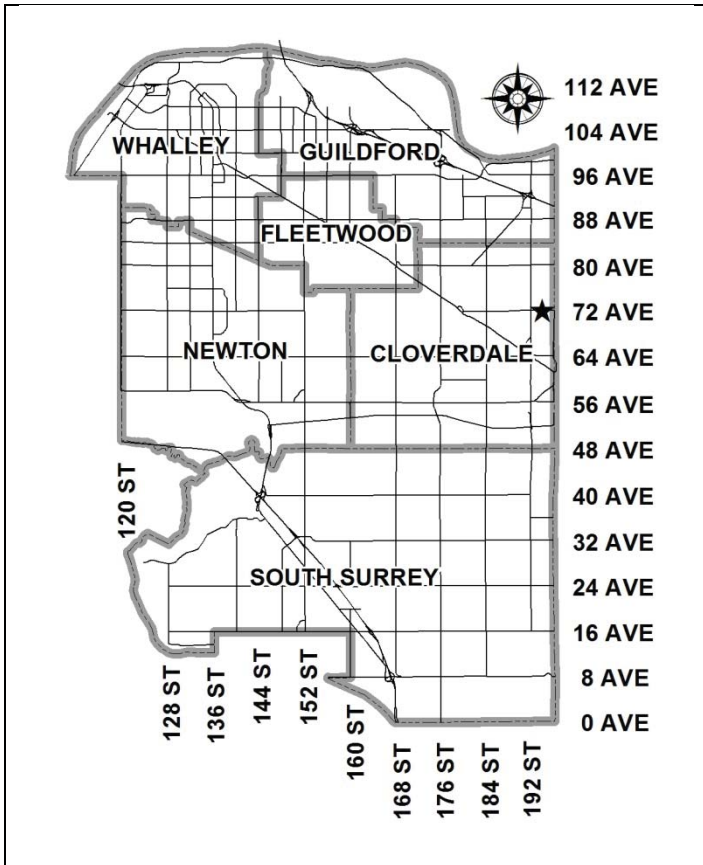


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0158-00

Planning Report Date: May 29, 2017



PROPOSAL:

- **NCP Amendment** from Half-Acre Residential to 15-25 upa (Medium-High Density)
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

to permit the development of 83 townhouse units.

LOCATION: 7145 and 7185 - 194A Street
 19392 - 72 Avenue

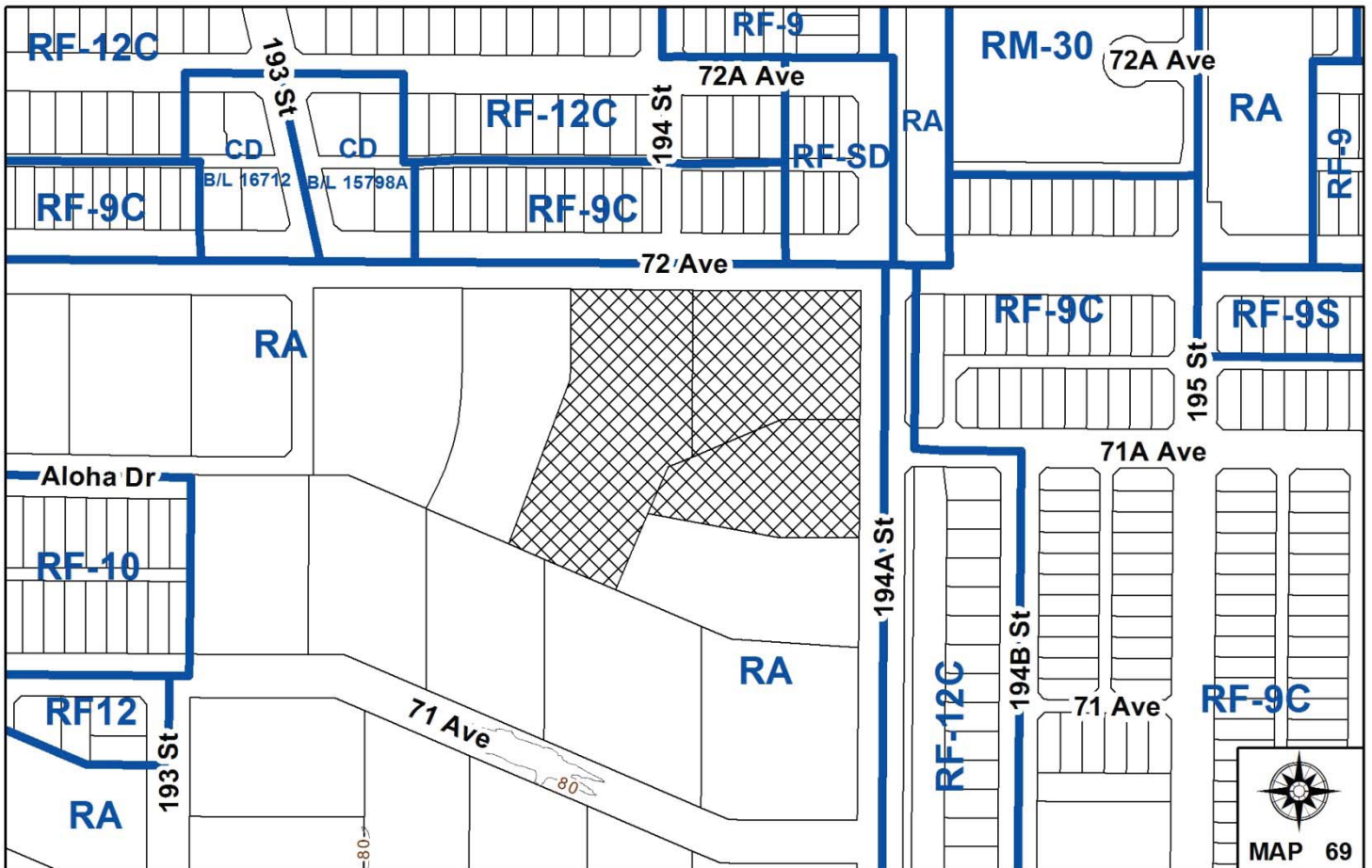
OWNER: 1042384 B.C. Ltd.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Half-Acre Residential

INFILL PLAN DESIGNATION: Townhouse (20-25 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Although the application complies with the Aloha Estates Infill Area Concept Plan, an amendment to East Clayton NCP is required.

RATIONALE OF RECOMMENDATION

- Complies with the Aloha Estates Infill Area Concept Plan, which was approved by Council on October 28, 2013 (Corporate Report No. R219; 2013).
- The proposed 83-unit townhouse development, with 79 units (95%) having side-by-side garages, is based on the RM-30 Zone, however, the floor area ratio (FAR) has been increased slightly from 0.9 to 1.0 and the building setbacks have been reduced.
- The applicant is proposing to construct a townhouse development that attains the high efficiency "Energy Star" green building standard, resulting in a townhouse development that according to the applicant, improves upon the British Columbia Building Code (BCBC) requirements for reducing energy use by at least 20%.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Aloha Estates Infill Area Development Plan and the East Clayton NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 249 square metres (2,680 square feet) to 140 square metres (1,500 square feet).
3. Council authorize staff to draft Development Permit No. 7916-0158-00 generally in accordance with the attached drawings (Appendix II).
4. 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 finalized 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;
 - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (j) the applicant adequately address the impact of reduced indoor amenity space; and
 - (k) registration of a Section 219 Restrictive Covenant to require energy efficiency certification.

5. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the lands from Half-Acre Residential to 15-25 upa (Medium-High Density), when the application is considered for final adoption.

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:**

17 Elementary students at Hazelgrove Elementary School
8 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 the Fall of 2018.

Parks, Recreation & Culture: The Parks, Recreation and Culture Department has no concerns.

Surrey Fire Department: The Surrey Fire Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Acreage lots with single family dwellings, which will be removed.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 72 Avenue):	Single family small lots and vacant fee simple duplex lots.	10-15 u.p.a. Medium Density and 15-25 u.p.a. Medium-High Density	RF-9C and RF-SD
East (Across 194A Street and linear park):	Small lot dwellings.	6-10 u.p.a. (Low Density)	RF-9C and RF-12C
South:	Single family dwellings on acreages.	Townhouse (20-25 upa) and Single Family Front Accessed (6-10 upa) in Infill Area Concept Plan	RA

Direction	Existing Use	NCP Designation	Existing Zone
West:	Single family dwelling on an acreage under Application No. 7916-0174-00 for townhouses (pre-Council).	Townhouse (20-25 upa) in Infill Area Concept Plan	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject lots are located within the Aloha Estates subdivision, which was approved in 1978.
- The East Clayton Neighbourhood Concept Plan (NCP) (Appendix VI) was approved by Council on March 3, 2003 (Corporate Report No. Coo6) to guide the development of the eastern portion of a larger area covered by the Clayton General Land Use Plan.
- At the time the East Clayton NCP was developed through the public consultation process, the residents and property owners within the Aloha Estates neighbourhood of East Clayton indicated that they were not in favour of redeveloping their properties but were willing to support a Half-Acre Residential designation for their neighbourhood.
- In recent years, there has been interest in amending the current Half-Acre Residential designation in order to permit redevelopment of the area.
- On May 27, 2013, the owners of three properties in Aloha Estates (7091 – 193 Street, 19289 - 71 Avenue, and 7130 -192 Street) submitted Application No. 7913-0111-00 to rezone and subdivide these properties into a mix of small single family lots and a remnant parcel for future multi-family development.
- As the above-noted application did not comply with the Half-Acre Residential designation within the East Clayton NCP, the Planning & Development Department consequently sought Council authorization to proceed with the preparation of an infill development plan to guide redevelopment for the entire Aloha Estates neighbourhood.
- Following a public consultation process, staff prepared the Aloha Estates Infill Area Concept Plan ("Aloha Estates Plan") (Appendix VII), which was approved by Council on October 28, 2013 (Corporate Report No. R219). As noted in Corporate Report No. R219, the intent of the Aloha Estates Plan is to guide future amendments to the East Clayton Neighbourhood Concept Plan ("NCP") through individual land development applications.

Site Context

- The approximately 1.7-hectare (4.17-ac.) subject site is located in the north-eastern portion of the Aloha Estates neighbourhood of East Clayton.

- The subject site is designated "Urban" in the Official Community Plan (OCP), "Half-Acre Residential" in the East Clayton NCP, and "Townhouse 20-25 upa" in the Aloha Estates Plan, and is zoned "One-Acre Residential Zone (RA)".

Justification for NCP Amendment

- The applicant is seeking an amendment to the East Clayton NCP to redesignate the subject site from "Half-Acre Residential" to "15-25 upa (Medium – High Density)".
- The intent of the Aloha Estates Plan is to guide future amendments to the East Clayton Neighbourhood Concept Plan (NCP) through individual land development applications in the plan area.
- The proposed East Clayton NCP designation is consistent with the land use designation in the Aloha Estates Plan. For this reason, the proposed NCP amendment has merit.

Current Application

- In addition to the proposed amendment to the East Clayton NCP, the applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and to obtain a Development Permit in order to allow the development of eighty-three (83) three-storey townhouse units in sixteen (16) buildings.
- With a proposed floor area ratio (FAR) of 1.0 and a proposed unit density of 59 uph (units per hectare) or 24 upa (units per acre), the proposed development is consistent with the "Townhouse 20 – 25 upa" designation in the Aloha Estates Plan and the "15 -25 upa (Medium-High Density)" designation in the East Clayton NCP.
- The applicant proposes 1.0 floor area ratio (FAR) which is above the maximum 0.9 FAR permitted in the RM-30 Zone. The applicant is therefore requesting rezoning to a CD Zone, based on the RM-30 Zone, to allow for this proposed FAR increase. As a rationale for permitting this increase, the applicant is proposing to construct a townhouse development that attains the high efficiency "Energy Star" green building standard, resulting in a townhouse development that improves upon the British Columbia Building Code (BCBC) requirements for energy use by at least 20%.
- The West Clayton NCP, which was approved on July 27, 2015 includes "Energy Efficient Density Bonusing Policy" as a method to reduce energy consumption and greenhouse gas (GHG) emissions. The City of Surrey has committed to reducing per capita GHG emissions by 33% by 2020 and by 80% by 2050 (from 2007 levels), as outlined in the City's OCP.
- The applicant and City staff believe that there is an opportunity to apply the requirements in Energy Efficient Density Bonusing Policy to the subject application. A similar application is proceeding under this green building initiative to the west of the subject site, also in Aloha Estates (File No. 7915-0050-00, currently at Third Reading).

- In order to apply the requirements in the Energy Efficient Density Bonusing Policy, the applicant will be required to register a Section 219 Restrictive Covenant on the subject site agreeing to comply with specific requirements of the policy. In particular, at the time of building permit, the proposed development must:
 - provide a security bond to the City of approximately 1% of building construction costs, to be released after final occupancy; and
 - attain third party certification that the development improves the energy efficiency of the development by at least 20% above the BC Building Code, based on an independent rating standard (such as "Energy Star" or similar).
- In addition, the applicant is proposing reduced building setbacks along all property lines, from the standard 7.5 metres (25 ft.) in the RM-30 Zone to a minimum of 3.0 metres (10 ft).
- The site is oriented towards public frontages on all four sides, fronting 72 Avenue to the north, the new Aloha Drive to the south, 194A Street to the east and a new 193A Street to the west. 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.
- The property at 7115 – 194A Street is adjacent to the southeast corner of the proposed development and is designated for future townhouses in the Aloha Estates Plan. The applicant has provided a concept plan for how this lot can develop in the future.

Proposed CD By-law

- The proposed CD By-law (see Appendix IX) is based on the "Multiple Residential 30 Zone (RM-30)", with modifications to density, and building setback requirements.
- The maximum allowable floor area ratio (FAR) is proposed to be increased from the 0.9 FAR in the RM-30 Zone to 1.0 FAR. In order to increase the allowable density, the applicant has agreed to comply with the Energy Efficient Density Bonusing Policy developed for West Clayton.
- The maximum allowable unit density of 24 upa is less than the 30 upa permitted in the RM-30 Zone, to reflect the proposed 83-unit development.
- Although the proposed FAR is higher than the RM-30 Zone allows, the proposed site plan still accommodates appropriate building design and massing, indoor and outdoor amenity space and private yard spaces, tree preservation, setbacks and off-street parking.
- The setbacks in the CD By-law are proposed to be reduced from those in the RM-30 Zone, to allow for better public frontage-oriented units along street-fronting property lines (north, south, east and west), and are in accordance with the East Clayton Neighbourhood Concept Plan design guidelines.
- Tandem parking provisions are modified from the RM-30 Zone, permitted a maximum of 4 dwelling units (i.e. 5%) with tandem parking, versus 50% permitted in the RM-30 Zone. The tandem parking spaces will be fully enclosed.

- The table below shows a comparison between the RM-30 Zone and the proposed CD By-law:

	RM-30 Zone	Proposed CD By-law
Floor Area Ratio (FAR)	0.9	1.0
Units Per Acre (upa)	30	24
Lot Coverage	45%	40%
Building Height		
Principal	13 m (43 ft.)	10 m (33 ft.)
Amenity Building	11 m (36 ft.)	6.7 m (22 ft.)
Accessory	4.5 m (15 ft.)	5.5 m (18 ft.)
Building Setbacks	7.5 m (25 ft.) from all lot lines	South Yard (72 Ave): 3.0 m (10 ft.) East Yard on Flanking Street (194A St.): 4.5 m (15 ft.) West Yard (71A Ave): 4.0 m (13 ft.) North Yard (193A St): 4.5 m (15 ft.) East Yard (Interior): 6.0 m (20 ft.)
Tandem Parking	50%	4 dwelling units (i.e. 5%)

Access and Road Dedication Requirements

- The proposed townhouse development will gain vehicular access from 194A Street and the new Aloha Drive.
- The applicant will be required to dedicate and construct 193A Street and Aloha Drive to the Neo-traditional Through Local Road standard.
- The proposed 193A Street has been relocated approximately 50 metres (165 ft.) to the west from the location within the Aloha Estates Infill Area Land Use Concept Plan (see Appendix VII). The applicant worked with staff and relocation was confirmed acceptable. Neighbouring lands to the west are also under development application and the realigned road is acceptable to all parties.

Public Art Policy

- The applicant will be required to provide public art in accordance with the City's Public Art Policy requirement. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PRE-NOTIFICATION

Pre-notification letters were sent out on March 6, 2017 and a Development Sign was installed on March 6, 2017. Staff did not receive any responses.

DESIGN PROPOSAL AND REVIEW

- The applicant proposes to construct a 83-unit, 3-storey townhouse development.
- The townhouse units are all three-bedroom units, and range in size from 323 square metres (3,476 sq.ft.) to 412 square metres (4,434 sq.ft.).

- Of the 83 townhouse units 79 will contain an attached, side-by-side double garage and 4 units will contain tandem parking. All units will contain a flex-room located at grade. Those units along the public frontages incorporate a front porch and flex-room oriented towards their respective public frontage.
- The kitchen, dining, family and living rooms of each unit are located on the second floor, with bedrooms on the third floor.
- The townhouses are contemporary in character incorporating substantial windows into the design. The proposed major exterior finishes on the townhouses consist of several shades of grey hardie-plank and hardie-panel siding. The applicant proposes lime green and dark blue hardi-plank accents along all elevations. To create stronger street presence the units fronting streets include additional windows and details such as wraparound balconies.
- Each unit will have a small private ground level patio or front yard space that provides for individual outdoor use opportunities.

Indoor Amenity Space

- A 140-square metre (1,510 sq.ft), two-storey amenity building is located in the southern portion of the proposed townhouse development. The proposed CD Zone requires that 246 square metres (2,647 sq.ft.) of indoor amenity space be provided (3.0 sq.m. / 32 sq.ft. per dwelling unit).
- The main floor of the amenity building consists of a lounge area with partial kitchen and accessible restroom. The second floor of the amenity building consists of a second lounge area and games area.
- In order to preserve as many trees as possible on the site the applicant had limited opportunity to provide indoor amenity area.
- The applicant has agreed to address the impact of the proposed 109-square metre (1,173 sq. ft.) reduction of the indoor amenity requirement of the Zoning By-law in accordance with Council's policy.

Landscaping and Outdoor Amenity Space

- Landscaping consisting of Hedge Maple, Serbian Spruce, Hawthorn, Sweetgum, Snowbell, and Cedar trees interspersed with shrubs and perennials will be planted throughout the development.
- The applicant is proposing to retain three large clusters of trees within the site (see Appendix V) with a total area of approximately 462 square metres (5,000 sq. ft.) in area. The first cluster is located at the southwest corner of the site and is approximately 140 square metres (1,500 sq. ft.) in area and is comprised of 6 trees. The second cluster is located along the east property line and is approximately 120 square metres (1,300 sq. ft.) in area and is comprised of 5 trees. The third cluster is located in the centre of the site and is approximately 202 square metres (2,185 sq. ft.) in area and is comprised of 4 trees.

- 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 installing corner plazas on private property at the intersection of 72 Avenue and 193A Street, the intersection of 71A Avenue and 193A Street and the intersection of 72 Avenue and 194A Street. These plazas will consist of trees, lower planting and a bench.
- The proposed CD Zone, like the RM-30 Zone, requires that 249 square metres (2,680 sq.ft.) of outdoor amenity space be provided (3.0 sq.m. / 32 sq.ft. per dwelling unit). The applicant is providing 249 square metres (2,680 sq.ft.) which meets the requirement.
- The programmed portion of the outdoor amenity space will consist of a children's "bee themed" play area adjacent to the amenity building. The majority of the outdoor amenity space is tree protection area which makes programming problematic.

Parking

- A total of 166 resident parking spaces and 20 visitor parking space are to be provided on-site. The parking spaces to be provided meet the minimum parking requirements in Surrey Zoning By-law No. 12000.
- The off-street resident parking spaces will be provided in a double side-by-side parking arrangement for each 79 of the 83 proposed units and four (4) units will have tandem parking.

TREES

- Vanessa Melney and Mike Fadum, ISA Certified Arborists of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	25	25	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	2	2	0
Birch	1	1	0
Cherry	4	4	0
Japanese Maple	2	2	0
Laurel	1	1	0
Lombardy Poplar	1	1	0
London Plane	1	1	0
Plum	1	1	0
Red Maple	3	0	3
Weeping Willow	2	2	0

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Dawn Redwood	1	0	1
Deodar Cedar	1	1	0
Douglas Fir	2	1	1
Giant Sequoia	1	0	1
Norway Spruce	4	1	3
Scots Pine	4	4	0
Western Red Cedar	96	78	18
Total (excluding Alder and Cottonwood Trees)	127	100	27
Additional Trees in the proposed Open Space / Riparian Area	N/A	N/A	N/A
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		109	
Total Retained and Replacement Trees		136	
Contribution to the Green City Fund			

- The Arborist Assessment states that there are a total of 127 mature trees on the site, excluding Alder and Cottonwood trees. Twenty-five (25) existing trees, approximately 16% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 27 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the cluster of trees, location of services, building footprints, road dedication and proposed lot grading.
- The proposed alignment and design of the sidewalks on 72 Avenue and 194A Street will be explored at servicing stage to determine the feasibility of protecting approximately 10 of the trees intended for retention (highlighted in red on Appendix V).
- 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 225 replacement trees on the site. Since only 109 replacement trees can be accommodated on the site, the deficit of 116 replacement trees will require a cash-in-lieu payment of \$46,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted along all street frontages. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Hedge Maple, Serbian Spruce, Hawthorn, Sweetgum, Snowbell, and Cedar trees.

- In summary, a total of 143 trees are proposed to be retained or replaced on the site with a contribution of \$46,400 to the Green City Fund. Approximately 10 of the trees currently proposed to be retained along 72 Avenue and 194A Street will be further assessed at servicing design review process.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 11, 2017. The table below 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"> • Consistent with the Aloha Estates Infill Plan area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development provides 3-bedroom townhouse units of varying unit size.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates <i>Low Impact Development Standards</i>, such as perforated pipes, absorbent soils and rain water detention areas. • The development will retain existing, mature trees on the site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Each unit will provide opportunities for bike storage. • Connected to off-site pedestrian and multiuse pathways.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The development incorporates CPTED principles, such as providing "eyes on the street", and provides outdoor amenity space accessible to and suitable for different age groups.
6. Green Certification (F1)	<ul style="list-style-type: none"> • The applicant will attain third party certification of an independent green building standard, such as Energy Star or similar, in order to achieve energy efficiency of at least 20% beyond the requirements of the BC Building Code.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A Public Hearing for the rezoning will be held. • The Cloverdale Community Association was consulted by the applicant in the development of the site plan.

ADVISORY DESIGN PANEL

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

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. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. East Clayton NCP Plan
- Appendix VII. Aloha Estates Plan
- Appendix VIII. Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/da

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Douglas Johnson
 Douglas E Johnson Architect Ltd.
 Address: 901 - West 3rd Street, Unit 374
 North Vancouver, BC V7P 3P9

2. Properties involved in the Application
 - (a) Civic Addresses: 7145 - 194A Street
 19392 - 72 Avenue
 7185 - 194A Street

 - (b) Civic Address: 7145 - 194A Street
 Owner: 1042384 B.C. Ltd.
 Director Information:
 Gurdial Singh Sandhu
 Sanjit Singh Sangha
 Amarjit S. Sandhu

 No Officer Information Filed
 PID: 005-240-549
 Lot 22 Section 15 Township 8 New Westminster District Plan 54452

 - (c) Civic Address: 19392 - 72 Avenue
 Owner: 1042384 B.C. Ltd.
 Director Information:
 Gurdial Singh Sandhu
 Sanjit Singh Sangha
 Amarjit S. Sandhu

 No Officer Information Filed
 PID: 002-326-370
 Lot 47 Section 15 Township 8 New Westminster District Plan 67519

 - (d) Civic Address: 7185 - 194A Street
 Owner: 1042384 B.C. Ltd.
 Director Information:
 Gurdial Singh Sandhu
 Sanjit Singh Sangha
 Amarjit S. Sandhu

 No Officer Information Filed
 PID: 000-653-012
 Lot 48 Section 15 Township 8 New Westminster District Plan 67519

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the site.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed in RM-30	Proposed
LOT AREA* (in square metres)		
Gross Total		16,892 m ²
Road Widening area		2,852 m ²
Undevelopable area		
Net Total		14,039 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45 ⁰ %	40 ⁰ %
Paved & Hard Surfaced Areas		21 ⁰ %
Total Site Coverage		61 ⁰ %
SETBACKS (in metres)		
South Yard (72 Avenue):	7.5 m	3.0 m
East Yard on Flanking Street (194A Street)	7.5 m	4.5 m
West Yard (71A Avenue)	7.5 m	4.0 m
North Yard (193A Street)	7.5 m	4.5 m
East Yard (Interior)	7.5 m	6.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal Building	13 m	10 m
Amenity Building	11 m	6.7 m
Other Accessory Buildings	4.5 m	5.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		NA
One Bed		NA
Two Bedroom		NA
Three Bedroom +		83
Total		83
FLOOR AREA: Residential		14,005 m ²
TOTAL BUILDING FLOOR AREA		14,005 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed in RM-30	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	75 uph /30 upa	49 uph /20 upa
# of units/ha /# units/acre (net)	70 uph /28 upa	59 uph /24 upa
FAR (gross)		0.83
FAR (net)		1.0
AMENITY SPACE (area in square metres)		
Indoor (No. of units x 3 m ²)	249 m ²	140 m ² *
Outdoor (No. of units x 3 m ²)	249 m ²	249 m ²
PARKING (number of stalls)		
Commercial		NA
Industrial		NA
Residential Bachelor + 1 Bedroom		NA
2-Bed		NA
3-Bed (2 x No. of units)	2 x 83 = 166	166
Residential Visitors (0.2 x No. of Units)	0.2 x 83 = 17	20
Institutional		NA
Total Number of Parking Spaces	183	186
Number of accessible stalls		NA
Number of small cars		NA
Tandem Parking Spaces: Number / % of Total Number of Units	42 spaces or 50%	8 spaces or 5%
Size of Tandem Parking Spaces width/length		3.4 m x 12.1 m

*** Seeking Council approval in accordance with City Policy.**

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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7185,7145,19392 TOWN HOUSES

7185,7145,19392 - 194 A STREET, SURREY, BRITISH COLUMBIA

DATA SHEET

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
1	FOUNDATION				
2	CONCRETE				
3	BRICK				
4	ROOFING				
5	CLADDING				
6	MECHANICAL				
7	ELECTRICAL				
8	PLUMBING				
9	PAINT				
10	LANDSCAPE				
11	CONCRETE				
12	BRICK				
13	ROOFING				
14	CLADDING				
15	MECHANICAL				
16	ELECTRICAL				
17	PLUMBING				
18	PAINT				
19	LANDSCAPE				
20	CONCRETE				
21	BRICK				
22	ROOFING				
23	CLADDING				
24	MECHANICAL				
25	ELECTRICAL				
26	PLUMBING				
27	PAINT				
28	LANDSCAPE				
29	CONCRETE				
30	BRICK				
31	ROOFING				
32	CLADDING				
33	MECHANICAL				
34	ELECTRICAL				
35	PLUMBING				
36	PAINT				
37	LANDSCAPE				
38	CONCRETE				
39	BRICK				
40	ROOFING				
41	CLADDING				
42	MECHANICAL				
43	ELECTRICAL				
44	PLUMBING				
45	PAINT				
46	LANDSCAPE				
47	CONCRETE				
48	BRICK				
49	ROOFING				
50	CLADDING				
51	MECHANICAL				
52	ELECTRICAL				
53	PLUMBING				
54	PAINT				
55	LANDSCAPE				
56	CONCRETE				
57	BRICK				
58	ROOFING				
59	CLADDING				
60	MECHANICAL				
61	ELECTRICAL				
62	PLUMBING				
63	PAINT				
64	LANDSCAPE				
65	CONCRETE				
66	BRICK				
67	ROOFING				
68	CLADDING				
69	MECHANICAL				
70	ELECTRICAL				
71	PLUMBING				
72	PAINT				
73	LANDSCAPE				
74	CONCRETE				
75	BRICK				
76	ROOFING				
77	CLADDING				
78	MECHANICAL				
79	ELECTRICAL				
80	PLUMBING				
81	PAINT				
82	LANDSCAPE				
83	CONCRETE				
84	BRICK				
85	ROOFING				
86	CLADDING				
87	MECHANICAL				
88	ELECTRICAL				
89	PLUMBING				
90	PAINT				
91	LANDSCAPE				
92	CONCRETE				
93	BRICK				
94	ROOFING				
95	CLADDING				
96	MECHANICAL				
97	ELECTRICAL				
98	PLUMBING				
99	PAINT				
100	LANDSCAPE				

VICINITY MAP



VICINITY MAP
PROJECT SITE

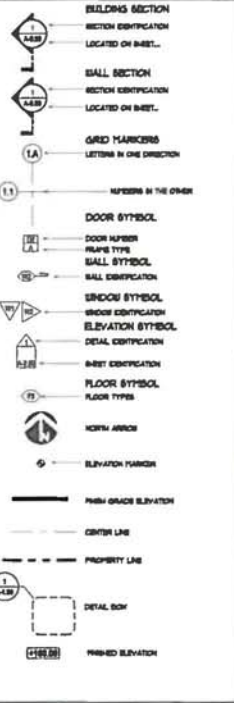
SHEET INDEX

SHEET NO.	ARCHITECTURAL
DP-0.01	DATA SHEET
DP-0.02	APARTY BUILDING 3D VIEW
DP-1.01	CLUSTER 1 UNIT A 3D VIEW
DP-1.02	CLUSTER 2 UNIT A 3D VIEW
DP-1.03	CLUSTER 3 UNIT A 3D VIEW
DP-1.04	CLUSTER 4 UNIT A 3D VIEW
DP-1.05	CLUSTER 5 UNIT A 3D VIEW
DP-1.06	CLUSTER 6 UNIT A 3D VIEW
DP-1.07	CLUSTER 7 UNIT A 3D VIEW
DP-1.08	CLUSTER 8 UNIT A 3D VIEW
DP-1.09	CLUSTER 9 UNIT A 3D VIEW
DP-1.10	CLUSTER 10 UNIT A 3D VIEW
DP-1.11	CLUSTER 11 UNIT A 3D VIEW
DP-1.12	CLUSTER 12 UNIT A 3D VIEW
DP-1.13	CLUSTER 13 UNIT A 3D VIEW
DP-1.14	CLUSTER 14 UNIT A 3D VIEW
DP-1.15	CLUSTER 15 UNIT A 3D VIEW
DP-1.16	CLUSTER 16 UNIT B 3D VIEW
DP-2.01	APARTY BLDG. ELEVATIONS
DP-3.01	CLUSTER 1 FLOOR PLANS - UNIT A + C
DP-3.02	CLUSTER 2 FLOOR PLANS - UNIT A
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DP-3.08	CLUSTER 8 FLOOR PLANS - UNIT A
DP-3.09	CLUSTER 9 FLOOR PLANS - UNIT A
DP-3.10	CLUSTER 10 FLOOR PLANS - UNIT A
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DP-4.01	CLUSTER 1 ELEVATIONS - UNIT A + C
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DP-4.04	CLUSTER 4 ELEVATIONS - UNIT A
DP-4.05	CLUSTER 5 ELEVATIONS - UNIT A
DP-4.06	CLUSTER 6 ELEVATIONS - UNIT A
DP-4.07	CLUSTER 7 ELEVATIONS - UNIT A
DP-4.08	CLUSTER 8 ELEVATIONS - UNIT A
DP-4.09	CLUSTER 9 ELEVATIONS - UNIT A
DP-4.10	CLUSTER 10 ELEVATIONS - UNIT A
DP-4.11	CLUSTER 11 ELEVATIONS - UNIT A
DP-4.12	CLUSTER 12 ELEVATIONS - UNIT A
DP-4.13	CLUSTER 13 ELEVATIONS - UNIT A
DP-4.14	CLUSTER 14 ELEVATIONS - UNIT A
DP-4.15	CLUSTER 15 ELEVATIONS - UNIT A
DP-4.16	CLUSTER 16 ELEVATIONS - UNIT B

ABBREVIATION

ALPH	ALUMINUM
BI	DRY STACK VENT
	BASALT RETAINING WALL
BIB	BUILT-IN SEATING
CB	CATCH BASIN
CD	COMPUTER DESK
CE	CEILING DOOR
CP	1-7/8" x 7" CONCRETE PAVING STONE
DB	DESK BANNER
F	FRODOE
FD	FLOOR DRAIN
FP	FIRE PLACE
GEB	GYPSEUM BOARD
HR	HAND RAIL
HS	HAND BASH
P.T.	PRESAURE TREATED
PLY.D	PLYWOOD
SI	SHELVING UNIT
V	VENT
WC	WATER CURTAIN
SD	SASH/SLIDER
SS	ENDCOP SEAT

GRAPHIC SYMBOLS



CONSULTANTS

ARCHITECT:
DOUGLAS R. JOHNSON ARCHITECT LTD.
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EMAIL: drjohn@shaw.ca

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ALL DIMENSIONS AND CONDITIONS ON THE
JOB AND THIS OFFICE SHALL BE
RESPONSIBLE FOR ANY VARIATIONS FROM THE
DRAWINGS AND CONDITIONS SHOWN ON
THE DRAWING.

DATE: 17 MAR 2016
TIME: 11:00 AM
DRAWN BY: J. JOHNSON
CHECKED BY: J. JOHNSON
SCALE: AS SHOWN
SHEET NO: DP-0.01

PROJECT: 7185-TOWNHOUSES
7185,7145,19392-194 A STREET, SURREY, BRITISH COLUMBIA
SHEET DESCRIPTION: DATA SHEET

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374 - 901 WEST 3RD ST
NORTH VANCOUVER, BC V7P 3P5
PH: (604) 998-2381
FAX: (604) 998-0217
drjohn@shaw.ca

TITLE: N.T.S. PROJECT NO: _____
DATE: 17 MAR 2016 SHEET: _____
DRAWN BY: J. JOHNSON
CHECKED BY: J. JOHNSON
PROJECT: DP-0.01



1 VIEW TOWARDS 12ND AVENUE CORNER 194A STREET



2 VIEW TOWARDS NORTH WEST CORNER OF SITE



3 194A STREET TO SOUTH



4 LOOKING WEST ALONG 12ND AVENUE



5 WEST ALONG 12ND AVENUE ACROSS STREET



6 VIEW ACROSS 194 STREET



7 VIEW FROM 12ND AVENUE LOOKING NORTH WEST



8 VIEW LOOKING WEST-SOUTH OF SITE



9 VIEW ACROSS STREET ON 194TH STREET



10 VIEW ACROSS STREET ON 12ND AVENUE



KEY PLAN



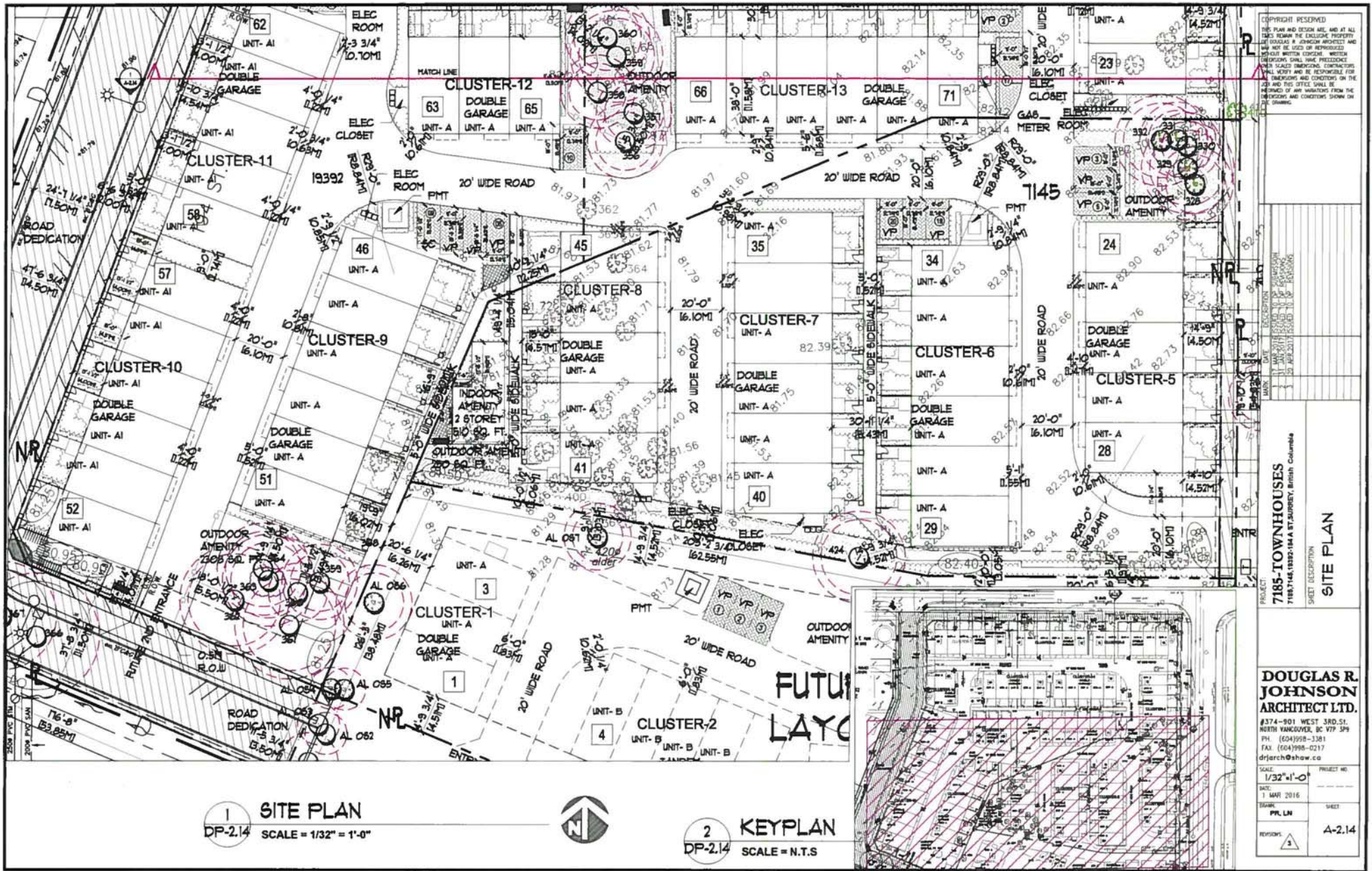
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DATE	DESCRIPTION
17 JAN 2017	ISSUED TO DP REVIEWER
26 APR 2017	ISSUED TO DP REVIEWER

7185-TOWNHOUSES
 7185-194A STREET, BILLY, BILLY, COLUMBIA
 PHOTO BOARD

DOUGLAS R. JOHNSON ARCHITECT LTD.
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 NORTH WINDSOR, BC V7P 3P9
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 FAX (604)928-0217
 drjarch@shaw.ca

SCALE: 1/32" = 1'-0"	PROJECT NO:
DATE: 17 MAR 2016	
DRAWN: RS	SHEET: DP-2.12
REVISIONS:	



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NO.	DATE	DESCRIPTION
1	11 MAR 2016	ISSUE FOR PERMITTING
2	11 MAR 2016	ISSUE FOR PERMITTING
3	11 MAR 2016	ISSUE FOR PERMITTING

PROJECT: 7185-TOWNHOUSES
 7185-1145-114A A ST. SURREY, British Columbia
 SHEET DESCRIPTION: SITE PLAN

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 VICTORIA, BC V7P 3W8
 PH: (250) 383-1381
 FAX: (250) 383-1382
 drjar@shaw.ca

SCALE: 1/32" = 1'-0"	PROJECT NO:
DATE: 11 MAR 2016	
TITLE: P/L LN	SHEET: A-2.14
REVISIONS:	

1 SITE PLAN
 DP-2.14 SCALE = 1/32" = 1'-0"



2 KEYPLAN
 DP-2.14 SCALE = N.T.S.



1 3D View 1
DP-1.20



2 3D View 2
DP-1.20

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WORK	DATE	DESCRIPTION
1	11 MAR 2016	3D RENDERING
2	11 MAR 2016	3D RENDERING
3	11 MAR 2016	3D RENDERING
4	11 MAR 2016	3D RENDERING
5	11 MAR 2016	3D RENDERING
6	11 MAR 2016	3D RENDERING
7	11 MAR 2016	3D RENDERING
8	11 MAR 2016	3D RENDERING
9	11 MAR 2016	3D RENDERING
10	11 MAR 2016	3D RENDERING

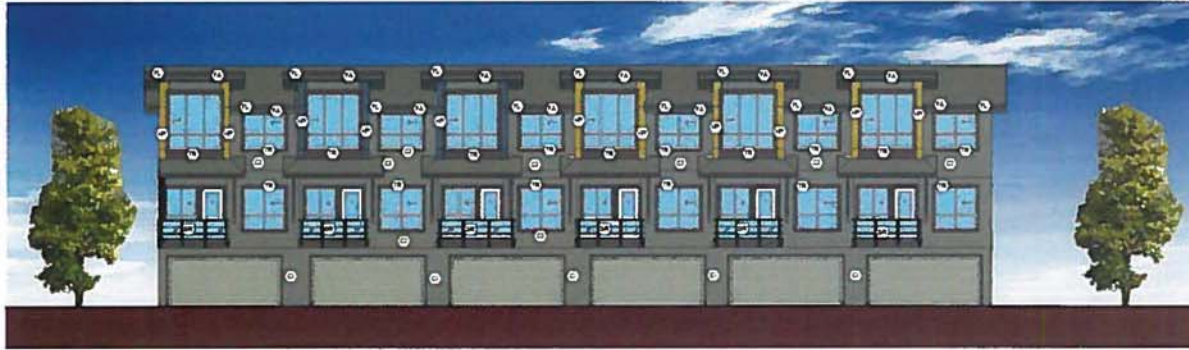
PROJECT
7185 TOWNHOUSES
7185 71st & 107th - 104th STREET, SUBURBY,
BRITISH COLUMBIA

CLIENT DESCRIPTION
CLUSTER-2 (UNIT A) - 3D VIEW

OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
8374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 993-3331
FAX: (604) 993-0217
djohn@dnw.ca

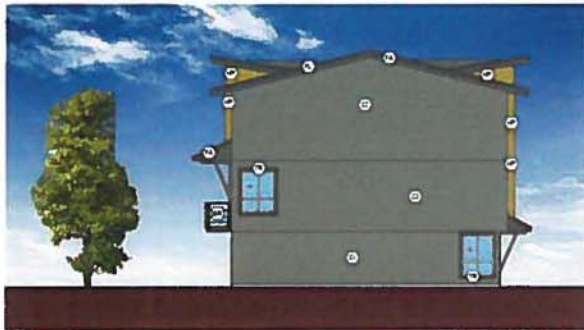
SCALE	PAPER NO.
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DATE 03 MAR 2016	---
SCALE	---
REVISION	DP-1.20



1 COLOURED SOUTH ELEVATION
DP-1.21/ N7.4



2 COLOURED NORTH ELEVATION
DP-1.21/ N7.4



3 COLOURED EAST ELEVATION
DP-1.21/ N7.4



4 COLOURED WEST ELEVATION
DP-1.21/ 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	TEXT
GR GUARDRAILING	DARK GREY	GR
FL FLASHING	DARK GREY	FL
TRIM / FABRICA	MEDIUM GREY	TR
8" HARD SIDING	MEDIUM GREY	8"
4" HARD SIDING	MEDIUM GREY	4"
HARD PANEL	LIME GREEN / DARK BLUE	HP
WINDOWS + DOORS	LIGHT GREY	WD
ROLL-UP DOOR	LIGHT GREY	RD

NOTED

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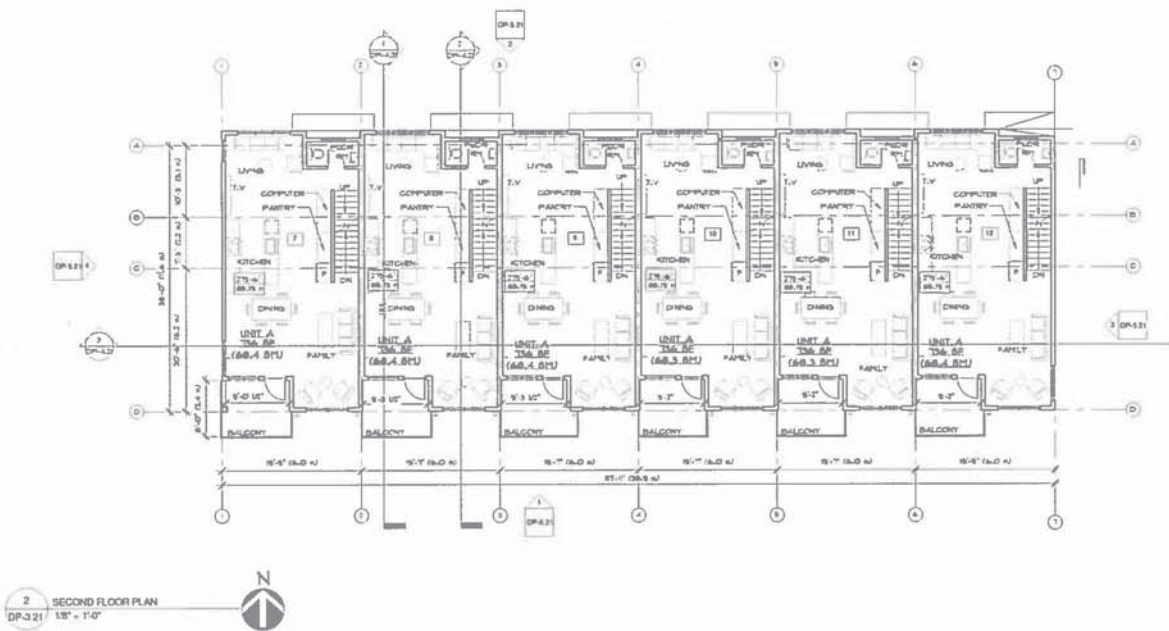
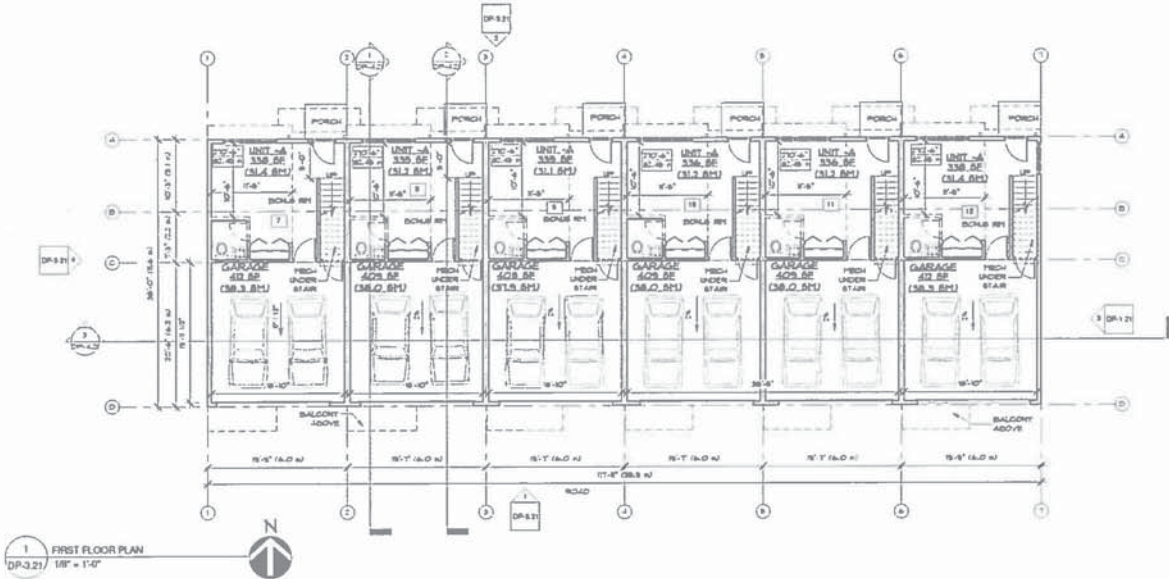
MARK	DATE	DESCRIPTION
1	21 MAR 2016	ISSUED FOR PERMITTING
2	21 MAR 2016	ISSUED FOR PERMITTING
3	21 MAR 2016	ISSUED FOR PERMITTING

MARK	DATE	DESCRIPTION

PROJECT
7185 TOWNHOUSES
7185 JAS & 1096 - 104 A STREET, SURREY,
BRITISH COLUMBIA
LEVEL: RESIDENTIAL
CLUSTER-2 (UNIT A) -
COLOURED ELEVATION

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH (604) 992-3331
FAX (604) 992-0217
djohnson@dnw.ca

SCALE	PROJECT NO.
As indicated	
DATE: 03 MAR 2016	
DRAWN:	CHECKED:
REVISIONS:	DP-1.21



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DRAWINGS. CONTRACTORS SHALL
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DIMENSIONS AND CONDITIONS ON THE
JOB AND THIS SERVICE SHALL BE
RENDERED BY AN ARCHITECT FROM
THE BACKWOT AND CONDITIONS
SHOWN ON THE DRAWING.

MARK	DATE	DESCRIPTION
1	03 MAR 2016	ISSUED FOR PERMITS
2	03 MAR 2016	ISSUED FOR PERMITS
3	03 MAR 2016	ISSUED FOR PERMITS

PROJECT
7185 TOWNHOUSES
7185-7145 & 1035 - 101 A STREET, SURREY,
BRITISH COLUMBIA
SHEET DESCRIPTION
**CLUSTER-2 (UNIT A) - FLOOR
PLANS**

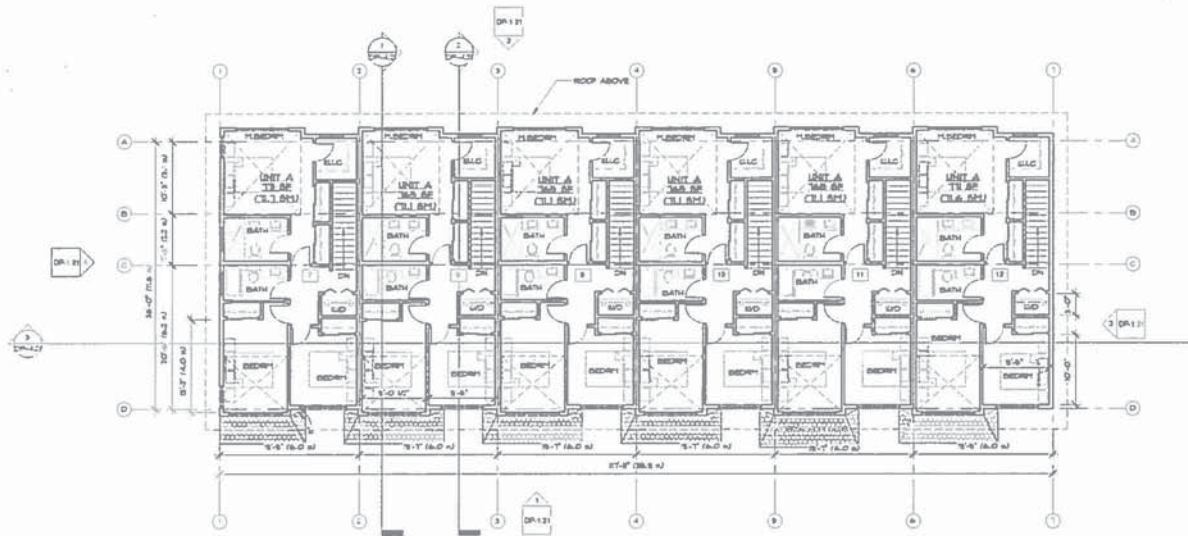
OWNER
DOUGLAS R. JOHNSON ARCHITECT LTD.
8374 - 901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P4
PH (604) 992-3331
FAX (604) 993-0217
djohn@shaw.ca

SCALE
1/8" = 1'-0"

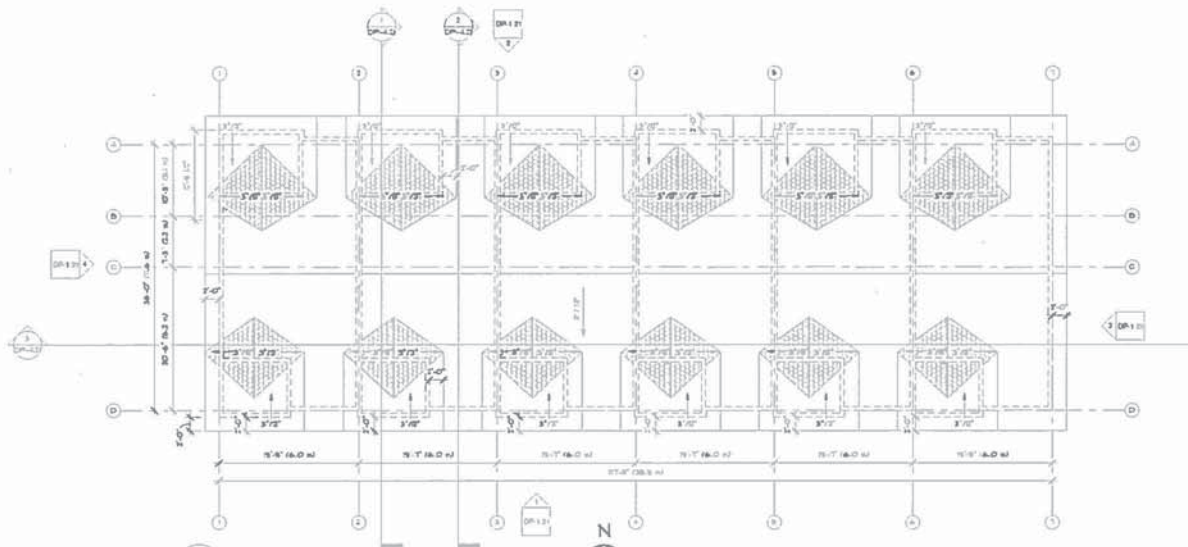
DATE
03 MAR 2016

SCALE
SHEET

REVISION
DP-321



1 THIRD FLOOR PLAN
DP-3.22
1/8" = 1'-0"



2 TOP OF ROOF
DP-3.22
1/8" = 1'-0"

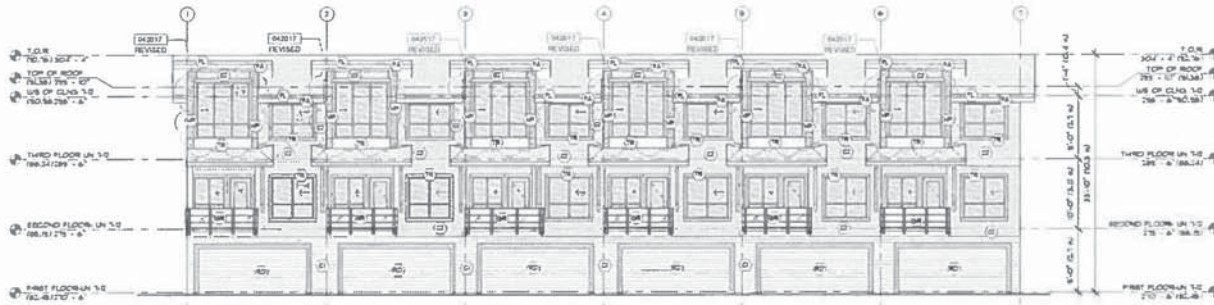
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MARK	DATE	DESCRIPTION
1	15 MAR 2016	ISSUED FOR PERMIT
2	15 MAR 2016	ISSUED FOR PERMIT
3	15 MAR 2016	ISSUED FOR PERMIT

PROJECT
7185 TOWNHOUSES
7185/718 & 1092 - ON A STREET, SURREY,
BRITISH COLUMBIA
SHEET DESCRIPTION
CLUSTER-2 (UNIT A) - FLOOR PLANS
OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374 - 901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH (604) 392-3331
FAX (604) 393-0217
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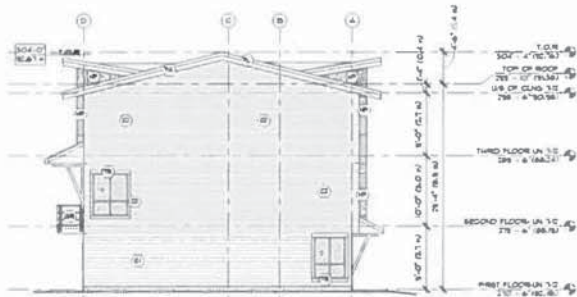
SCALE 1/8" = 1'-0"	PROJECT NO. ---
SHEET 03 MAR 2016	SHEET ---
REVISION 3	DP-3.22



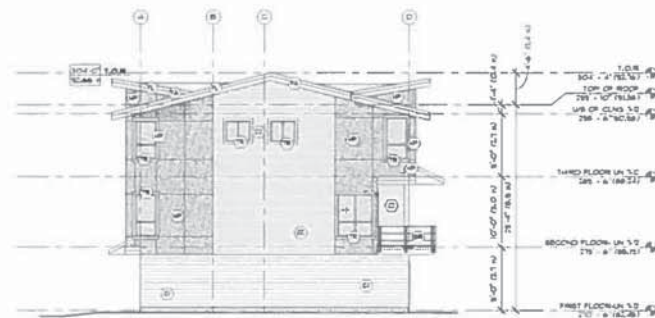
1 SOUTH ELEVATION
DP-5.21 1/8" = 1'-0"



2 NORTH ELEVATION
DP-5.21 1/8" = 1'-0"



3 EAST ELEVATION
DP-5.21 1/8" = 1'-0"



4 WEST ELEVATION
DP-5.21 1/8" = 1'-0"

MATERIAL LEGEND

MATERIAL	COLOR	REVISION
GA	GUARDRAILING	DARK GREY
FL	FLASHING	DARK GREY
TR	TRIM / FASCIA	MEDIUM GREY
6"	6" HARD SIDING	MEDIUM GREY
4"	4" HARD SIDING	MEDIUM GREY
HP	HARD PANE	LIME GREEN
SD	SHOULDER DOORS	DARK BLUE
RD	ROLL-UP DOOR	LIGHT GREY

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DATE	DESCRIPTION
1	ISSUE FOR PERMIT
2	ISSUE FOR PERMIT
3	ISSUE FOR PERMIT

PROJECT: 7185 TOWNHOUSES
7185-7186 & 8998-194 STREET, SUDBURY, BRITISH COLUMBIA
SHEET: CLUSTER-2 (UNIT A) - EXT.
ELEVATIONS

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-801 WEST 340 ST.
NORTH VANCOUVER, BC V7P 3P4
PH: (604) 990-1111
FAX: (604) 990-1011
djohnson@drj.ca

SCALE	PROJECT NO.
As Indicated	DP-5.21
DATE: 03 MAR 2016	
BY: [Signature]	
CHECKED: [Signature]	



1 3D View 1
DP-1.40



2 3D View 2
DP-1.40

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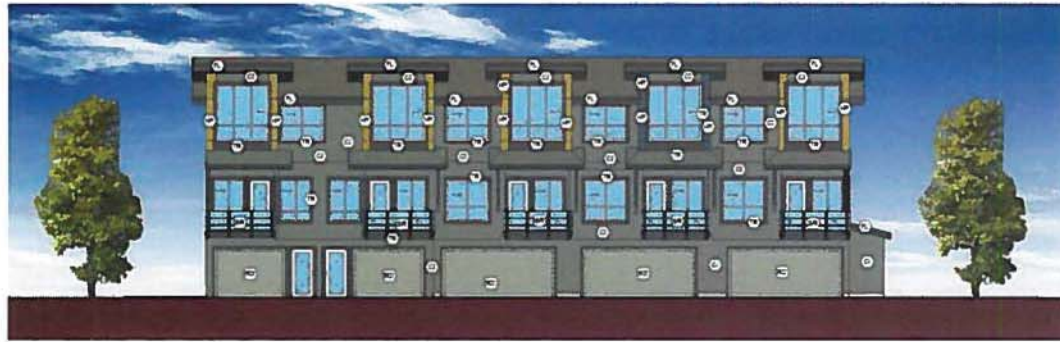
NO.	DESCRIPTION	DATE	BY
1	DESIGN DEVELOPMENT	15 JUN 2016	DL
2	PERMIT APPLICATION	15 JUN 2016	DL
3	PERMIT REVIEW	15 JUN 2016	DL

PROJECT
7185 TOWNHOUSES
7185/145 & 14952 - 101 A STREET, SURREY,
BRITISH COLUMBIA
CLUSTER-4 (UNIT A & C) - 3D
VIEW

OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
8174-801 WEST 350 ST.
NORTH VANCOUVER, BC V3P 3P9
PH (604) 998-3391
FAX (604) 998-0217
djohnson@drj.ca

SCALE	PROJECT NO.
DATE 03 MAR 2016	---
PLUM	SEAL
REVISION	DP-1.40



1 COLOURED SOUTH ELEVATION
DP-1.41 N=0

MATERIAL LEGEND

MATERIAL	COLOR	
GR: GRANITE/BLIND		
FL: FLASHING	DARK GREY	
TR: TRIM / FASCIA	DARK GREY	
C1: 8" WARD BOYS	MEDIUM GREY	
C2: 4" WARD BOYS	MEDIUM GREY	
HP: HARD PANEL	LIME GREEN	
	DARK BLUE	
UNDOOR & DOORS		
RD: ROLL-UP DOOR	LIGHT GREY	

REVIEW



2 COLOURED NORTH ELEVATION
DP-1.41 N=0



3 COLOURED WEST ELEVATION
DP-1.41 N=0



4 COLOURED EAST ELEVATION
DP-1.41 1/8" = 1'-0"

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NO.	DATE	DESCRIPTION
1	11 MAR 2016	ISSUE FOR PERMIT
2	11 MAR 2016	ISSUE FOR PERMIT
3	11 MAR 2016	ISSUE FOR PERMIT

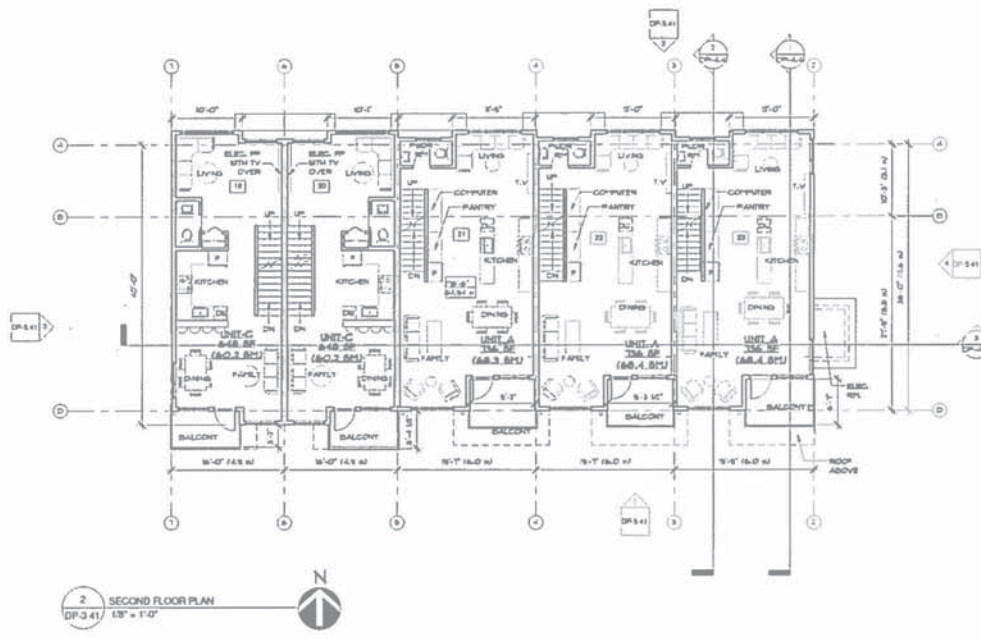
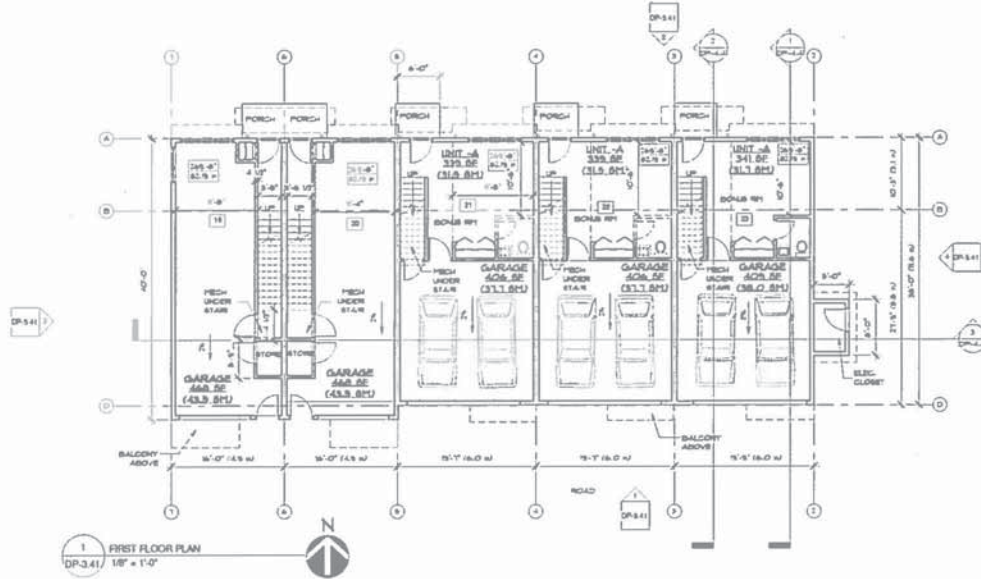
MARK	DATE	DESCRIPTION
1	11 MAR 2016	ISSUE FOR PERMIT
2	11 MAR 2016	ISSUE FOR PERMIT
3	11 MAR 2016	ISSUE FOR PERMIT

PROJECT
7185 TOWNHOUSES
7185 148 & 1598 - 184 A STREET, SURREY,
BRITISH COLUMBIA
PROJECT DESCRIPTION
CLUSTER-4 (UNIT A & C) -
COLOURED ELEVATIONS

OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374 - 901 WEST 53RD ST.
NORTH VANCOUVER, BC V7P 5P9
PH (604) 990-3351
FAX (604) 990-0215
djohnson@dnw.ca

SCALE
As indicated
DATE
03 MAR 2016
SHEET
PROJECT NO.
SHEET
REVISIONS
DP-1.41



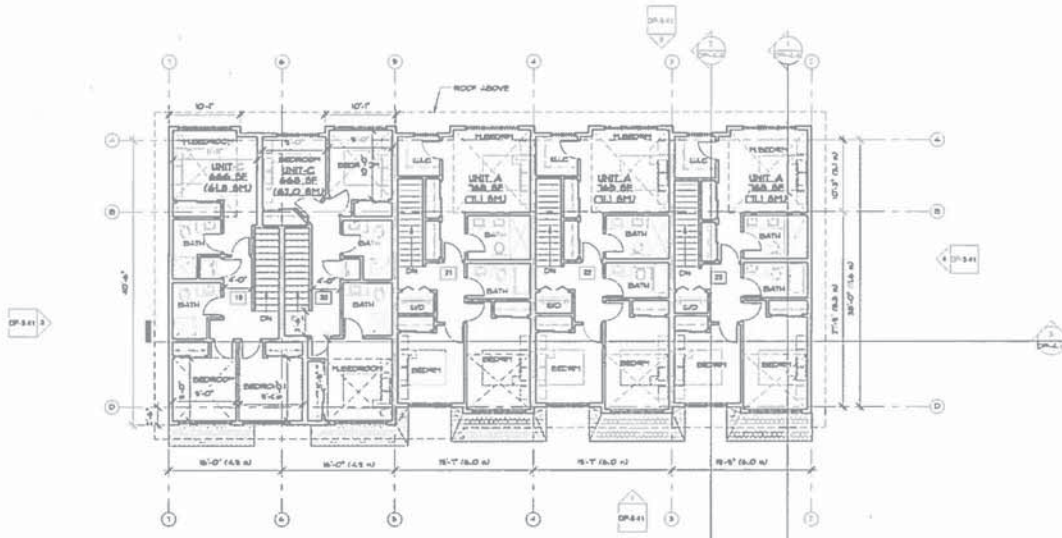
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MARK	DATE	DESCRIPTION
1	15 MAR 2016	REVISION FOR PERMITS
2	15 MAR 2016	REVISION FOR PERMITS
3	15 MAR 2016	REVISION FOR PERMITS
4	15 MAR 2016	REVISION FOR PERMITS
5	15 MAR 2016	REVISION FOR PERMITS
6	15 MAR 2016	REVISION FOR PERMITS
7	15 MAR 2016	REVISION FOR PERMITS
8	15 MAR 2016	REVISION FOR PERMITS
9	15 MAR 2016	REVISION FOR PERMITS
10	15 MAR 2016	REVISION FOR PERMITS

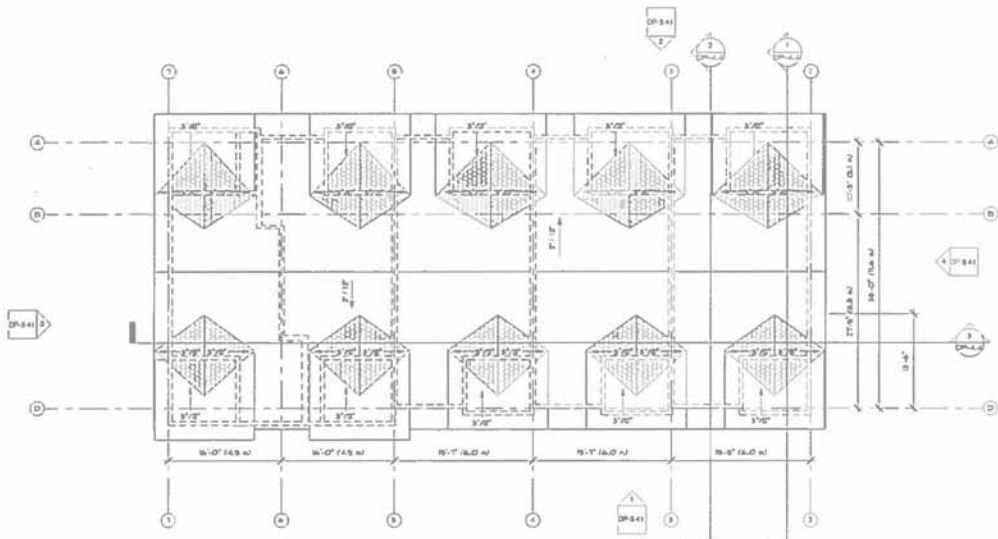
PROJECT
 7185 TOWNHOUSES
 7185-15 ST. - IN ASTRILETT, SURREY,
 BRITISH COLUMBIA
SHEET DESCRIPTION
 CLUSTER-4 (UNIT A & C) -
 FLOOR PLANS

OWNER
 DOUGLAS R. JOHNSON
 ARCHITECT LTD.
 8574 - 901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P4
 PH: (604) 990-3331
 FAX: (604) 990-0217
 djohnson@dnw.ca

SCALE 1/8" = 1'-0"	PROJECT NO. ---
DATE 01 MAR 2016	SHEET ---
SCALE ---	PROJECT NO. ---
DATE ---	SHEET ---
PROJECT ---	DP-3.41



1 THIRD FLOOR PLAN
DP-3.42 1/8" = 1'-0"



2 TOP OF ROOF
DP-3.42 1/8" = 1'-0"

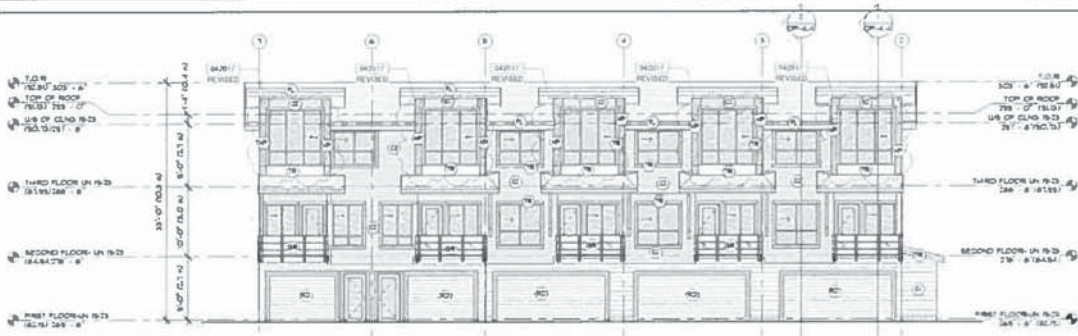
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MARK	DATE	DESCRIPTION
1	15 MAR 2016	ISSUE FOR PERMIT
2	15 MAR 2016	ISSUE FOR PERMIT
3	15 MAR 2016	ISSUE FOR PERMIT

PROJECT
7185 TOWNHOUSES
7185, 7188 & 7192 - 101 A STREET, SURREY,
BRITISH COLUMBIA
SHEET DESCRIPTION
CLUSTER-4 (UNIT A & C) -
FLOOR PLANS
OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
4374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH (604) 998-3351
FAX (604) 998-0217
djohns@shaw.ca

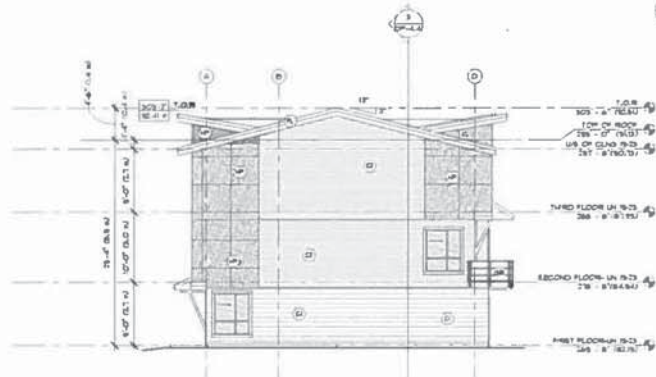
SCALE 1/8" = 1'-0"	PROJECT NO ---
DATE 03 MAR 2016	SCALE 1/8" = 1'-0"
REVISED	DP-3.42



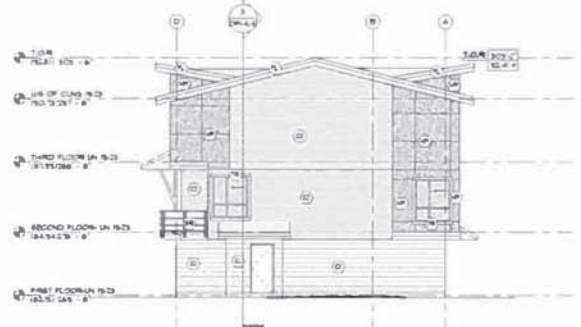
1 SOUTH ELEVATION
DP-5.41 1/8" = 1'-0"



2 NORTH ELEVATION
DP-5.41 1/8" = 1'-0"



3 WEST ELEVATION
DP-5.41 1/8" = 1'-0"



4 EAST ELEVATION
DP-5.41 1/8" = 1'-0"

MATERIAL LEGEND

MATERIAL	COLOR	TEXT
GUARDRAILING	DARK GREY	REVIS
FLAIRS	DARK GREY	REVIS
TRIM / FABICA	MEDIUM GREY	REVIS
8" WARD SCING	MEDIUM GREY	REVIS
4" WARD SCING	MEDIUM GREY	REVIS
WARD PANEL	LIME GREEN	REVIS
SHOUL + DOORS	DARK BLUE	REVIS
ROLLUP DOOR	LIGHT GREY	REVIS

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DATE	DESCRIPTION
1	ISSUE FOR PERMIT
2	ISSUE FOR PERMIT
3	ISSUE FOR PERMIT

PROJECT
7185 TOWNHOUSES
7185 71st & 139th - 134 A STREET, SURREY,
BRITISH COLUMBIA,
CANADA
CLUSTER-4 (UNIT A & C) - EXT.

DOUGLAS R. JOHNSON ARCHITECT LTD.
4574-901 WEST 38th ST.
NORTH VANCOUVER, BC V7P 3P4
PH (604) 933-3307
FAX (604) 933-0273
djohnson@dnw.ca

DATE	REVISION NO.
As indicated	
01 MAR 2016	
ISSUE	WEST
REVISION	DP-5.41

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

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

DATE: **May 18, 2017** PROJECT FILE: **7816-0158-00**

RE: **Engineering Requirements
Location: 7145/85 194A Street 19392 72 Avenue**

NCP AMENDMENT

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

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 3.808-metre along 72 Avenue for a 32-metre arterial road;
- dedicate 1.942-metre along 194A Street for a 24-metre collector road
- dedicate 13.5-metre along 194 Street for the ultimate 14.5-metre flex road;
- dedicate 11.5-metre along Aloha Drive for the ultimate 20.0-metre through local road;
- dedicate corner cuts; and
- register 0.5-metre statutory right-of-way along all road frontages.

Works and Services

- grade 72 Avenue property lines to be within ± 300 mm of the existing centerline;
- construct west side of 194A Street to the collector road standard,
- construct east side of 194 Street including 7.5-metre pavement width, 1.5-metre sidewalk and streetlighting to the 194 Street flex road cross section;
- construct north side of Aloha Drive to the half road standard
- provide on-site and off-site stormwater management features to meet NCP objectives;
- address downstream sanitary sewer constraints; and
- construct storm, water, and sanitary mains and connections to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.



Rémi Dubé, P.Eng.
Development Services Manager

SK2

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, May 10, 2017
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0158-00

SUMMARY

The proposed 83 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	17
Secondary Students:	8

September 2018 Enrolment/School Capacity

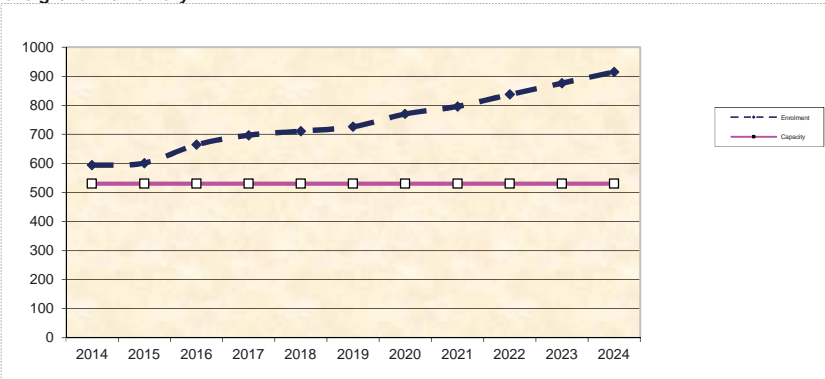
Hazelgrove Elementary	
Enrolment (K/1-7):	86 K + 578
Capacity (K/1-7):	80 K + 450
Clayton Heights Secondary	
Enrolment (8-12):	1359
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

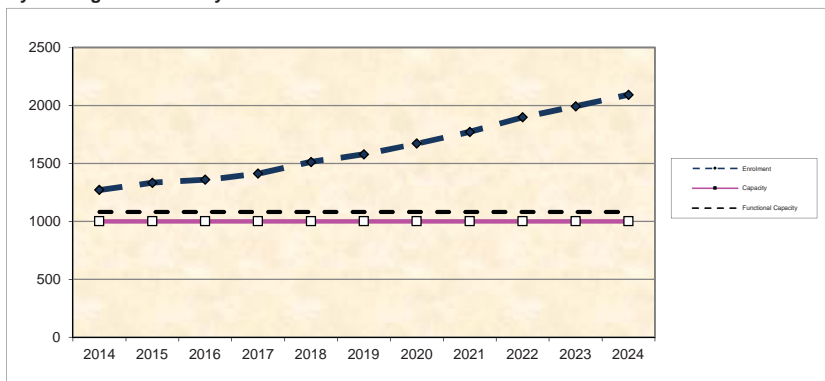
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Hazelgrove Elementary, which opened in 2009, is currently over capacity. Katize, Hazelgrove and Clayton Elementary have a combined capacity utilization of 130%. A boundary change recently increased the size of Hazelgrove's catchment to help relieve pressure on neighbouring catchments. Funding approval has been granted for a new 605 student elementary school (site 184 on 78 Ave) and is expected to open in 2019 or 2020. Another 605 students elementary school has been requested as the second priority in the District's 5-Year Capital Plan. The District has received capital project approval for the new 1,500 student Salish Secondary that will relieve overcrowding at Clayton Heights Secondary and Lord Tweedsmuir Secondary. Until new elementary and secondary space is built and much needed subsequent approvals are granted, the schools in this area remain under extreme enrolment pressure.

Hazelgrove 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	25	25	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch, European	1	1	0
Cherry	4	4	0
Laurel, Portugal	1	1	0
London Plane	1	1	0
Maple, Bigleaf	2	2	0
Maple, Japanese	2	2	0
Maple, Red	3	0	3
Plum	1	1	0
Poplar, Lombardy	1	1	0
Willow, Weeping	2	2	0
Coniferous Trees			
Cedar, Deodar	1	1	0
Cedar, Western Red	96	78	18
Douglas-fir	2	1	1
Giant Sequoia	1	0	1
Pine, Scots	4	4	0
Redwood, Dawn	1	0	1
Spruce, Norway	4	1	3
Total (excluding Alder and Cottonwood Trees)	127	100	27
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		TBD	
Total Retained and Replacement Trees		TBD	



Tree Preservation Summary

Surrey Project No: TBD

Address: 7145 / 7185 - 194A Street and 19392 - 72 Avenue, Surrey, BC

Registered Arborist: Vanessa Melney

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	152
Protected Trees to be Removed	125
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	27
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 25 X one (1) = <u>25</u> - All other Trees Requiring 2 to 1 Replacement Ratio 100 X two (2) = <u>200</u> 	225
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	5
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = 5 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	5
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: April 10, 2017



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN
7185, 7145 194A STREET
19392 72 AVENUE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB1218	MK	ADDITIONAL SURVEY
2	FEB1216	MK	NEW TOWNHOUSE LAYOUT
3	APR2718	MK	NEW TOWNHOUSE LAYOUT
4	JUN1618	MK	NEW TOWNHOUSE LAYOUT
5	OCT3118	MK	NEW TOWNHOUSE LAYOUT
6	APR1017	MK	NEW TOWNHOUSE LAYOUT

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

MK

SCALE

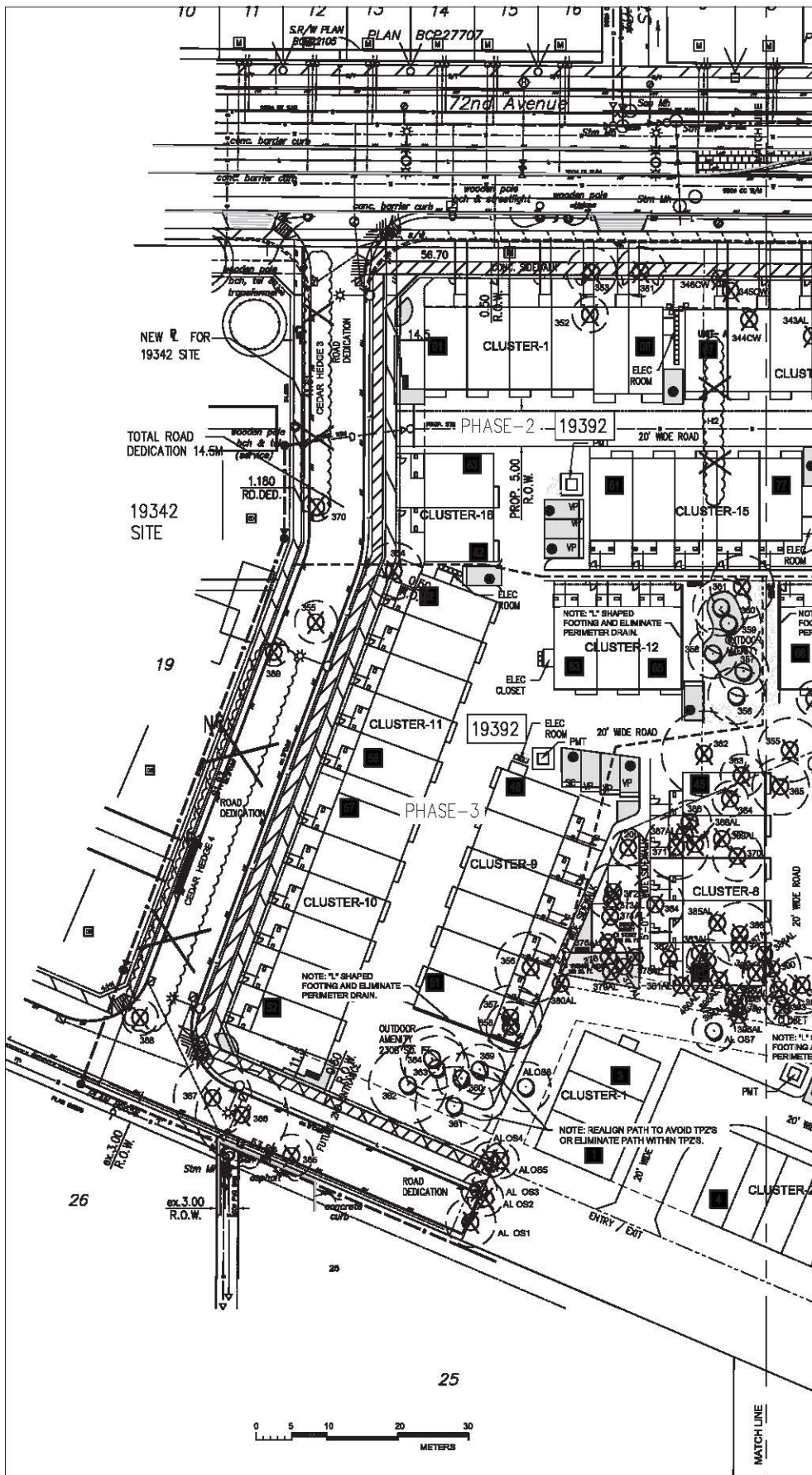
AS SHOWN

DATE

NOVEMBER 30, 2015

T-1A

SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
 7185, 7145 194A STREET
 19392 72 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB1218	MK	ADDITIONAL SURVEY
2	FEB1216	MK	NEW TOWNHOUSE LAYOUT
3	APR2718	MK	NEW TOWNHOUSE LAYOUT
4	JUN1618	MK	NEW TOWNHOUSE LAYOUT
5	OCT3118	MK	NEW TOWNHOUSE LAYOUT
6	APR1017	MK	NEW TOWNHOUSE LAYOUT

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSURE TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSL/BCINA LANDSCAPE STANDARDS. SPECIES AND LOCATION TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE

T2 - TREE PRESERVATION PLAN

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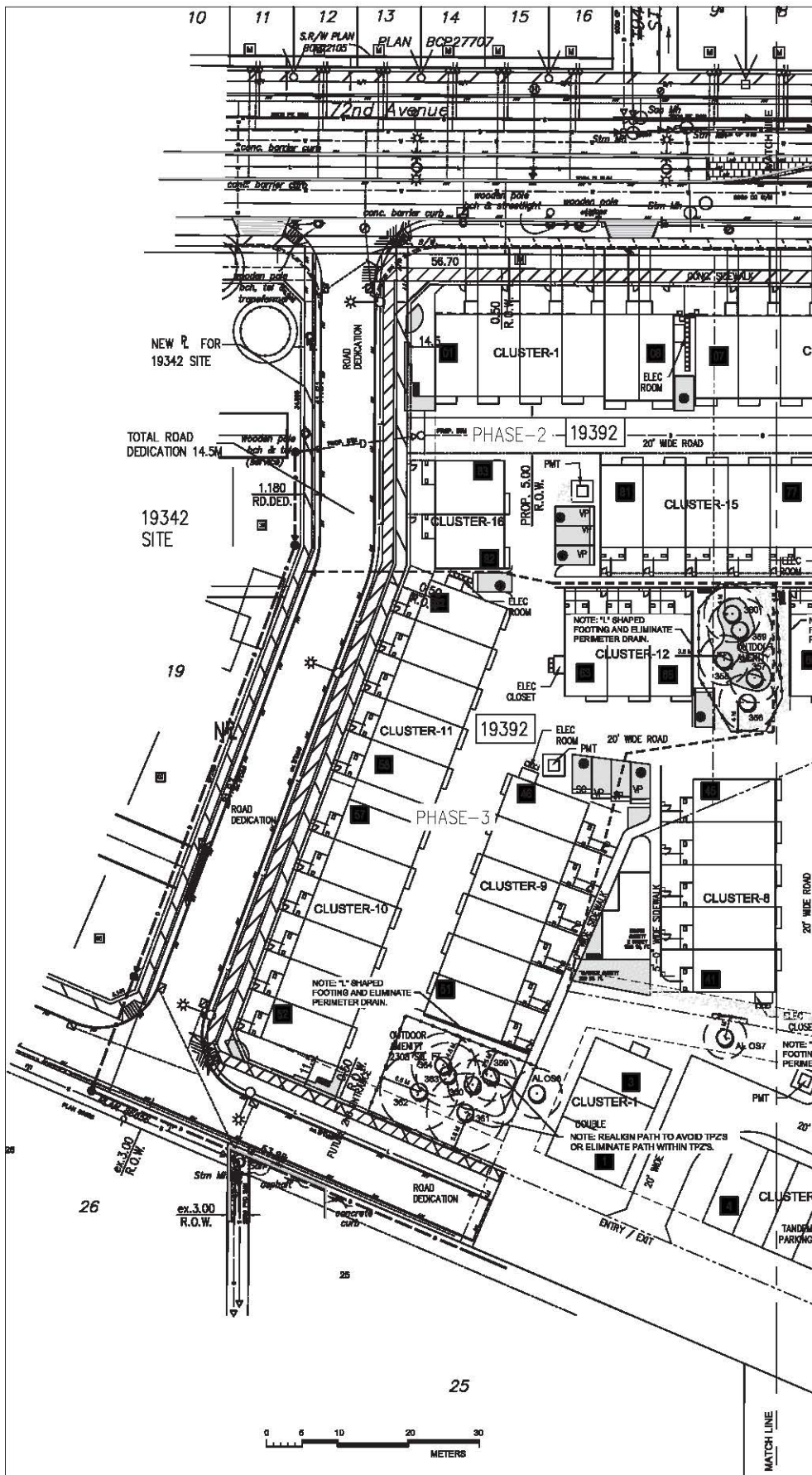
DRAWN
 MK

SCALE
 AS SHOWN

DATE
 NOVEMBER 30, 2015

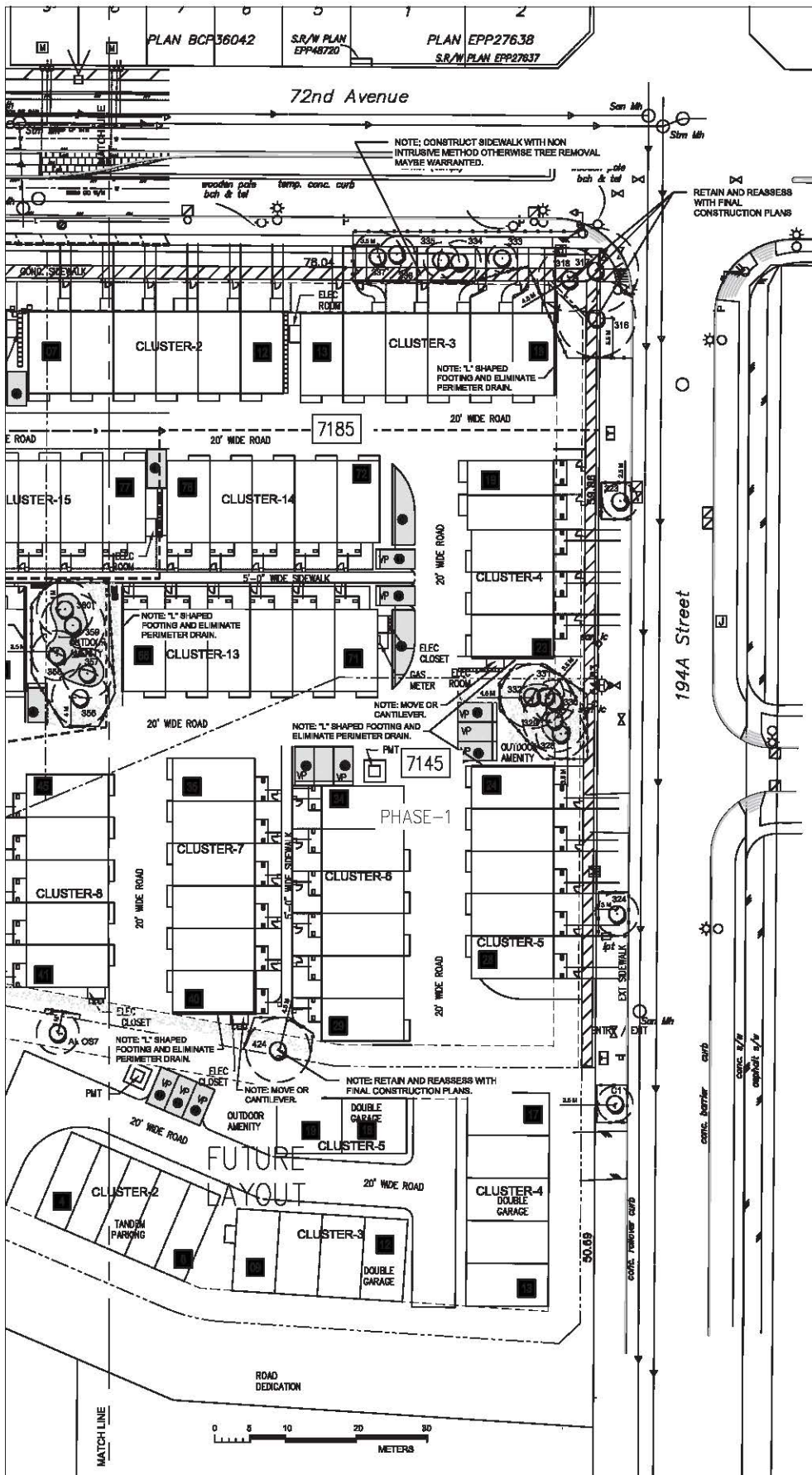
T-2A

SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING

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 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
 7185, 7145 194A STREET
 19392 72 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB1218	MK	ADDITIONAL SURVEY
2	FEB1216	MK	NEW TOWNHOUSE LAYOUT
3	APR2718	MK	NEW TOWNHOUSE LAYOUT
4	JUN1618	MK	NEW TOWNHOUSE LAYOUT
5	OCT3118	MK	NEW TOWNHOUSE LAYOUT
6	APR1017	MK	NEW TOWNHOUSE LAYOUT

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS
 NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.
 NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSL/BCSNA LANDSCAPE STANDARDS. SPECIES AND LOCATION TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE
T2 - TREE PRESERVATION PLAN

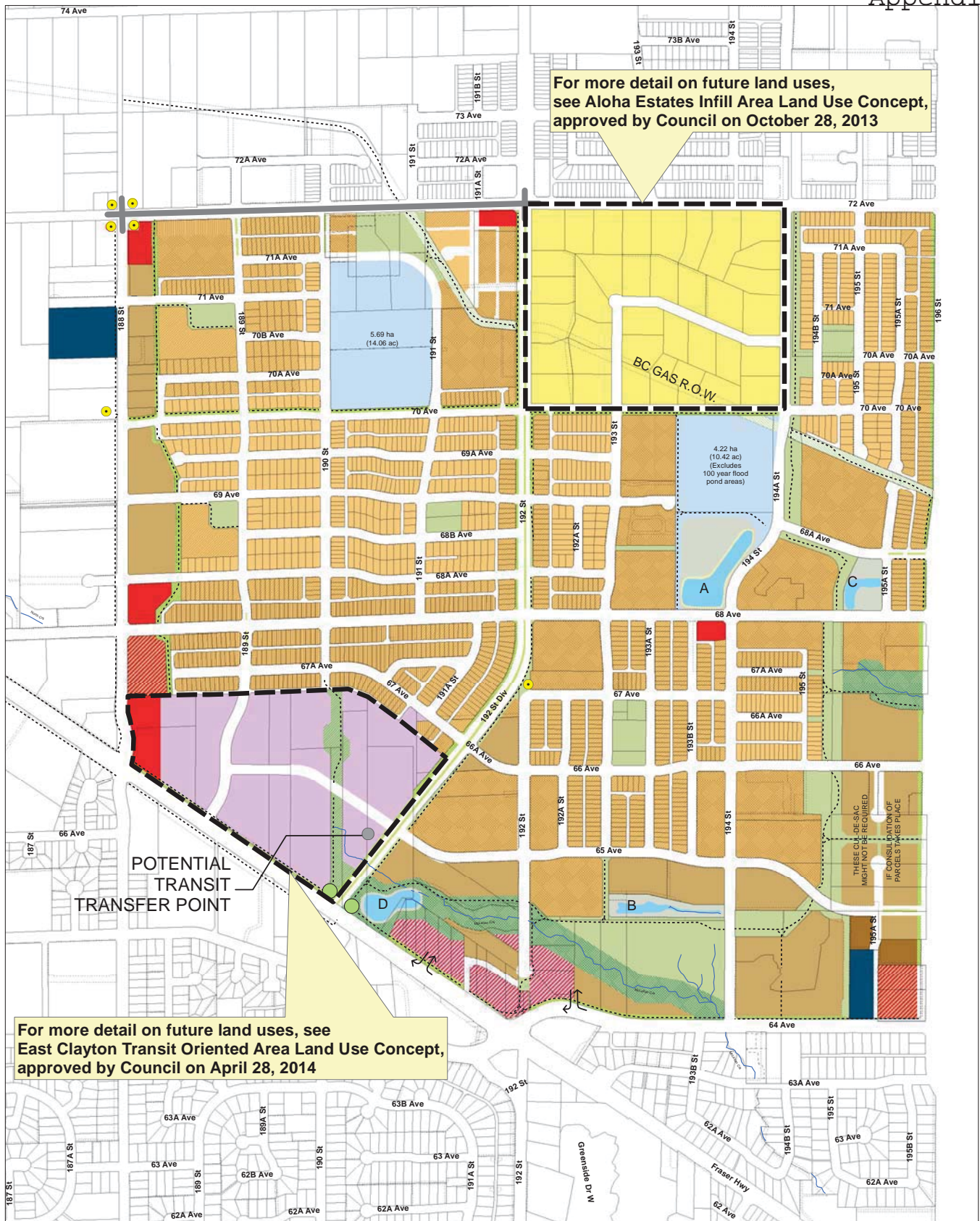
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DRAWN
 MK

SCALE
 AS SHOWN

DATE
 NOVEMBER 30, 2015

T-2B
 SHEET 2 OF 2



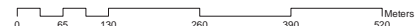
For more detail on future land uses, see Aloha Estates Infill Area Land Use Concept, approved by Council on October 28, 2013

For more detail on future land uses, see East Clayton Transit Oriented Area Land Use Concept, approved by Council on April 28, 2014

- | | | |
|------------------------------------|---|--|
| Half Acre Residential | Commercial / Residential | Natural Area |
| 6-10 u.p.a. (Low Density) | Specialty Community - Oriented Commercial | Public Open Space / Park |
| 10-15 u.p.a. (Medium Density) | Utility - Open Space | Open Space / Park on Private Property |
| 10-15 u.p.a. Special Residential | Institutional (church, schools, civic buildings, seniors housing, etc.) | Special Setback and Landscaping Buffers (landscaped area on private property) |
| 15-25 u.p.a. (Medium-High Density) | Storm Water Ponds (100 year flood event) | Urban Landmark / Reference Point |
| 22-45 u.p.a. (High Density) | Storm Water Pond on Private Property | Neighbourhood Gateway Feature |
| 30-70 u.p.a. (High Density) | School & Park | Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W. |
| Business Park | Riparian Protection Area | |
| Neighbourhood Commercial | | |

EAST CLAYTON LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

APPROVED BY COUNCIL AT ITS REGULAR MEETING OF MARCH 10, 2003. RESOLUTION R03-081 Amended May 2014

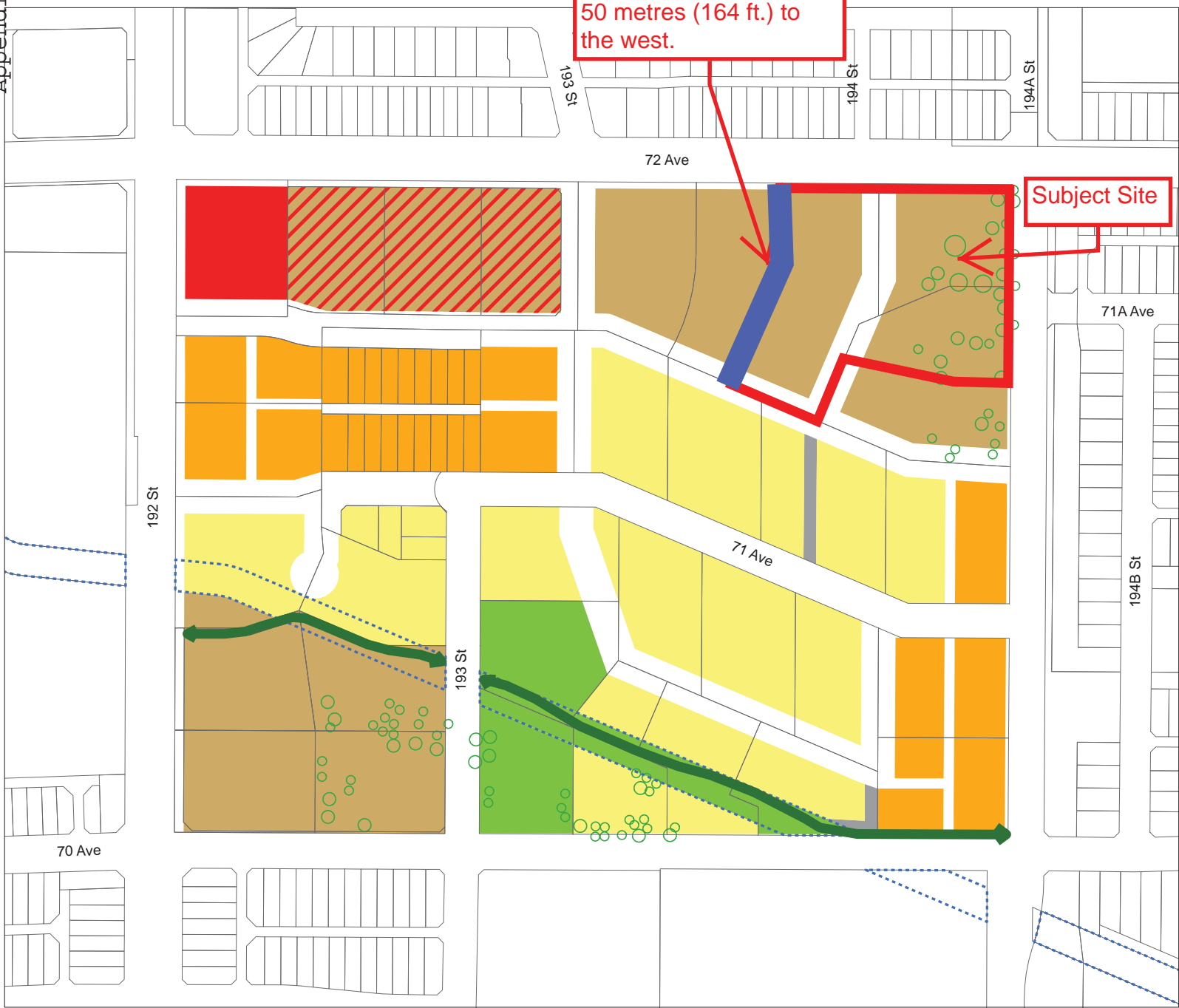


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ALOHA ESTATES

Infill Area Land Use Concept



Legend

- Multi-Use Pathways
- Commercial
- Park
- Walkways
- New Roads and Lanes
- Single Family Front Accessed (6-10 upa)
- Single Family Lane Accessed (10-12 upa)
- Townhouse (20-25 upa)
- Townhouse (20-25 upa) or Townhouse and Commercial
- Significant Tree Clusters



Approved by Council: 19 April 2017



CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 005-240-549
 Lot 22 Section 15 Township 8 New Westminster District Plan 54452
 7145 - 194A Street

Parcel Identifier: 002-326-370
 Lot 47 Section 15 Township 8 New Westminster District Plan 67519
 19392 - 72 Avenue

Parcel Identifier: 000-653-012
 Lot 48 Section 15 Township 8 New Westminster District Plan 67519
 7185 - 194A Street

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, ground-oriented multiple unit residential buildings* and related *amenity spaces* which are to be development in accordance with a *comprehensive design*, where *density* bonus is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of uses, provided such combined uses are part of a *comprehensive design*:

1. *Ground-oriented multiple unit residential buildings.*
2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *floor area ratio* shall not exceed 0.1 and the *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2.
 - (a) The *floor area ratio* shall not exceed 1.0; and
 - (b) The *unit density* shall not exceed 59 *dwelling units* per hectare [24 u.p.a.].
3. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 40%.

F. Yards and Setbacks

1. *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

Setback	South Yard	East Yard on Flanking Street (194A St.)	West Yard	North Yard	East Yard (Interior)
Use					
<i>Principal Buildings and Accessory Buildings and Structures</i>	3.0 m [10 ft.]	4.5 m [15 ft.]	4.0 m [13 ft.]	4.5 m [15 ft.]	6.0 m [20 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, eaves may encroach up to a maximum of 0.8 metre [2.6 ft.] for roofs over entryways.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The *building height* shall not exceed 10 metres [33 ft.].
2. Accessory buildings and structures:
 - (a) Indoor *amenity space buildings*: The *building height* shall not exceed 6.7 metres [22 ft.]; and
 - (b) Other *accessory buildings and structures*: The *building height* shall not exceed 5.5 metres [18 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *parking within building envelope*.
3. Resident parking may be provided as *tandem parking* provided:
 - (a) A maximum of 4 *dwelling units* provide resident parking as *tandem parking*;

- (b) *Dwelling units with tandem parking spaces* shall not be permitted direct vehicular access to an adjacent *highway*;
- (c) *Tandem parking spaces* must be attached to each *dwelling unit*; and
- (d) Both *tandem parking spaces* must be held by the same owner.

I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
- 3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
- 4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

- 1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
- 2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential use permitted in Section B of this Zone; and
 - (b) Have direct access to an open space and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1.4 hectares [3.5 acres]	60 metres [195 ft.]	150 metres [490 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.

11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK