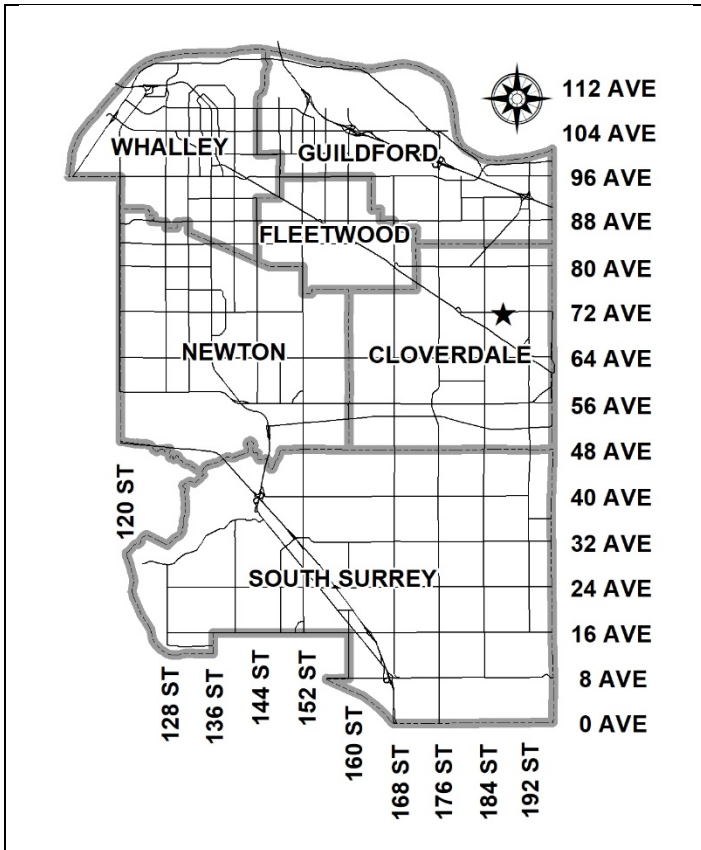


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0212-00

Planning Report Date: July 8, 2019



**PROPOSAL:**

- **OCP Amendment** from Commercial to Multiple Residential
- **Rezoning** from RA to CD (based on C-5, RM-45 and RM-30)
- **Development Permit**

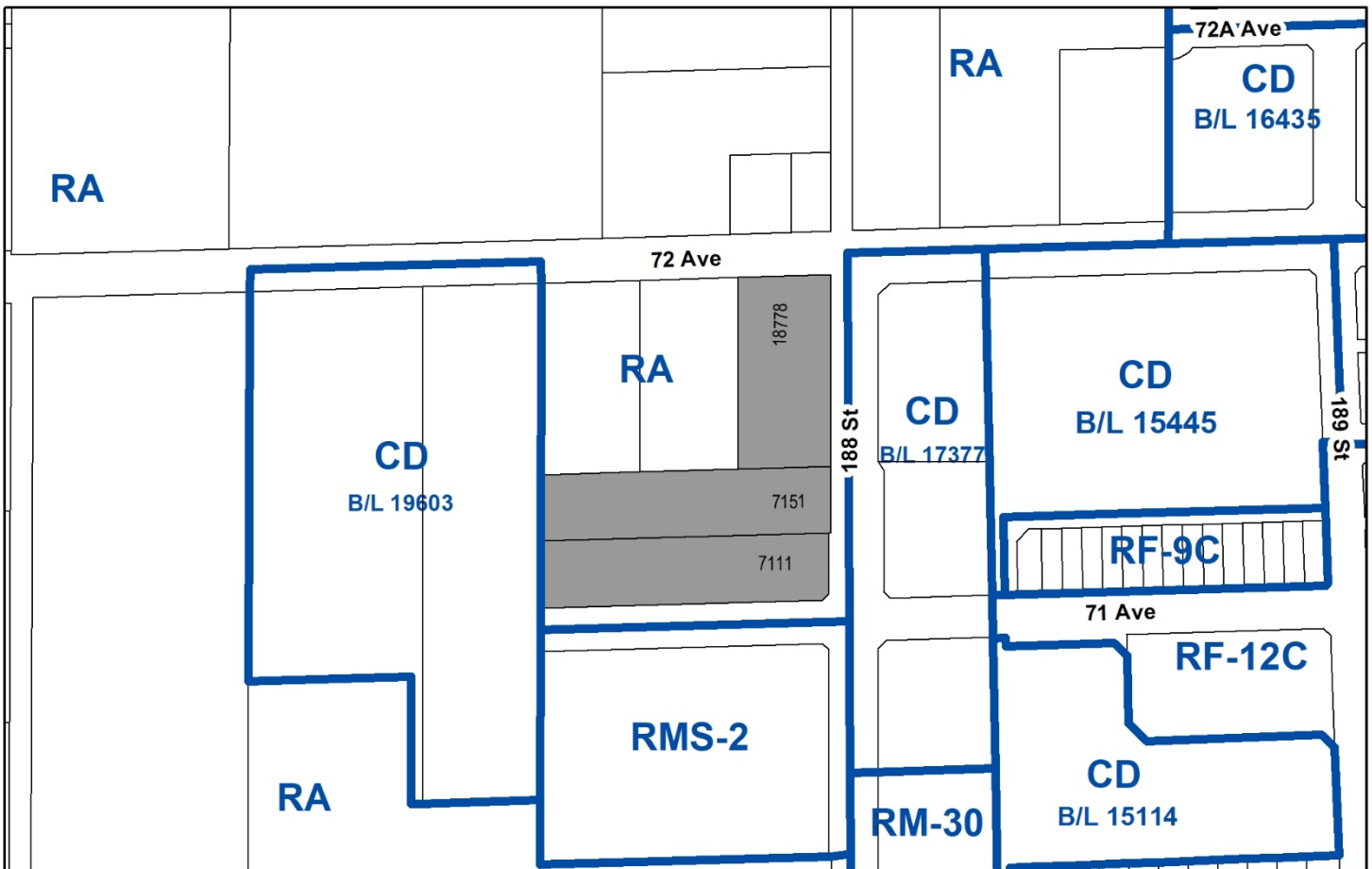
to permit the development of three (3) 5-storey mixed-use buildings and 31 townhouse units.

**LOCATION:** 18778 - 72 Avenue  
 7151 - 188 Street  
 7111 - 188 Street

**ZONING:** RA

**OCP DESIGNATION:** Commercial

**NCP DESIGNATION:** Mixed Use Commercial/Residential



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft Development Permit for Form and Character.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an Official Community Plan (OCP) Amendment from Commercial to Multiple Residential.

### RATIONALE OF RECOMMENDATION

- The proposed Official Community Plan (OCP) Amendment from Commercial to Multiple Residential is consistent with the West Clayton Neighbourhood Concept Plan (NCP) and more accurately reflects the predominant land use proposed on the site (residential).
- Complies with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the "Mixed Use Commercial/Residential" designation in the West Clayton NCP.
- The proposed density and building form are appropriate as this site is in the West Clayton Village Centre Node and abuts a future Frequent Transit Network along 72 Avenue.
- The applicant has provided a project phasing plan which aligns with the completion of the new local elementary schools.
- The building design, orientation and material selections are of a high quality and complementary to the other existing and approved buildings at this intersection.
- The proposed setbacks achieve a more urban, pedestrian streetscape along road frontages, or are a side-yard condition.
- The fifth storeys of the proposed mixed-use buildings have been recessed in order to balance the massing and minimize the appearance of the fifth floor. The massing is consistent with the proposed mixed-use building at the northeast corner of 72 Avenue and 188 Street (Development Application No. 7917-0347-00), which was granted Third Reading by Council on February 25, 2019.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to:
  - (a) amend OCP Figure 3: General Land Use Designations for the subject site from Commercial to Multiple Residential (Appendix VII) and a date for Public Hearing be set; and
  - (b) amend OCP Figure 42: Major Employment Areas for the subject site by deleting the Commercial designation for the subject site (Appendix VIII) and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. 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.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 354 square metres (3,810 square feet) to 324 square metres (3,492 square feet) on proposed Lot 1.
5. Council authorize staff to draft Development Permit No. 7917-0212-00 generally in accordance with the attached drawings (Appendix II).
6. 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) submission of an acoustical report for the units adjacent to 72 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (h) registration of a Section 219 Restrictive Covenant for a no build area and installation and maintenance of the landscape buffer;
- (i) 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;
- (j) registration of a Section 219 Restrictive Covenant to require energy efficiency features in accordance with the energy efficiency density bonus provisions in the West Clayton NCP, to the satisfaction of the Planning and Development Department; and
- (k) the applicant adequately address the impact of reduced indoor amenity space on proposed Lot 1.

## 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:**

14 Elementary students at Hazelgrove Elementary School  
10 Secondary students at Clayton Heights Elementary School

Hazelgrove Elementary is currently operating above capacity (166%), however the School District has advised that they are currently in design and construction for two new, 650-capacity, elementary schools: Maddaugh Road Elementary School and Regent Road Elementary School, which are targeted to open in September 2021 and January 2022, respectively.

Clayton Heights Secondary is currently operating above capacity (110%). A new 1500-capacity high school, Ecole Salish Secondary, opened in September 2018 in order to relieve secondary enrolment pressure in the Clayton/Cloverdale communities, however Hazelgrove Elementary continues to feed Clayton Heights Secondary.

(Appendix IV)

The applicant has advised that the dwelling units in the mixed-use component (Lot 1) are expected to be constructed and ready for occupancy by January 2022, and the townhouse component (Lot 2) by January 2023.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

### SITE CHARACTERISTICS

Existing Land Use: Residential acreage lots with existing houses to be demolished.

### Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 72 Avenue):	Single family dwellings	Commercial in OCP, Mixed Use Commercial/Residential and Neighbourhood Commercial in West Clayton NCP.	RA
East (Across 188 Street):	One and two-storey commercial and office buildings and live/work townhouse units.	Commercial and Urban in OCP, Neighbourhood Commercial and 22-45 UPA (High Density) in East Clayton NCP.	CD (By-law No. 17377)
South (Across 71 Avenue):	Care facility	Multiple Residential in OCP, Care Facility in West Clayton NCP.	RMS-2
West:	Clayton Park and single family dwellings	Urban and Commercial in OCP, Public Recreation Facility and Mixed Use Commercial/Residential in West Clayton NCP.	CD (By-law No. 19603) and RA

### DEVELOPMENT CONSIDERATIONS

#### Background & Context

- The 1.21-hectare (2.99-acre) subject site is comprised of three lots which are located southwest of 72 Avenue and 188 Street in West Clayton, an intersection which is envisioned to function as a village centre for the greater Clayton community.
- The subject site is designated Commercial in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".

- 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 "Mixed Use Commercial/Residential" in the West Clayton NCP.
- The "Mixed Use Commercial/Residential" designation in the West Clayton NCP allows for a base net floor area ratio (FAR) of 1.3 for developments in the "Village Centre Node", which includes the subject site and is located at the intersection of 72 Avenue and 188 Street and is envisioned as the village centre for the Clayton community. An additional density of up to 0.2 FAR may be granted as outlined in Section 5.3 of the West Clayton NCP to applicants who commit to constructing energy efficient buildings.

### Current Proposal

- The applicant proposes the following comprehensive development, consisting of three (3) 5-storey mixed-use buildings on proposed Lot 1 and townhouse units on proposed Lot 2:
  - OCP Amendment from Commercial to Multiple Residential (Figure 3 and Figure 42);
  - Rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on C-5, RM-45 and RM-30);
  - Subdivision/Consolidation of the existing 3 lots into 2 lots; and
  - Development Permit for Form and Character.
- The proposed development will consist of the following:
  - 118 residential dwelling units;
  - 1,726 square metres (18,576 sq.ft.) of ground floor commercial space (12 commercial/retail units); and
  - 31 townhouse units.
- The proposed net density for the development is 1.38 FAR, which complies with the maximum FAR of 1.50 permitted in the West Clayton NCP.
- The proposed use, density, and building massing are appropriate for this part of West Clayton.

### Rationale for OCP Amendment

- The applicant is seeking an Official Community Plan (OCP) amendment from Commercial to Multiple Residential.
- The Multiple Residential designation more accurately reflects the predominant land use proposed on the site.
- The proposed Multiple Residential designation is consistent with the intended land uses in the West Clayton NCP.
- The proposal complies with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).

### Road Dedication Requirements

- The applicant will be required to complete the following road requirements:
  - Dedicate 5 metres (16 ft.) in width for the completion of the south side of 72 Avenue to the Arterial Standard along the north property line;
  - Dedicate 1 metre (3 ft.) to 2 metres (7 ft.) in width for the completion of the west side of 188 Street to the Collector Standard along the east property line; and
  - Dedicate 10 metres (33 ft.) in width for the completion of the east side of the new 187A Street to the Local Through Standard along the west property line.

### Overall Vehicular Demand

- The proposed development of 149 dwelling units and 1,726 square metres (18,576 sq.ft.) of commercial will generate approximately 138 peak hour vehicular trips in accordance with the Institution of Transportation Engineering Trip Generation 10<sup>th</sup> Edition (General Urban/Suburban category). The City's Engineering Design Criteria requires applicants to provide Transportation Impact Analysis should vehicular trips be greater than 150 in the peak hour of the generator.
- The projected vehicular trip generation of the subject application is slightly under the threshold. The site is located along an arterial (72 Avenue) and a collector (188 Street), which are both expected to be improved, along with a future traffic signal at the intersection of the two roads, as West Clayton NCP builds out. These works are funded through Development Cost Charges. Given the expected transportation improvements, a Transportation Impact Analysis was not required.

### Proposed CD Zone (Appendix IX)

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate three (3) proposed mixed-use buildings and townhouse units on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. As the subject site is a combination of mixed-use buildings and townhouses, different regulations are required for different portions of the site. The CD By-law will be divided into Blocks A and B. Block A will accommodate the mixed-use buildings, with provisions based on "Neighbourhood Commercial Zone (C-5)" and "Multiple Residential 45 Zone (RM-45)", and Block B will accommodate the townhouses, with provisions based on the "Multiple Residential 30 Zone (RM-30)".

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-5, RM-45 and RM-30 Zones and the proposed CD By-law is illustrated in the following table:

	C-5	RM-45	RM-30	CD Zone Block A (Mixed-Use)	CD Zone Block B (Townhouses)
<b>Unit Density</b>	N/A	111 UPH (45 UPA)	75 UPH (30 UPA)	197 UPH (80 UPA)	62 UPH (25 UPA)
<b>Net FAR</b>	0.50	1.30	1.00	1.78	0.90
<b>Lot Coverage</b>	50%	45%	45%	45%	
<b>Setbacks (principal buildings)</b>	7.5 metres (25 ft.) to all lot lines			Front yard: 4.0 metres (13 ft.) to the building face. Rear yard: 6.9 metres (22 ft.) to the building face. Side yard: 3.0 metres (10 ft.) to the building face. Side yard on flanking street: 4.0 metres (13 ft.) to the building face.	
<b>Principal Building Height</b>	9 metres (30 ft.)	15 metres (50 ft.)	13 metres (43 ft.)	21 metres (69 ft.)	
<b>Permitted Uses</b>	Neighbourhood scale commercial uses (list in detail in Section B.1 and B.2 of the C-5 Zone).	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and childcare centres.	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and childcare centres.	Multiple unit residential buildings, ground-oriented multiple unit residential buildings; and all uses permitted under Section B.1 of the C-5 Zone with the exception of Neighbourhood Pub.  Eating establishments will be permitted provided that the gross floor area of each business does not exceed 150 square metres [1,615 sq.ft.].	

- The proposed floor area ratio (FAR) of 1.78 on the mixed-use site (Block A) exceeds the maximum FAR of 1.30 of the RM-45 Zone.
- The proposed floor area ratio (FAR) of 0.90 on the townhouse site (Block B) complies with the maximum FAR of 1.00 of the RM-30 Zone.
- The combined FAR for the proposed development is 1.38, which complies with the maximum FAR of 1.50 permitted in the West Clayton NCP.
- The proposed CD By-law reduces the building setbacks along all lot lines. The proposed setbacks for the mixed-use buildings and townhouse units encourage a more urban streetscape consistent with other similar developments in the City.
- The proposed CD By-law will also allow minor encroachments of canopies, roof overhangs and ground floor risers into the setbacks. These elements are essential to the overall function and design of the proposed development.



- The proposed building height of 21 metres (69 ft.) for the mixed-use buildings exceeds the maximum building height of 15 metres (50 ft.) of the RM-45 Zone. The building height can be attributed to the presence of the recessed fifth floor and the elevator cores which provide access to the rooftop amenity spaces.
- The proposed height of the townhouse buildings is 11.8 metres (39 ft.), which complies with the RM-30 Zone.
- The proposed CD By-law will permit all uses under Section B.1 of the C-5 Zone, with the exception of Neighbourhood Pub. The CD By-law will also restrict eating establishments to a maximum floor area of 150 square metres (1,615 sq.ft.) in order to ensure that the parking requirements in the Zoning By-law can be met.

#### Public Art Policy

- The applicant will be required to provide 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 February 19, 2019, and the Development Proposal Signs were installed on June 11, 2019. Staff received three (3) responses from neighbouring residents (*staff comments in italics*):

- One respondent commented that the density should not be supported since it will bring traffic and parking problems in the neighbourhood.

*(The proposed density and road alignment is in keeping with the West Clayton NCP.*

*The proposed number of parking spaces on the subject site exceeds the minimum parking requirements of the Zoning By-law. The proposed development is expected to generate traffic flows as originally forecast in the NCP.)*

- One resident expressed concern about the impacts related to school capacity. Maddaugh Road Elementary School and Regent Road Elementary School, which are targeted to open in September 2021 and January 2022, respectively.

*(Maddaugh Road Elementary School and Regent Road Elementary School are targeted to open in September 2021 and January 2022, respectively. The applicant has advised that the dwelling units in the mixed-use component (Lot 1) are expected to be constructed and ready for occupancy by January 2022, and the townhouse component (Lot 2) by January 2023.)*

- One respondent was supportive of the project, however, requested that the construction timelines for projects in the vicinity be coordinated in order to reduce construction impacts (i.e. noise, dust, traffic) on the residents. The respondent also requested that 72 Avenue be completed.

*(The completion of 72 Avenue is a capital project which will be completed by the City in the future, however, it is not currently within the 10-year capital works plan. The West Clayton NCP requires developments to construct 72 Avenue to an interim condition prior to the future widening, which includes pedestrian facilities, grass boulevard and street lighting.)*

The development proposal was reviewed by the Cloverdale Community Association (CCA). The CCA provided the following comments (Appendix X) *(staff comments in italics)*:

- On-street parking should be maximized, and double-car garages should be required for the townhouse units.

*72 Avenue is classified as an arterial road and will not provide on-street parking. 188 Street, 71 Avenue and 187A Street will ultimately provide on-street parking on both sides of the road.*

*All proposed townhouse units have side-by-side double garages. No tandem garages are proposed.)*

- Street frontages should include landscaped boulevards and benches with lumbar support.

*(Treed boulevards are typical for most new streets in Surrey and will be provided along all streets fronting the proposed development.*

*The applicant is proposing to install benches along the 188 Street frontage and seating within the public plaza at the intersection of 72 Avenue and 188 Street.)*

- The CCA is only supportive of the proposal if the occupancy dates occur after the completion of the two new elementary schools (see Appendix X).

*(Maddaugh Road Elementary School and Regent Road Elementary School are targeted to open in September 2021 and January 2022, respectively. The applicant has advised that the dwelling units in the mixed-use component (Lot 1) are expected to be constructed and ready for occupancy by January 2022, and the townhouse component (Lot 2) by January 2023.)*

## PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

## DEVELOPMENT PERMIT

### Form and Character Development Permit Requirement

#### *Mixed-Use Buildings (Lot 1)*

- The proposed mixed-use development consists of three (3) 5-storey mixed-use buildings, with twelve (12) ground floor commercial units and 118 residential dwelling units.

- The buildings were organized on the site to make pedestrian access safe and interesting while accommodating convenient parking for the proposed retail units.
- As the intersection at 72 Avenue and 188 Street is envisioned as a village centre for the greater Clayton community, a generous setback is provided along 188 Street. Further design development is expected for the public realm treatment.
- The frontages of the mixed-use buildings will consist of ground floor commercial retail units (CRUs) oriented toward 72 Avenue and 188 Street. The CRUs range in size from 92 square metres to 230 square metres, totaling approximately 1,726 square metres (18,576 sq.ft.).
- The proposed residential dwelling units range in size from 39 square metres (425 sq.ft.) to 89 square metres (968 sq.ft.), and are comprised of 9 studios, 17 1-bedroom, 60 1-bedroom plus den, 14 2-bedroom and 18 2-bedroom plus den units.
- The fifth storey on all 3 buildings have been recessed in order to balance the massing and minimize the appearance of the fifth floor. The massing is consistent with the proposed mixed-use building at the northeast corner of 72 Avenue and 188 Street (Development Application No. 7917-0347-00), which was granted Third Reading by Council on February 25, 2019.
- The buildings have a simple form with variety in the window arrangement and material pattern to create interest. Its expression is consistent with the other existing and approved buildings at this intersection.
- The building materials for the proposed mixed-use building includes fibre-cement hardieplank siding and fibre-cement panels on the upper floors, while significant glazing and limestone tiles highlight the commercial / retail units.

#### *Townhouses (Lot 2)*

- The proposed 31 townhouse units on proposed Lot 2 consists of six (6), three-storey buildings.
- The townhouse units range in size from 145 square metres (1,565 sq.ft.) to 147 square metres (1,580 sq.ft.) and are comprised entirely of 3-bedroom units.
- The proposed buildings will have a simple, modern expression and include high-quality materials including hardie panel siding and plank, longboard wood siding and brick.
- The units have been oriented and setback to appropriately interface with 71 Avenue, 187 Street, and the proposed mixed-use buildings to the east (proposed Lot 1).

#### *Vehicle Access and Parking (Lot 1)*

- Vehicle access to the mixed-use buildings on proposed Lot 1 are via 188 Street and 71 Avenue to the east and south, respectively.
- A majority of the required parking spaces for the mixed-use buildings are located within the proposed self-contained, underground parking garage, which is accessed via the internal drive

aisle. A total of 38 commercial parking spaces are provided at grade at the rear of the proposed buildings.

- The Zoning By-law requires a total of 184 residential parking spaces (160 resident, 24 visitor) and 52 commercial parking spaces in the proposed mixed-use buildings, respectively. The applicant proposes a total of 197 residential parking spaces (171 resident, 26 visitor) and 52 commercial parking spaces, respectively, exceeding the minimum requirement.
- In addition, the development will be providing a total of 167 bicycle parking spaces, including 153 secure residential bicycle parking spaces and 14 visitor bicycle parking spaces. This exceeds the minimum required in the Zoning By-law.

#### *Vehicle Access and Parking (Lot 2)*

- Vehicle access to the townhouse units on proposed Lot 2 are via 71 Avenue to the south.
- Vehicle access to the garages of each of the townhouse units is via internal, on-site drive aisles.
- A total of 68 parking spaces are proposed on Lot 2, consisting of 62 resident parking spaces in 31 double car, side-by-side garages, as well as 6 visitor parking spaces, which comply with the parking requirements of the Surrey Zoning By-law. All visitor parking spaces will be delineated by decorative permeable pavers.

#### *Amenity Space (Lot 1)*

- The indoor amenity spaces on proposed Lot 1, which will serve the residents of the mixed-use buildings, are located on the fifth floor of Building 1 and Building 2. The amenity spaces consist of a kitchen and recreation rooms which can be programmed in a variety of ways to meet the needs of the residents.
- Based upon the standard Zoning By-law requirement of 3.0 square metres/32 sq. ft. per dwelling unit for indoor amenity space, the proposed development requires 354-square metres (3,810-sq.ft.) of indoor amenity space. The proposed 324 square metres (3,488 sq.ft.) of indoor amenity results in a shortfall of 30 square metres (323 sq. ft.). The applicant will provide a monetary contribution of \$12,000 (based on \$1,200 per unit shortfall) in accordance with City Policy to address the shortfall in required indoor amenity area.
- The outdoor amenity spaces are located on the roof of Building 1 and Building 2 and include seating areas, a children's play area, garden plots and recreation areas. There are also garden plots located at grade to the east of the underground parking vehicle ramp.
- Based upon the standard Zoning By-law requirement of 3.0 square metres/32 sq. ft. per dwelling unit for outdoor amenity space, the proposed development requires 354-square metres (3,810-sq.ft.) of outdoor amenity space. The proposed 686-square metre (7,384-sq.ft.) of outdoor amenity space exceeds the By-law requirement.

*Amenity Space (Lot 2)*

- The indoor amenity space on proposed Lot 2, which will serve the townhouse residents, is located at the southern end of Building 4 and has direct access to the outdoor amenity area. The two-level amenity space consists of a kitchen and recreation rooms which can be programmed in a variety of ways to meet the needs of the residents.
- Based upon the standard Zoning By-law requirement of 3.0 square metres/32 sq. ft. per dwelling unit for indoor amenity space, the proposed development requires 93-square metres (1,001-sq.ft.) of indoor amenity space. The proposed 107-square metre (1,152-sq.ft.) of indoor amenity exceeds the By-law requirement.
- The outdoor amenity space for the townhouse residents is located along the east property line and includes a grassed area and a children's play area.
- Based upon the standard Zoning By-law requirement of 3.0 square metres/32 sq. ft. per dwelling unit for outdoor amenity space, the proposed development requires 93-square metres (1,001-sq.ft.) of outdoor amenity space. The proposed 192-square metre (2,067-sq.ft.) of outdoor amenity space exceeds the By-law requirement.

*Landscaping and Landscape Buffer*

- The landscape plan proposes a total of 149 trees to be planted throughout the subject site including coniferous and deciduous trees.
- A significant number of shrubs and ground cover species are proposed throughout the subject site.
- A commercial corner plaza is located at the intersection of 188 Street and 72 Avenue and provides benches for seating and in-ground planters. The character of the plaza will comply with the public realm guidelines for Clayton Village.
- The applicant is providing a 6-metre (20-ft) wide landscape buffer between the townhouses on proposed Lot 2 and the mixed-use development on proposed Lot 1. The applicant will also provide a 3-metre (10-ft.) landscape buffer along the west property line shared with 18758 - 72 Avenue. A further 3-metre (10-ft.) buffer will be provided on 18758 - 72 Avenue under Development Application No. 7917-0302-00. The buffers will serve to provide a transition between the different uses.
- The landscape buffers will be on private property, will be installed prior to issuance of the building permit and will be comprised of coniferous and deciduous trees, native vegetation and fencing. A corresponding Section 219 Restrictive Covenant is to be registered to secure installation and maintenance of the buffers.

TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting 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	19	19	0
Cottonwood	16	16	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	3	3	0
Unknown deciduous	2	2	0
Cascara	1	1	0
Holly	1	1	0
Oak	1	1	0
Cherry (Prunus sp.)	2	2	0
Maple	4	4	0
Cherry (P. emarginata)	1	1	0
<b>Coniferous Trees</b>			
Pine	4	4	0
Douglas-fir	22	22	0
Cedar (T. plicata)	11	11	0
Hemlock	1	1	0
Spruce	2	2	0
Cedar (T. occidentalis)	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>56</b>	<b>56</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>149</b>	
<b>Total Retained and Replacement Trees</b>		<b>149</b>	
<b>Contribution to the Green City Fund</b>		<b>N/A</b>	

- The Arborist Assessment states that there is a total of 56 mature trees on the site, excluding Alder and Cottonwood trees. Thirty-five (35) existing trees, approximately 38% of the total mature trees on the site, are Alder and Cottonwood trees. It was determined that no 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.

- Trees #1070, 1071 and 1072 were originally proposed to be retained, however at a recent site visit, staff determined that the trees were in poor condition and not suitable for retention. As a result, the applicant has agreed to provide a minimum of 8 upsized large tree species (giant sequoias and dawn redwoods) with a five-year maintenance and monitoring plan. The size of the area to be protected will be expanded beyond the tree protection areas to ensure that the trees can survive to maturity. The goal is to recreate the impact that trees #1070, 1071 and 1072 would have had if they had been retained.
- 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 147 replacement trees on the site. The applicant is proposing 149 replacement trees on site, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 72 Avenue, 188 Street, 71 Avenue and 187A Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 149 trees are proposed to be retained or replaced on the site.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 9, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located within Clayton Village, which is envisioned to function as a village centre for the greater Clayton community.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed FAR for the entire development is 1.38.</li> <li>• The project will diversify the housing stock with apartment and townhouse units.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The development incorporates Low Impact Development Standards, such as absorbent soils and rainwater detention areas.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• 72 Avenue is a future Frequent Transit Network.</li> <li>• Secure bicycle parking is provided within the underground parking facility.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The development incorporates CPTED principles, such as providing ground-oriented buildings with sightlines to pathways and amenity spaces and provides outdoor amenity space accessible to and suitable for different age groups.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• None proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• No additional education and awareness has been undertaken, beyond the standard pre-notification process.</li> </ul>

ADVISORY DESIGN PANEL

ADP Date: March 14, 2019

The applicant has resolved most of the outstanding items from the ADP review. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department (see Appendix VI).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	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.	ADP Comments
Appendix VII.	OCP Redesignation Map – Figure 3
Appendix VIII.	OCP Redesignation Map – Figure 42
Appendix IX.	Proposed CD By-law
Appendix X.	Comments from Cloverdale Community Association

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

LM/cm



## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30 &amp; CD (based on RM-30, RM-45 &amp; C-5)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA*		
Gross Total		1.21 hectares
Road Widening area		0.11 hectare
Undevelopable area		
Net Total		1.10 hectares
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		41%
Paved & Hard Surfaced Areas		49%
Total Site Coverage		90%
SETBACKS ( in metres)		
Front	7.5 m	4.0 m
Rear	7.5 m	6.9 m
Side	7.5 m	3.0 m
Side Yard on Flanking Street	7.5 m	4.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal (apartment)	18 m	21 m
Principal (townhouse)	13 m	12 m
NUMBER OF RESIDENTIAL UNITS		
Studio		9
One Bed		77
Two Bedroom		32
Three Bedroom +		31
Total		149
FLOOR AREA: Residential		13,184 m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		1,968 m <sup>2</sup>
Office		
TOTAL BUILDING FLOOR AREA		15,153 m <sup>2</sup>

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		135 UPH / 54 UPA
FAR (gross)		
FAR (net)		1.38
AMENITY SPACE (area in square metres)		
Indoor	447 m <sup>2</sup>	432 m <sup>2</sup>
Outdoor	447 m <sup>2</sup>	879 m <sup>2</sup>
PARKING (number of stalls)		
Commercial	52	52
Industrial		
Residential Total	221	233
Residential Visitors	30	32
Institutional		
Total Number of Parking Spaces	303	317
Number of accessible stalls	6 (2%)	6 (2%)
Number of small cars	106 (35%)	10 (3%)
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	N/A
Size of Tandem Parking Spaces width/length	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

PROPOSED SUBDIVISION PLAN OF LOT 1 PLAN BCP46146, PARCEL "A" (EXPLANATORY PLAN 13577)  
 LOT 5 PLAN 13768, AND LOT 24 PLAN 31290, ALL OF SECTION 16 TOWNSHIP 8  
 NEW WESTMINSTER DISTRICT

Current civic address:  
 7111 188th Street  
 7151 188th Street  
 18778 72nd Avenue  
 Surrey, B.C.

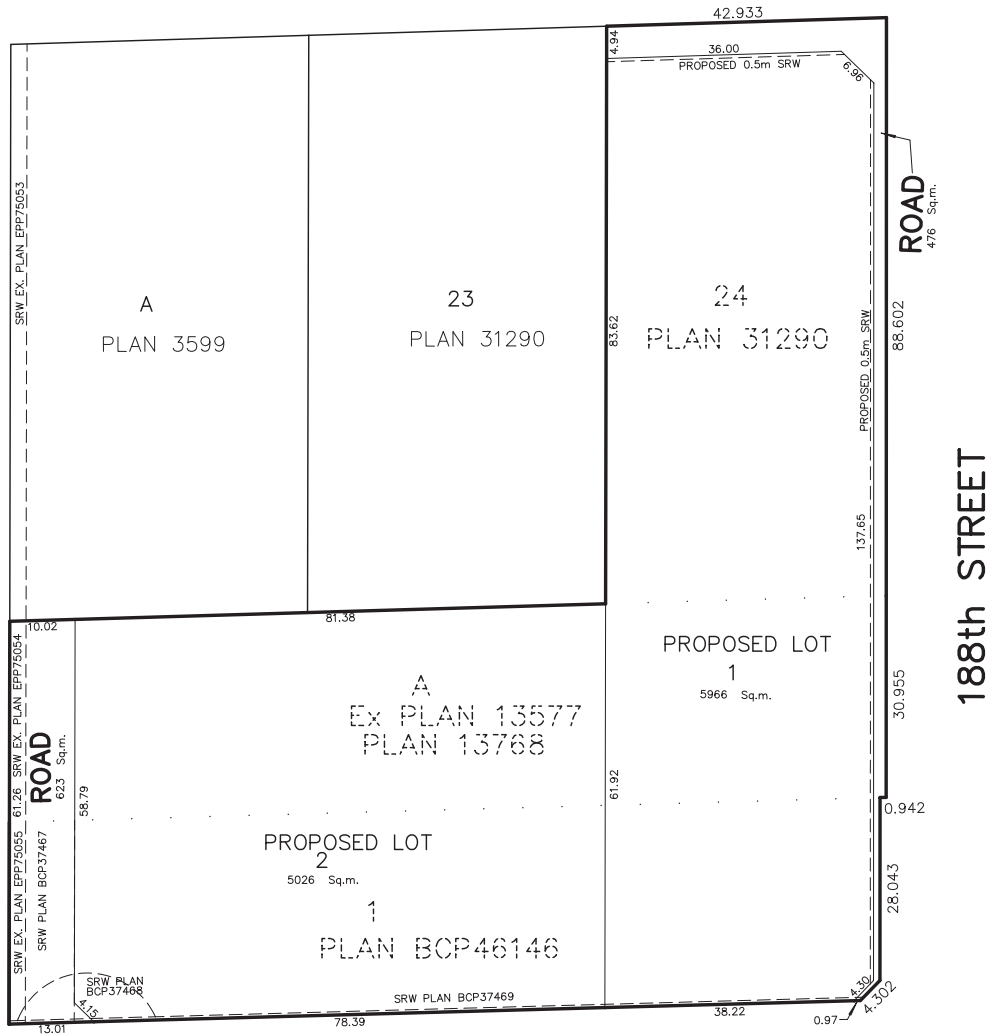
SCALE 1:750

Notes:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- property dimensions are derived from Land Title Office records and are subject to change upon field survey



72nd AVENUE



71st AVENUE

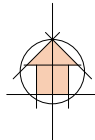
© COPYRIGHT  
 DHALIWAL & ASSOCIATES  
 LAND SURVEYING INC.  
 216-12899 76th Avenue  
 Surrey, B.C.  
 V3W 1E6  
 (ph) 501-6188  
 (fx) 501-6189  
 FILE: 1405113-PS1

THIS PLAN LIES WITHIN THE METRO  
 VANCOUVER REGIONAL DISTRICT

THIS 12th DAY OF JUNE, 2019



NOTES:



2019/06/10	C	REVISED AS PER ADP COMMENTS
2019/02/28	F	ADP SUBMISSION
2019/02/04	C	REVISED AS PER CITY COMMENTS
2018/11/15	C	REVISED AS PER CITY COMMENTS
2018/07/26	C	REVISED LAYOUT
2018/02/07	B	REVISED AS PER CITY COMMENTS
2017/02/20	A	ISSUED FOR SP & RECORDING



1205-4871 SHELL ROAD  
 RICHMOND, BRITISH COLUMBIA  
 CANADA V6X 3Z5  
 T (604)284-5194 F (604)284-5131  
 info@dfarchitecture.ca

PROJECT:  
**PROPOSED MIX-USE  
 DEVELOPMENT**

CLIENT:  
**CANADA LUXURY HOMES**

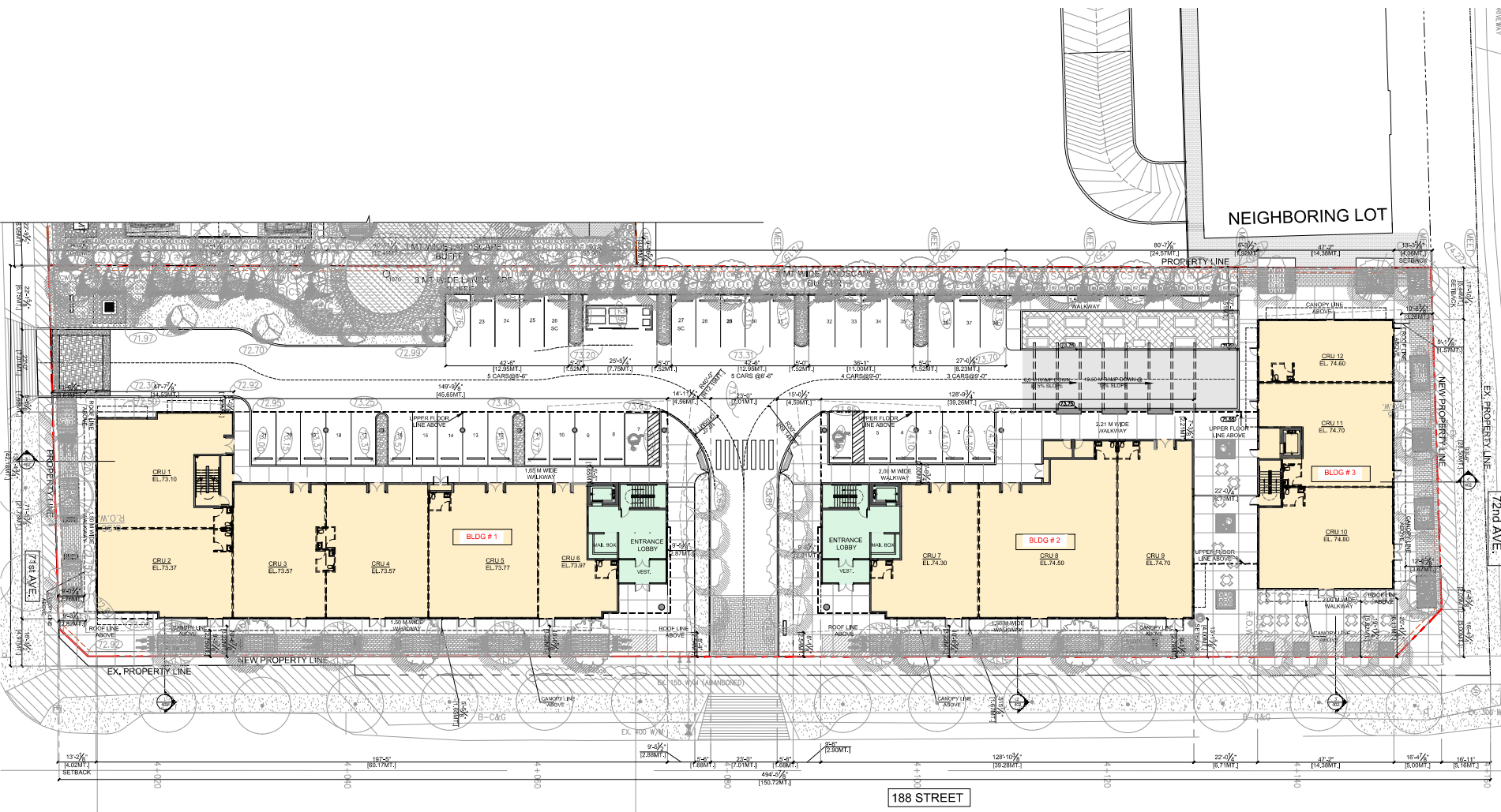
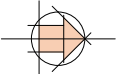
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DRAWN:	PV
CHECKED:	
SCALE:	N.T.S.
JOB No.:	
DATE:	JULY 2019
SHEET TITLE:	

SITE CONTEXT

DRAWING NO.:	<b>A-003</b>	<b>G</b>
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NOTES:



2019/06/10	C	REVISED AS PER ADP COMMENTS
2019/02/28	F	ADP SUBMISSION
2019/02/04	C	REVISED AS PER CITY COMMENTS
2018/11/13	D	REVISED AS PER CITY COMMENTS
2018/07/28	C	REVISED LAYOUT
2018/02/07	B	REVISED AS PER CITY COMMENTS
2017/02/22	A	ISSUED FOR SP & RECORD



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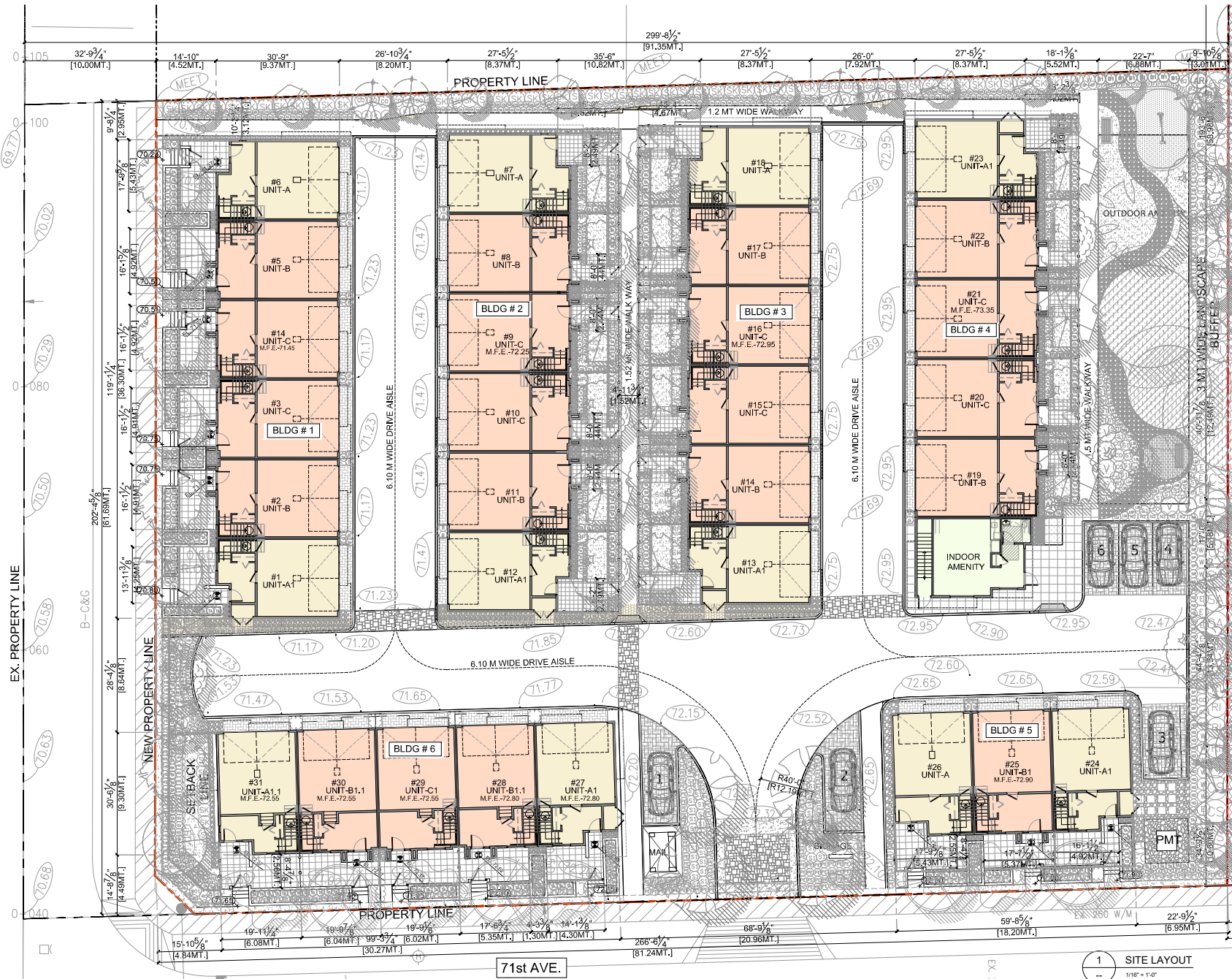
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SCALE:	1/16" = 1'-0"
JOB No.:	
DATE:	JULY 2018
SHEET TITLE:	

**1 SITE LAYOUT**  
 1/16" = 1'-0"

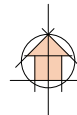
**SITE LAYOUT  
 BLDG#1,2,3**

DRAWING NO.:	<b>A-100</b>
REVISION:	<b>G</b>

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NOTES:



DATE	DESCRIPTION
2019/06/10	C REVISED AS PER ADP COMMENTS
2019/02/28	F ADP SUBMISSION
2019/02/04	E REVISED AS PER CITY COMMENTS
2018/11/13	D REVISED AS PER CITY COMMENTS
2018/07/26	C REVISED LAYOUT
2018/03/01	B REVISED AS PER CITY COMMENTS
2017/03/25	A ISSUED FOR 2P & REDWING

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SCALE:	1/16" = 1'-0"
JOB NO.:	
DATE:	JULY 2018
SHEET TITLE:	

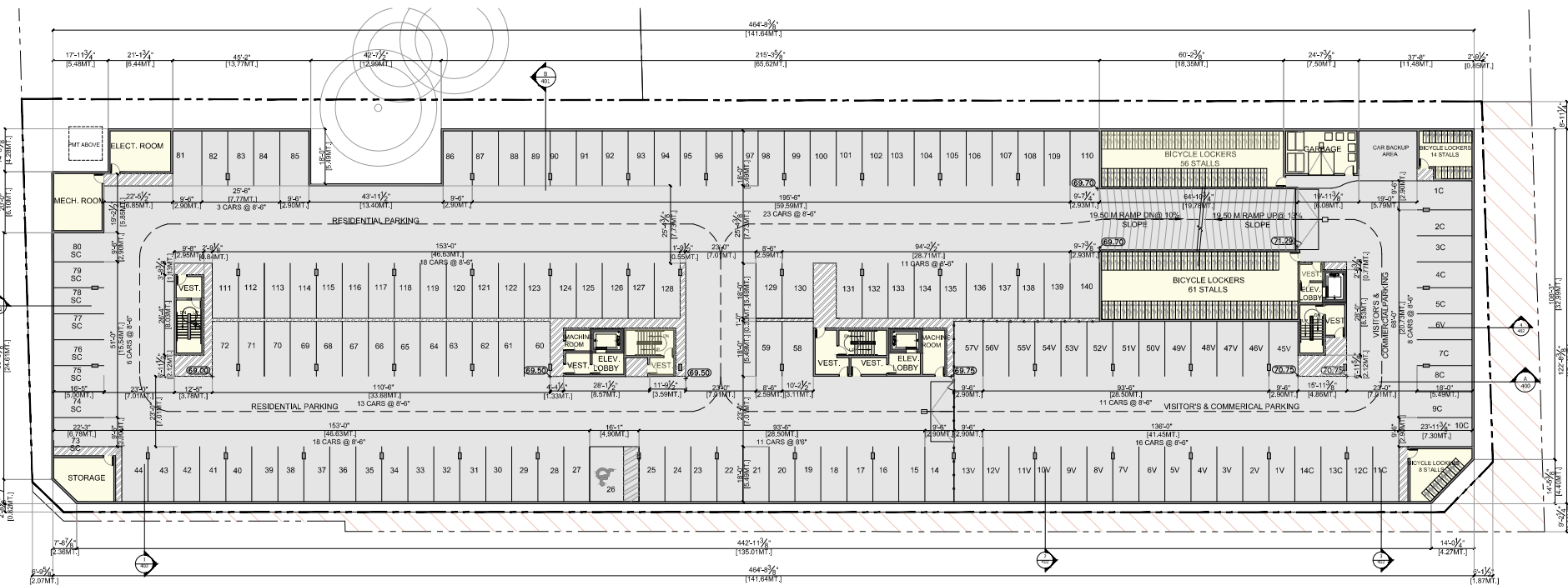
**SITE LAYOUT  
TOWNHOUSE**

DRAWING NO.:	<b>A-101</b>	<b>G</b>
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1 SITE LAYOUT  
1/16" = 1'-0"

EX-21

NOTES:



2019/06/10	C	REVISED AS PER ADP COMMENTS
2019/02/28	F	ADP SUBMISSION
2019/02/04	C	REVISED AS PER CITY COMMENTS
2018/11/13	C	REVISED AS PER CITY COMMENTS
2018/07/26	C	REVISED LAYOUT
2018/02/07	B	REVISED AS PER CITY COMMENTS
2017/02/27	A	ISSUED FOR GP & RECORD

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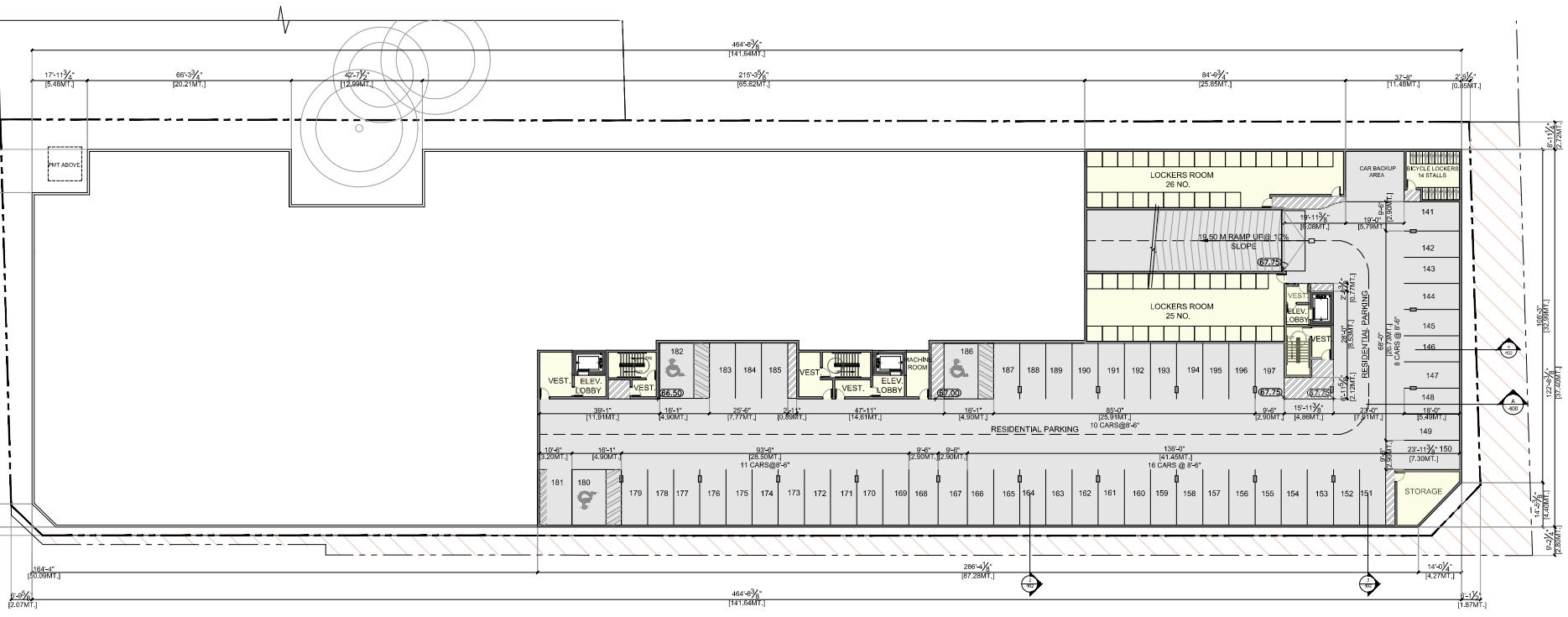
1	PARKADE LEVEL 1
--	1/16" = 1'-0"
DRAWN:	
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SCALE:	1/16" = 1'-0"
JOB No:	
DATE:	JULY 2018
SHEET TITLE:	

**PARKADE LEVEL 1  
(BUILDING 1,2&3)**

DRAWING NO.:  
**A-200**      **G**

1:SCALE, 1/16"=1'-0", UNLESS OTHERWISE SPECIFIED FOR BUILDING PLANS AND

NOTES:



2019/06/10	C	REVISED AS PER ADP COMMENTS
2019/02/28	F	ADP SUBMISSION
2019/02/04	C	REVISED AS PER CITY COMMENTS
2018/11/13	C	REVISED AS PER CITY COMMENTS
2018/07/26	C	REVISED LAYOUT
2018/02/07	B	REVISED AS PER CITY COMMENTS
2017/02/20	A	ISSUED FOR SP & RECORD

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DRAWN BY	
CHECKED BY	
SCALE	1/4" = 1'-0"
JOB No:	
DATE	JULY 2018
SHEET TITLE	

1 PARKADE LEVEL 2  
1/16" = 1'-0"

**PARKADE LEVEL 2  
(BUILDING 1,2,&3)**

DRAWING NO.:  
**A-201** **G**

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NOTES:

SCHEDULE OF FINISHES (COLOR SCHEME-1)

1. RUSTIC SERIES HARDIE SIDING SHIP-LAP  
COLOR : STONE BLUE
2. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0  
COLOR TO MATCH BM- HUNTINGTON BEIGE
3. SMOOTH FINISH HARDIE SIDING SHIP-LAP  
COLOR TO MATCH BM- HUNTINGTON BEIGE
4. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0  
COLOR- ARCTIC WHITE
5. HARISTONE LIMESTONE TILES- ACR
6. 2"X12" FACIA BOARD PAINTED TO MATCH ARCTIC WHITE.
7. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE- 2131-10 (BLACK SATIN).
8. SOLID CORE WOOD DOORS PAINTED TO MATCH BM -2131-10 (BLACK SATIN)
9. TRANSLUCENT (FROSTED/FRITTED) GLAZING.
10. CURTAIN WALL SYSTEM WITH SPANDREL GLASS  
COLOR: OPACI COAT WHITE
11. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (TRANSPARENT) AND OPACI COAT WHITE
12. LIVE WALL
- 13A. SOFFITS - STONE BLUE
- 13B. SOFFITS - ARCTIC WHITE
14. LONGBOARD ALUMINUM SCREEN

2019/06/10	C	REVISED AS PER ADP COMMENTS
2019/02/28	F	ADP SUBMISSION
2019/02/04	C	REVISED AS PER CITY COMMENTS
2018/11/13	D	REVISED AS PER CITY COMMENTS
2018/07/26	C	REVISED LAYOUT
2018/02/07	B	REVISED AS PER CITY COMMENTS
2017/02/20	A	ISSUED FOR PER & RECORD

1 EAST SIDE ELEVATION (BUILDING G)  
N.T.S.



2 WEST SIDE ELEVATION (BUILDING#1)  
N.T.S.



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SCALE:	N.T.S.
JOB No.:	
DATE:	JULY 2018
SHEET TITLE:	

ELEVATIONS

DRAWING NO.:	<b>A-300</b>	<b>G</b>
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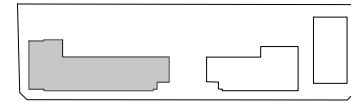


1 SOUTH SIDE ELEVATION(BUILDING#1)  
N.T.S.



2 NORTH SIDE ELEVATION(BUILDING#1)  
N.T.S.

NOTES:



- SCHEDULE OF FINISHES (COLOR SCHEME-1)**
- 1. RUSTIC SERIES HARDIE SIDING SHIP-LAP  
COLOR - STONE BLUE
  - 2. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE  
REVEAL PANEL SYSTEM VERSION 2.0  
COLOR TO MATCH BM- HUNTINGTON BEIGE
  - 3. SMOOTH FINISH HARDIE SIDING SHIP-LAP  
COLOR TO MATCH BM- HUNTINGTON BEIGE
  - 4. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE  
REVEAL PANEL SYSTEM VERSION 2.0  
COLOR- ARCTIC WHITE
  - 5. HARISTONE LIMESTONE TILES- ACR
  - 6. 2"x12" FACIA BOARD PAINTED TO MATCH ARCTIC  
WHITE.
  - 7. PAINTED VINYL WINDOWS COLOR TO MATCH  
BENJAMIN MOORE- 2131-10 (BLACK SATIN)
  - 8. SOLID CORE WOOD DOORS PAINTED TO MATCH BM  
-2131-10 (BLACK SATIN)
  - 9. TRANSLUCENT (FROSTED/FRITTED)  
GLAZING.
  - 10. CURTAIN WALL SYSTEM WITH SPANDREL GLASS  
COLOR: OPACI COAT WHITE
  - 11. POWDER COATED ALUMINUM RAILING WITH  
SAFETY GLASS (TRANSPARENT) AND OPACI  
COAT WHITE
  - 12. LIVE WALL
  - 13A. SOFFITS - STONE BLUE
  - 13B. SOFFITS - ARCTIC WHITE
  - 14. LONGBOARD ALUMINUM SCREEN

2019/06/10	C	REVISED AS PER ADP COMMENTS
2019/02/28	F	ADP SUBMISSION
2019/02/04	C	REVISED AS PER CITY COMMENTS
2018/11/13	C	REVISED AS PER CITY COMMENTS
2018/07/26	C	REVISED LAYOUT
2018/02/07	B	REVISED AS PER CITY COMMENTS
2017/02/20	A	ISSUED FOR SP & RECORD



PROJECT:  
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SCALE:	N.T.S.
JOB No.:	
DATE:	JULY 2018
SHEET TITLE:	

ELEVATIONS

DRAWING NO.:	<b>A-301</b>	<b>G</b>
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1 EAST SIDE ELEVATION (BUILDING#2,3)  
N.T.S.

NOTES:

SCHEDULE OF FINISHES (COLOR SCHEME-1)

1. RUSTIC SERIES HARDIE SIDING SHIP-LAP COLOR: STONE BLUE
2. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR TO MATCH BM- HUNTINGTON BEIGE
3. SMOOTH FINISH HARDIE SIDING SHIP-LAP COLOR TO MATCH BM -HUNTINGTON BEIGE
4. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: ARCTIC WHITE
5. HARISTONE LIMESTONE TILES- ACR
6. 2"x12" FACIA BOARD PAINTED TO MATCH ARCTIC WHITE.
7. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE- 2131-10 (BLACK SATIN)
8. SOLID CORE WOOD DOORS PAINTED TO MATCH BM -2131-10 (BLACK SATIN)
9. TRANSLUCENT (FROSTED/FRITTED) GLAZING.
10. CURTAIN WALL SYSTEM WITH SPANDREL GLASS COLOR: OPACI COAT WHITE
11. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (TRANSPARENT) AND OPACI COAT WHITE.
12. LIVE WALL
- 13A. SOFFITS - STONE BLUE
- 13B. SOFFITS - ARCTIC WHITE
14. LONGBOARD ALUMINUM SCREEN

2019/09/15	C	REVISED AS PER ADP COMMENTS
2019/02/28	F	ADP SUBMISSION
2018/02/04	C	REVISED AS PER CITY COMMENTS
2018/11/15	C	REVISED AS PER CITY COMMENTS
2018/07/26	C	REVISED LAYOUT
2018/02/07	B	REVISED AS PER CITY COMMENTS
2017/02/20	A	ISSUED FOR SP & RECORD



2 WEST SIDE ELEVATION (BUILDING#2,3)  
N.T.S.

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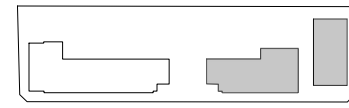
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CHECKED:	ESSE
SCALE:	N.T.S.
JOB No.:	
DATE:	JULY 2018
SHEET TITLE:	

ELEVATIONS

DRAWING NO.:	<b>A-302</b>	<b>G</b>
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NOTES:



- SCHEDULE OF FINISHES (COLOR SCHEME-1)**
- 1. RUSTIC SERIES HARDIE SIDING SHIP-LAP  
COLOR : STONE BLUE
  - 2. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0  
COLOR TO MATCH BM - HUNTINGTON BEIGE
  - 3. SMOOTH FINISH HARDIE SIDING SHIP-LAP  
COLOR TO MATCH BM - HUNTINGTON BEIGE
  - 4. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0  
COLOR: ARCTIC WHITE
  - 5. HARSTONE LIMESTONE TILES- ACR
  - 6. 2"x12" FACIA BOARD PAINTED TO MATCH ARCTIC WHITE.
  - 7. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE- 2131-10 (BLACK SATIN).
  - 8. SOLID CORE WOOD DOORS PAINTED TO MATCH BM -2131-10 (BLACK SATIN)
  - 9. TRANSLUCENT (FROSTED/FRITTED) GLAZING
  - 10. CURTAIN WALL SYSTEM WITH SPANDREL GLASS  
COLOR: OPACI COAT WHITE
  - 11. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (TRANSPARENT) AND OPACI COAT WHITE
  - 12. LIVE WALL
  - 13A. SOFFITS - STONE BLUE
  - 13B. SOFFITS - ARCTIC WHITE
  - 14. LONGBOARD ALUMINIUM SCREEN

2019/06/10	C	REVISED AS PER ADP COMMENTS
2019/02/28	F	ADP SUBMISSION
2019/02/04	C	REVISED AS PER CITY COMMENTS
2018/11/13	C	REVISED AS PER CITY COMMENTS
2018/07/26	C	REVISED LAYOUT
2018/02/07	B	REVISED AS PER CITY COMMENTS
2017/02/20	A	ISSUED FOR SP & RECORD

1 SOUTH SIDE ELEVATION(BUILDING#2,3)  
N.T.S.



2 NORTH SIDE ELEVATION(BUILDING#2,3)  
N.T.S.



PROJECT:  
**PROPOSED MIX-USE DEVELOPMENT**

CLIENT:  
**CANADA LUXURY HOMES**

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DRAWN:	PV
CHECKED:	ESSE
SCALE:	N.T.S.
JOB No.:	
DATE:	JULY 2018
SHEET TITLE:	

ELEVATIONS

DRAWING NO.:	<b>A-303</b>	<b>G</b>
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**NOTES:**

SCHEDULE OF MATERIALS/ FINISHES	COLOR SCHEME-1	COLOR SCHEME-2
1 BRICK VENEER	NUTMEG VELOUR	CENTURY RED
2 SMOOTH FINISH HARDEE PANEL SIDING WITH HARDEE REVEAL PANEL SYSTEM VERSION 2.0	IRON GRAY	COBBLE STONE
3 6" LONGBOARD WOOD GRAINS CHANNEL SIDING	CEDAR WOOD	CEDAR WOOD
4 HARDEE SIDING (4" SHIP LAP) HARDEE REVEAL PANEL SYSTEM VERSION 2.0	COBBLE STONE	TIMBER BARK
5 VINYL WINDOWS	WHITE	BLACK
6 CANOPY / BEAMS	WHITE	BLACK
7 ALUMINUM RAILING	WHITE	BLACK
8 FASCIA, GUTTER	WHITE	BLACK
9 GARAGE DOOR	PAINTED TO MATCH COBBLE STONE	PAINTED TO MATCH TIMBER BARK
10 SOFFIT	CEDAR WOOD	CEDAR WOOD



**1 EAST ELEVATION**  
 3/16" = 1'-0"  
 BUILDING 1 & 3 (COLOR SCHEME-1)  
 BUILDING 2 (COLOR SCHEME-2)

2019/09/10	C	REVISED AS PER ADP COMMENTS
2019/02/28	F	ADP SUBMISSION
2019/02/04	C	REVISED AS PER CITY COMMENTS
2018/11/13	C	REVISED AS PER CITY COMMENTS
2018/07/26	C	REVISED LAYOUT
2018/02/07	B	REVISED AS PER CITY COMMENTS
2017/02/20	A	ISSUED FOR SP & RECORDING



**2 WEST ELEVATION (187a Street)**  
 3/16" = 1'-0"  
 BUILDING 1 & 3 (COLOR SCHEME-1)  
 BUILDING 2 (COLOR SCHEME-2)



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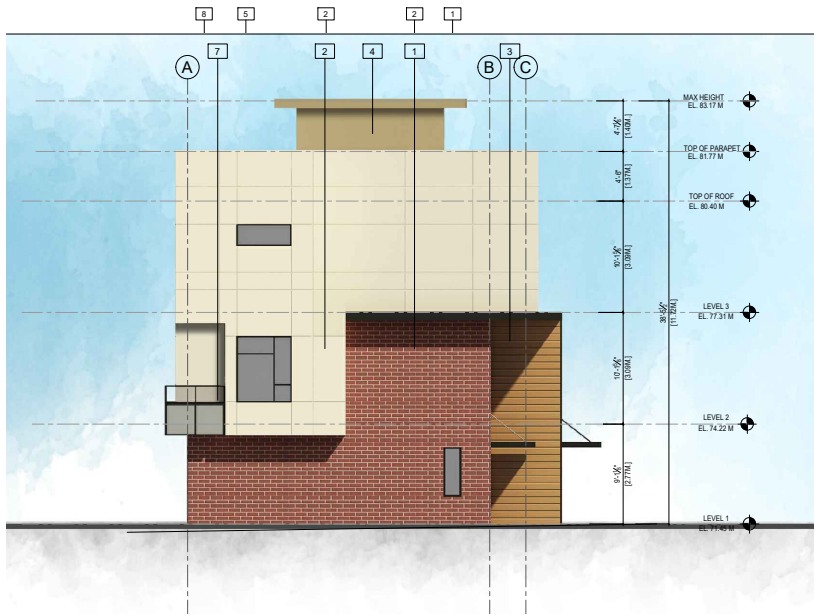
**CLIENT:**  
 CANADA LUXURY HOMES

**PROJECT:**  
 PROPOSED MIX-USE DEVELOPMENT

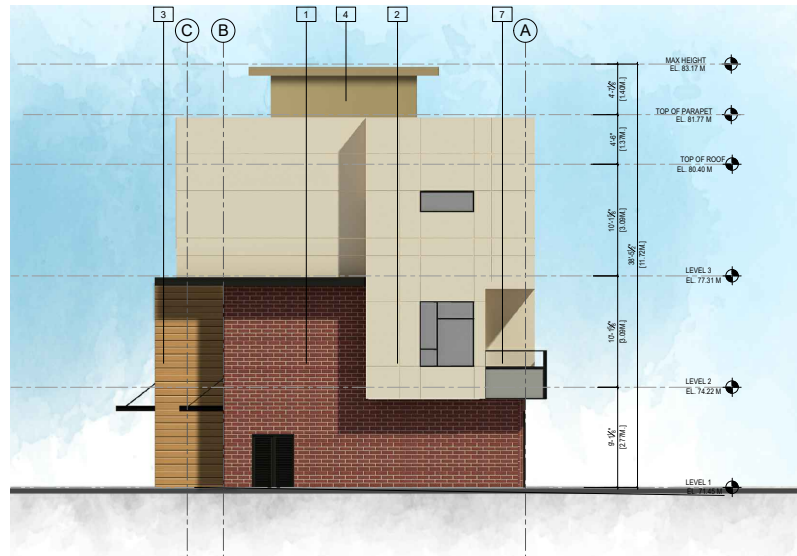
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CHECKED:	JSSK
SCALE:	N.T.S.
JOB No:	SUR 014
DATE:	MM 2017
SHEET TITLE:	

**ELEVATIONS**  
 BUILDING 1,2,3

DRAWING NO.:	<b>A-310</b>	<b>G</b>
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1 NORTH ELEVATION  
3/16" = 1'-0"



2 SOUTH ELEVATION  
3/16" = 1'-0"

**NOTES:**

SCHEDULE OF MATERIALS/ FINISHES	COLOR SCHEME-1	COLOR SCHEME-2
1 BRICK VENEER	NUTMEG VELOUR	CENTURY RED
2 SMOOTH FINISH HARDE PANEL SIDING WITH HARDE REVEAL PANEL SYSTEM VERSION 2.0	IRON GREY	COBBLE STONE
3 6" LONGBOARD WOOD GRAINS CHANNEL SIDING	CEDAR WOOD	CEDAR WOOD
4 HARDE SIDING (4" SHIP LAP) HARDE REVEAL PANEL SYSTEM VERSION 2.0	COBBLE STONE	TIMBER BARK
5 VINYL WINDOWS	WHITE	BLACK
6 CANOPY / BEAMS	WHITE	BLACK
7 ALUMINIUM RAILING	WHITE	BLACK
8 FASCIA, GUTTER	WHITE	BLACK
9 GARAGE DOOR	PAINTED TO MATCH COBBLE STONE	PAINTED TO MATCH TIMBER BARK
10 SOFFIT	CEDAR WOOD	CEDAR WOOD



NUTMEG VELOUR



IRON GRAY



COBBLE STONE

2019/06/10	C	REVISED AS PER ADP COMMENTS
2019/02/28	F	ADP SUBMISSION
2018/02/04	C	REVISED AS PER CITY COMMENTS
2018/11/13	D	REVISED AS PER CITY COMMENTS
2018/07/26	C	REVISED LAYOUT
2018/02/07	B	REVISED AS PER CITY COMMENTS
2017/02/20	A	ISSUED FOR SP & RECORDS



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PROJECT:  
**PROPOSED MIX-USE  
DEVELOPMENT**

CLIENT:  
**CANADA LUXURY HOMES**

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DRAWN:	PV
CHECKED:	JSS/K
SCALE:	N.T.S.
JOB No:	SUR 014
DATE:	MM 2017

SHEET TITLE:  
**ELEVATIONS  
BUILDING 1,2,3**

DRAWING NO.:	<b>A-311</b>
	<b>G</b>



1 WEST ELEVATION(SHEME-2)  
3/16" = 1'-0"



2 EAST ELEVATION(SHEME-2)  
3/16" = 1'-0"

NOTES:

SCHEDULE OF MATERIALS/ FINISHES	COLOR SCHEME-1	COLOR SCHEME-2
1 BRICK VENEER	NUTMEG VELOUR	CENTURY RED
2 SMOOTH FINISH HARDE PANEL SIDING WITH HARDE REVEAL PANEL SYSTEM VERSION 2.0	IRON GREY	COBBLE STONE
3 6" LONGBOARD WOOD GRAINS CHANEL SIDING	CEDAR WOOD	CEDAR WOOD
4 HARDE SIDING (4" SHIP LAP) HARDE REVEAL PANEL SYSTEM VERSION 2.0	COBBLE STONE	TIMBER BARK
5 VINYL WINDOWS	WHITE	BLACK
6 CANOPY / BEAMS	WHITE	BLACK
7 ALUMINIUM RAILING	WHITE	BLACK
8 FASCIA, GUTTER	WHITE	BLACK
9 GARAGE DOOR	PAINTED TO MATCH COBBLE STONE	PAINTED TO MATCH TIMBER BARK
10 SOFFIT	CEDAR WOOD	CEDAR WOOD



2019/06/10	C	REVISED AS PER ADP COMMENTS
2019/02/28	F	ADP SUBMISSION
2019/02/04	C	REVISED AS PER CITY COMMENTS
2018/11/13	C	REVISED AS PER CITY COMMENTS
2018/07/26	C	REVISED LAYOUT
2018/02/07	B	REVISED AS PER CITY COMMENTS
2017/02/20	A	ISSUED FOR SP & RECORDING



PROJECT:  
**PROPOSED MIX-USE DEVELOPMENT**

CLIENT:  
**CANADA LUXURY HOMES**

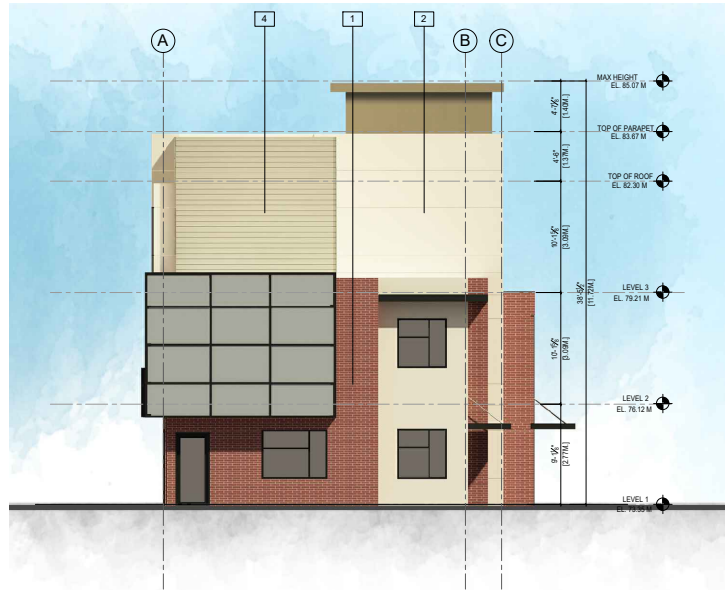
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CHECKED:	JSSK
SCALE:	N.T.S.
JOB No.:	SUR 014
DATE:	MM 2017

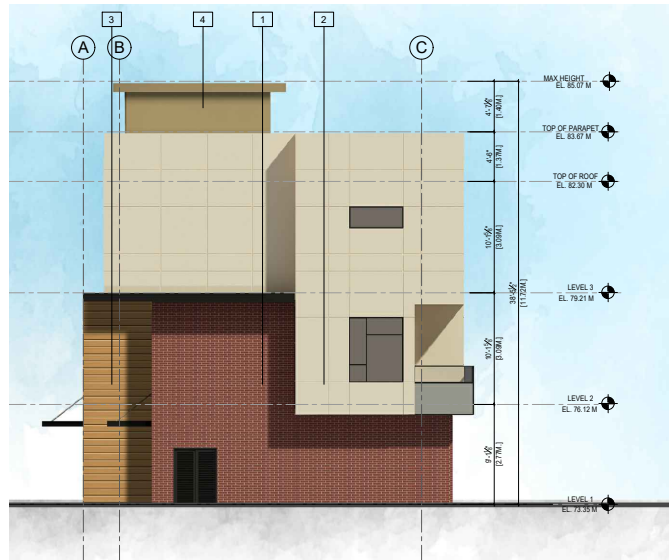
SHEET TITLE:

ELEVATIONS  
BUILDING 4

DRAWING NO.:	<b>A-312</b>	<b>G</b>
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1 SOUTH ELEVATION(SCHEME-2)  
3/16" = 1'-0"



2 NORTH ELEVATION(SCHEME-2)  
3/16" = 1'-0"

NOTES:

SCHEDULE OF MATERIALS/ FINISHES	COLOR SCHEME-1	COLOR SCHEME-2
1 BRICK VENEER	NUTMEG VELOUR	CENTURY RED
2 SMOOTH FINISH HARDE PANEL SIDING WITH HARDE REVEAL PANEL SYSTEM VERSION 2.0	IRON GREY	COBBLE STONE
3 6" LONGBOARD WOOD GRAINS CHANNEL SIDING	CEDAR WOOD	CEDAR WOOD
4 HARDE SIDING (4" SHIP LAP) HARDE REVEAL PANEL SYSTEM VERSION 2.0	COBBLE STONE	TIMBER BARK
5 VINYL WINDOWS	WHITE	BLACK
6 CANOPY / BEAMS	WHITE	BLACK
7 ALUMINIUM RAILING	WHITE	BLACK
8 FASCIA, GUTTER	WHITE	BLACK
9 GARAGE DOOR	PAINTED TO MATCH COBBLE STONE	PAINTED TO MATCH TIMBER BARK
10 SOFFIT	CEDAR WOOD	CEDAR WOOD



2019/06/10	C	REVISED AS PER ADP COMMENTS
2019/02/28	F	ADP SUBMISSION
2019/02/04	C	REVISED AS PER CITY COMMENTS
2018/11/13	C	REVISED AS PER CITY COMMENTS
2018/07/26	C	REVISED LAYOUT
2018/02/07	B	REVISED AS PER CITY COMMENTS
2017/02/20	A	ISSUED FOR SP & RECORDS



PROJECT:  
**PROPOSED MIX-USE DEVELOPMENT**

CLIENT:  
**CANADA LUXURY HOMES**

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CHECKED:	JSS/K
SCALE:	N.T.S.
JOB No:	SUR 014
DATE:	MM 2017
SHEET TITLE:	

**ELEVATIONS BUILDING 4**

DRAWING NO.:	<b>A-313</b>
	<b>G</b>



NOTES:

SCHEDULE OF MATERIALS/ FINISHES	COLOR SCHEME-1	COLOR SCHEME-2
1 BRICK VENEER	NUTMEG VELOUR	CENTURY RED
2 SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0	IRON GRAY	COBBLE STONE
3 6" LONGBOARD WOOD GRAINS CHANEL SIDING	CEDAR WOOD	CEDAR WOOD
4 HARDIE SIDING (4" SHIP LAP) HARDIE REVEAL PANEL SYSTEM VERSION 2.0	COBBLE STONE	TIMBER BARK
5 VINYL WINDOWS	WHITE	BLACK
6 CANOPY / BEAMS	WHITE	BLACK
7 ALUMINIUM RAILING	WHITE	BLACK
8 FASCIA, GUTTER	WHITE	BLACK
9 GARAGE DOOR	PAINTED TO MATCH COBBLE STONE	PAINTED TO MATCH TIMBER BARK
10 SOFFIT	CEDAR WOOD	CEDAR WOOD



NUTMEG VELOUR



IRON GRAY



COBBLE STONE

2019/06/10	C	REVISED AS PER ADP COMMENTS
2019/02/28	F	ADP SUBMISSION
2019/02/04	C	REVISED AS PER CITY COMMENTS
2018/11/13	C	REVISED AS PER CITY COMMENTS
2018/07/26	C	REVISED LAYOUT
2018/02/07	B	REVISED AS PER CITY COMMENTS
2017/02/20	A	ISSUED FOR SP & RECORDS



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PROJECT:  
**PROPOSED MIX-USE DEVELOPMENT**

CLIENT:  
**CANADA LUXURY HOMES**

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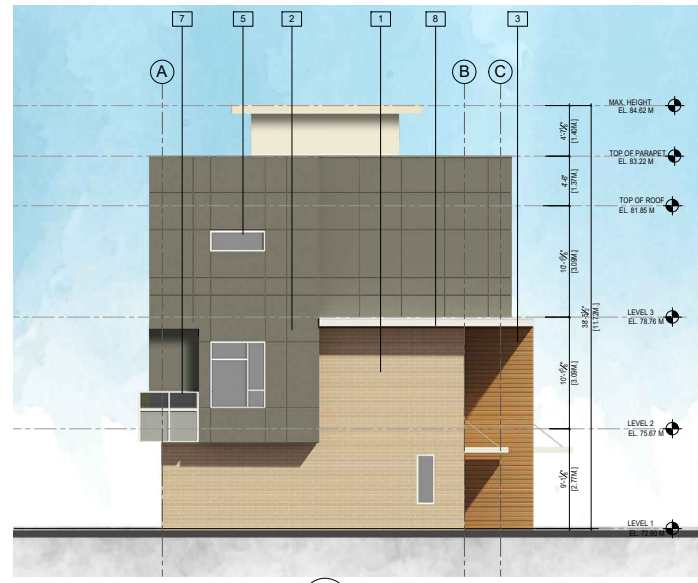
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JOB No.:	SUR 014
DATE:	MAR 2017
SHEET TITLE:	

**ELEVATIONS BUILDING 5**

DRAWING NO.:	<b>A-314</b>	<b>G</b>
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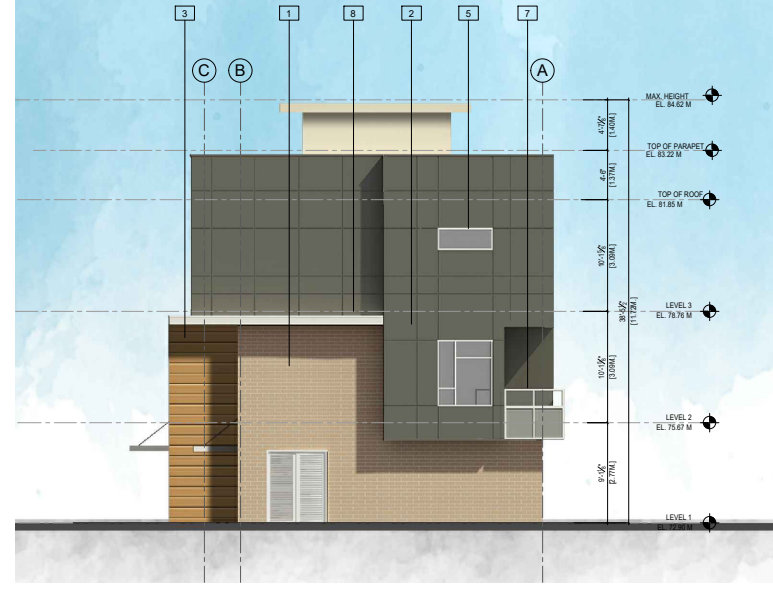
**1 SOUTH ELEVATION(SHEME-1)**  
3/16" = 1'-0"



**2 WEST ELEVATION(SHEME-1)**  
3/16" = 1'-0"



**3 NORTH ELEVATION(SHEME-1)**  
3/16" = 1'-0"



**4 EAST ELEVATION(SHEME-1)**  
3/16" = 1'-0"



**NOTES:**

SCHEDULE OF MATERIALS / FINISHES	COLOR SCHEME-1	COLOR SCHEME-2
1 BRICK VENEER	NUTMEG VELOUR	CENTURY RED
2 SMOOTH FINISH HARDE PANEL SIDING WITH HARDE REVEAL PANEL SYSTEM VERSION 2.0	IRON GREY	COBBLE STONE
3 6" LONGBOARD WOOD GRAINS CHANNEL SIDING	CEDAR WOOD	CEDAR WOOD
4 HARDE SIDING (4" SHIP LAP) HARDE REVEAL PANEL SYSTEM VERSION 2.0	COBBLE STONE	TIMBER BARK
5 VINYL WINDOWS	WHITE	BLACK
6 CANOPY / BEAMS	WHITE	BLACK
7 ALUMINUM RAILING	WHITE	BLACK
8 FASCIA, GUTTER	WHITE	BLACK
9 GARAGE DOOR	PAINTED TO MATCH COBBLE STONE	PAINTED TO MATCH TIMBER BARK
10 SOFFIT	CEDAR WOOD	CEDAR WOOD



1 SOUTH ELEVATION(SCHEME-2)  
3/16" = 1'-0"



2 NORTH ELEVATION(SCHEME-2)  
3/16" = 1'-0"

2019/06/10	C	REVISED AS PER ADP COMMENTS
2019/02/28	F	ADP SUBMISSION
2019/02/04	C	REVISED AS PER CITY COMMENTS
2018/11/13	C	REVISED AS PER CITY COMMENTS
2018/07/26	C	REVISED LAYOUT
2018/02/07	B	REVISED AS PER CITY COMMENTS
2017/03/20	A	ISSUED FOR SP & RECORDING



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PROJECT:  
**PROPOSED MIX-USE DEVELOPMENT**

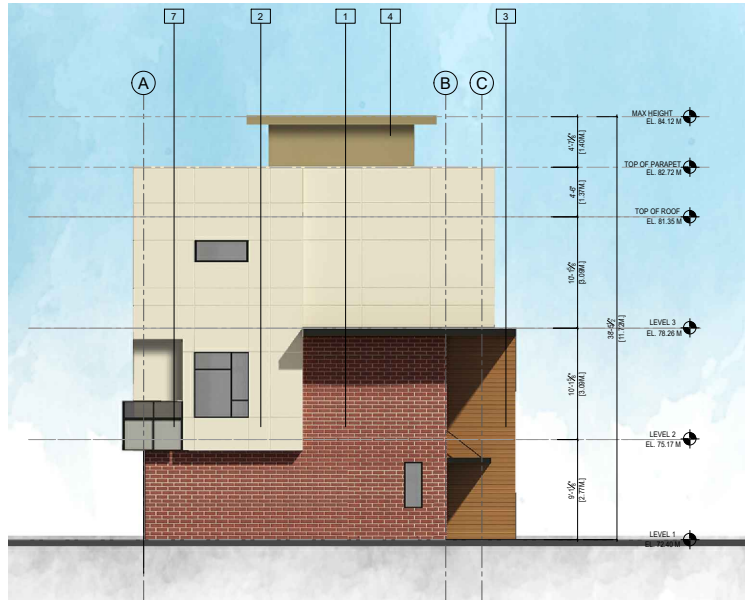
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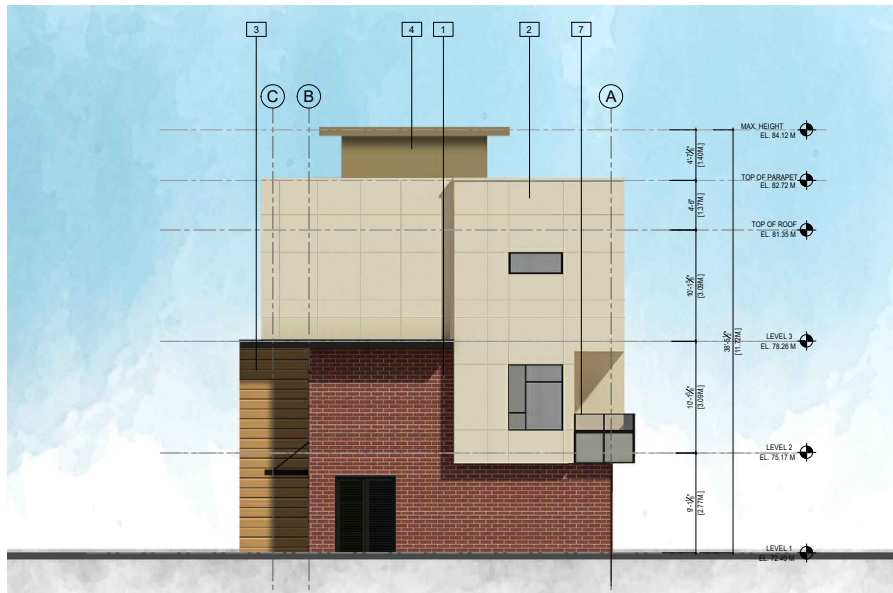
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CHECKED:	JSS/K
SCALE:	3/16" = 1'-0"
JOB No.:	SUR 014
DATE:	MM 2017
SHEET TITLE:	

**ELEVATIONS  
BUILDING 6**

DRAWING NO.:	<b>A-315</b>	<b>G</b>
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1 WEST ELEVATION(SCHEME-2)  
3/16" = 1'-0"



2 EAST ELEVATION(SCHEME-2)  
3/16" = 1'-0"

NOTES:

SCHEDULE OF MATERIALS/ FINISHES	COLOR SCHEME-1	COLOR SCHEME-2
1 BRICK VENEER	NUTMEG VELOUR	CENTURY RED
2 SMOOTH FINISH HARDE PANEL SIDING WITH HARDE REVEAL PANEL SYSTEM VERSION 2.0	IRON GREY	COBBLE STONE
3 6" LONGBOARD WOOD GRAINS CHANEL SIDING	CEDAR WOOD	CEDAR WOOD
4 HARDE SIDING (4" SHIP LAP) HARDE REVEAL PANEL SYSTEM VERSION 2.0	COBBLE STONE	TIMBER BARK
5 VINYL WINDOWS	WHITE	BLACK
6 CANOPY / BEAMS	WHITE	BLACK
7 ALUMINUM RAILING	WHITE	BLACK
8 FASCIA, GUTTER	WHITE	BLACK
9 GARAGE DOOR	PAINTED TO MATCH COBBLE STONE	PAINTED TO MATCH TIMBER BARK
10 SOFFIT	CEDAR WOOD	CEDAR WOOD



2019/06/10	C	REVISED AS PER ADP COMMENTS
2019/02/28	F	ADP SUBMISSION
2019/02/04	C	REVISED AS PER CITY COMMENTS
2018/11/13	C	REVISED AS PER CITY COMMENTS
2018/07/26	C	REVISED LAYOUT
2018/02/01	B	REVISED AS PER CITY COMMENTS
2017/03/29	A	ISSUED FOR SP & RECORDS



PROJECT:  
**PROPOSED MIX-USE DEVELOPMENT**

CLIENT:  
**CANADA LUXURY HOMES**

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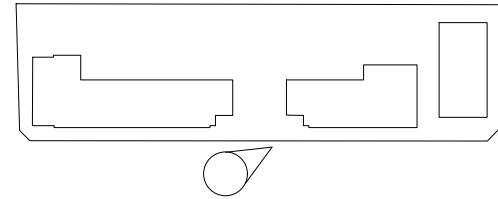
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CHECKED:	JSSK
SCALE:	3/16" = 1'-0"
JOB No:	SUR 014
DATE:	MM 2017
SHEET TITLE:	

**ELEVATIONS  
BUILDING 6**

DRAWING NO.:	<b>A-316</b>	<b>G</b>
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NOTES:



2019/06/10	C	REVISED AS PER ADP COMMENTS
2019/02/28	F	ADP SUBMISSION
2019/02/04	C	REVISED AS PER CITY COMMENTS
2018/11/13	C	REVISED AS PER CITY COMMENTS
2018/07/26	C	REVISED LAYOUT
2018/02/07	B	REVISED AS PER CITY COMMENTS
2017/02/20	A	ISSUED FOR SP & RECORDS



1205-4871 SHELL ROAD  
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PROJECT:  
**PROPOSED MIX-USE  
 DEVELOPMENT**

CLIENT:  
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SCALE:	N.T.S.
JOB No.:	
DATE:	JULY 2018
SHEET TITLE:	

RENDERINGS

1 VIEW 3 (BUILDING#2,3)  
 -- N.T.S.

DRAWING NO.:	<b>A-322</b>	<b>G</b>
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FIGURE 101L WITH CIVIL, ARCHITECTURE AND MECHANICAL CONSULTANTS AND ELECTRICAL ENGINEERS



NOTES:



2019/06/10	C	REVISED AS PER ADP COMMENTS
2019/02/28	F	ADP SUBMISSION
2019/02/04	C	REVISED AS PER CITY COMMENTS
2018/11/13	C	REVISED AS PER CITY COMMENTS
2018/07/26	C	REVISED LAYOUT
2018/02/07	B	REVISED AS PER CITY COMMENTS
2017/02/22	A	ISSUED FOR SP & RECORDS



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PROJECT:  
**PROPOSED MIX-USE  
 DEVELOPMENT**

CLIENT:  
**CANADA LUXURY HOMES**

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DRAWN:	PV
CHECKED:	JSSK
SCALE:	N.T.S.
JOB No.:	SUR 014
DATE:	MM 2017
SHEET TITLE:	

1 VIEW ALONG 71 AVE.  
 - N.T.S.

RENDERINGS

DRAWING NO.:	<b>A-330</b>	<b>G</b>
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NOTES:



2019/06/10	C	REVISED AS PER ADP COMMENTS
2019/02/28	F	ADP SUBMISSION
2019/02/04	C	REVISED AS PER CITY COMMENTS
2018/11/13	C	REVISED AS PER CITY COMMENTS
2018/07/26	C	REVISED LAYOUT
2018/03/07	B	REVISED AS PER CITY COMMENTS
2017/03/29	A	ISSUED FOR SP & RECORDS



1205-4871 SHELL ROAD  
 RICHMOND, BRITISH COLUMBIA  
 CANADA V6X 3Z5  
 T (604)284-5194 F (604)284-5131  
 info@dfarchitecture.ca

PROJECT:  
**PROPOSED MIX-USE  
 DEVELOPMENT**

CLIENT:  
**CANADA LUXURY HOMES**

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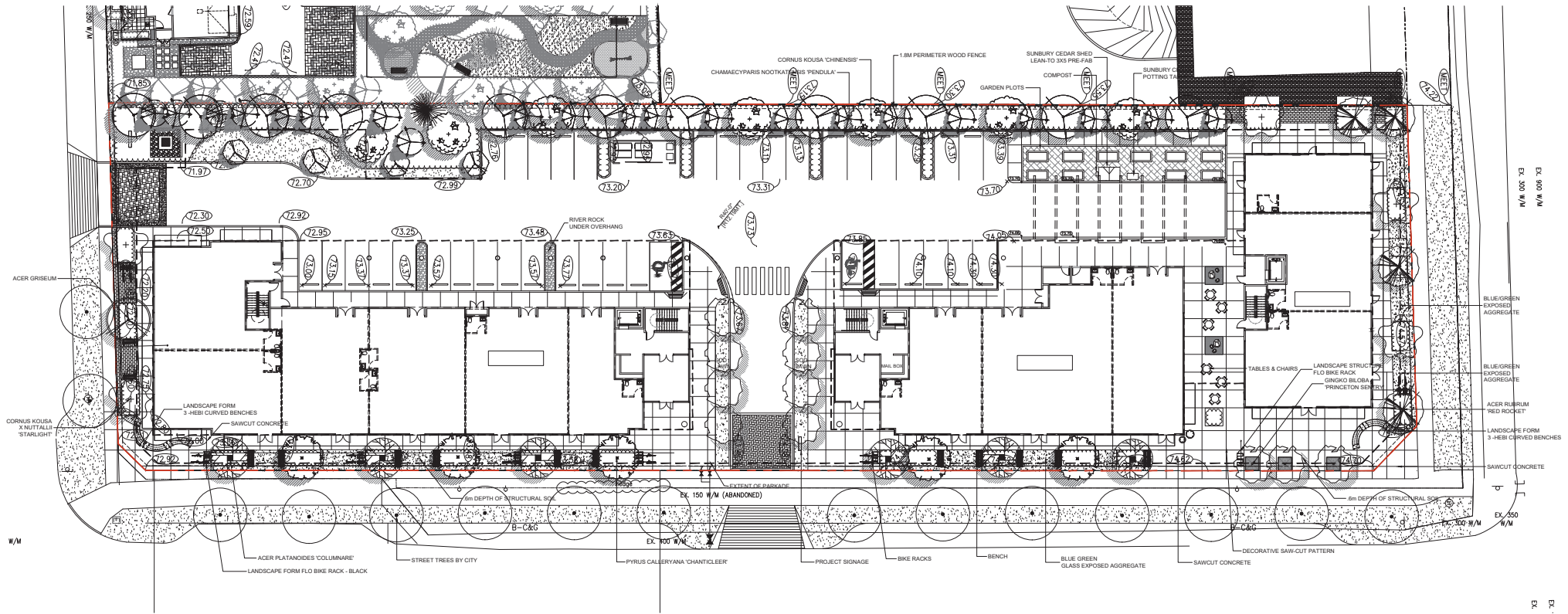
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CHECKED:	JSSK
SCALE:	N.T.S.
JOB No.:	SUR 014
DATE:	MM 2017
SHEET TITLE:	

1 VIEW 2 ALONG 71 AVE.  
 - N.T.S.

RENDERINGS

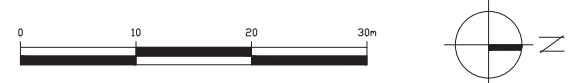
DRAWING NO.:	<b>A-331</b>	<b>G</b>
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PLANT SCHEDULE				PMG PROJECT NUMBER: 18-189
KEY	CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1		ACER GRISEUM	PAPERBARK MAPLE	6CM CAL, 1.8M STD, B&B
6		ACER PLATANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE	6CM CAL, 2M STD, B&B
11		ACER RUBRUM 'WISTRONG'	COLUMNAR REDSTROK MAPLE	6CM CAL, 2M STD, B&B
4		ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL, 2M STD, B&B
4		CARPINUS BETULUS 'TRANS FONTAINE'	PYRAMIDAL EUROPEAN HORNBEEAM	6CM CAL, 1.5M STD, B&B
21		CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	NOOTKA CYPRESS	3M HT, B&B
7		CORNUS KOUSA 'CHINENSIS'	CHINESE KOUSA DOGWOOD	6CM CAL, 1M STD, B&B
5		CORNUS KOUSA 'NUTTALLII' 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	6CM CAL, 1.8M STD, B&B
12		GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL, 2M STD, B&B
1		PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT, B&B
5		PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL, 1.5M STD, B&B

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



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Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

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NO.	DATE	REVISION DESCRIPTION	DR.
1	18.OCT.20	PUBLIC PLAN	
2	18.NOV.20	NEW SITE PLAN	ML
3	18.FEB.21	NEW SITE PLAN	DO/MM
4	18.NOV.20	UPDATE MIXED USE BUILDING	RI
5			

PROJECT: **MIXED USE DEVELOPMENT**  
**18778 - 72ND AVENUE**  
**SURREY, BC**

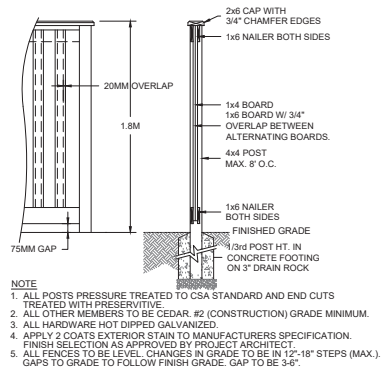
SEAL: \_\_\_\_\_  
DRAWING TITLE: **LANDSCAPE PLAN**

DATE: 18.OCT.15  
SCALE: 1:200  
DRAWN: RJ  
DESIGN: RJ  
CHKD: MJC  
DRAWING NUMBER: **L1**  
PMG PROJECT NUMBER: 18-189

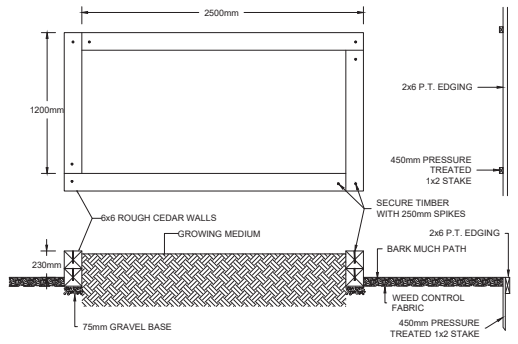




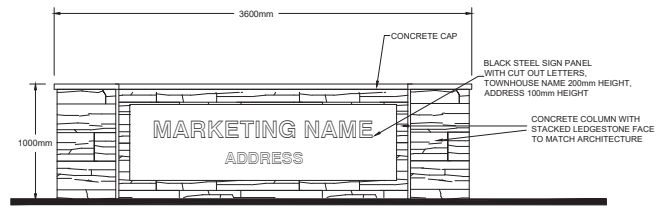




**1 1.8M HT. WOOD PERIMETER FENCE**  
SCALE = 1:20



**3 GARDEN PLOT**  
SCALE = 1:20



**5 PROJECT SIGNAGE**  
SCALE = 1:20

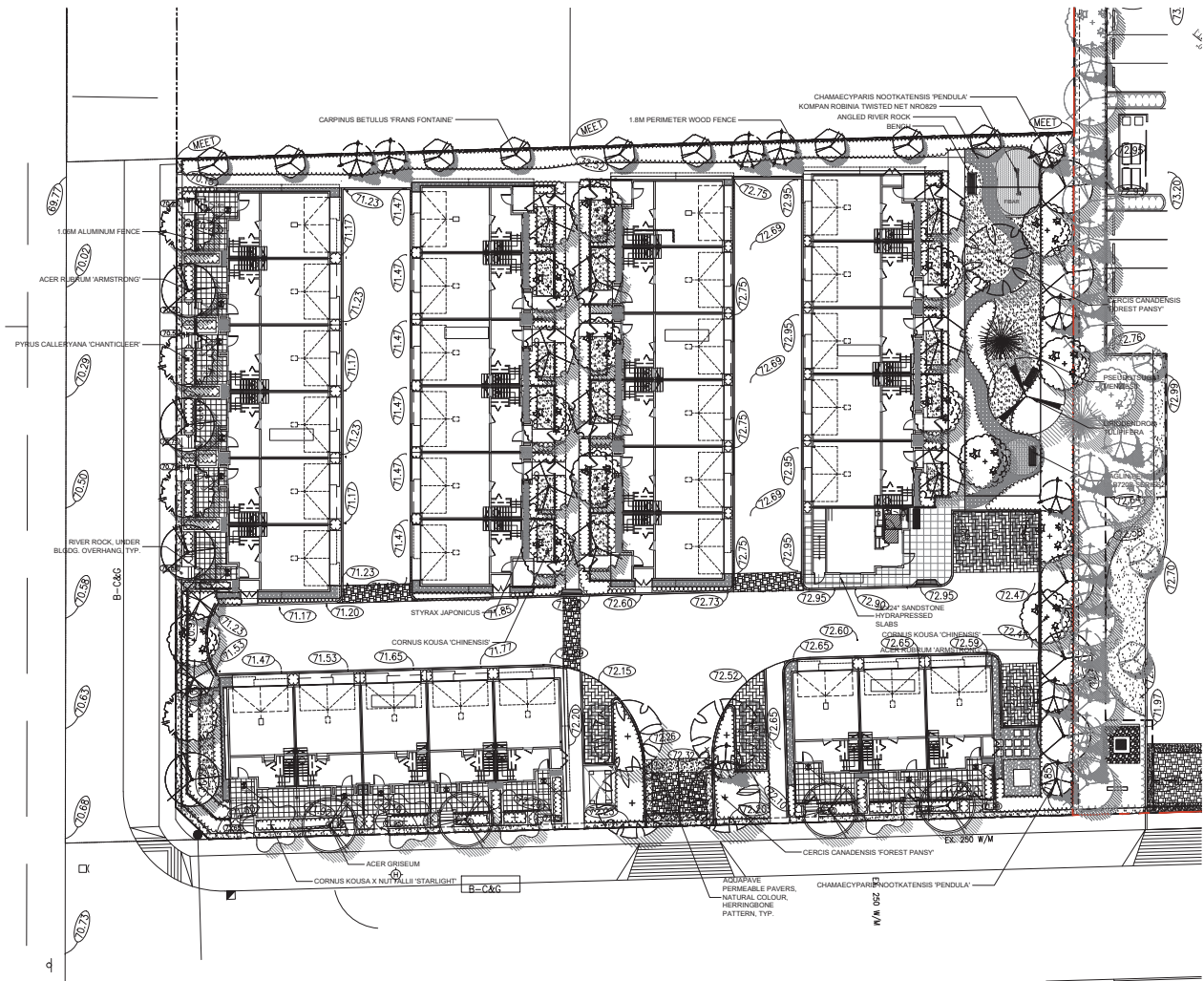


LANDSCAPE FORM PLAINWELL BENCH

NO.	DATE	REVISION DESCRIPTION	DR.
4	15 JAN 20	PUBLIC PLAN	
3	26 MAR 20	NEW SITE PLAN	ML
2	16 FEB 19	NEW SITE PLAN	OS/MM
1	18 NOV 08	UPDATE MIXED USE BUILDING	RL

**MIXED USE DEVELOPMENT**  
**18778 - 72ND AVENUE**  
**SURREY, BC**

**LANDSCAPE DETAILS**



PLANT SCHEDULE				PMG PROJECT NUMBER: 18-189
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	ACER CIRCINATUM	VINE MAPLE	2.5M HT. B&B; 3 STEM CLUMP*
	4	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	9	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL; 2M STD; B&B
	9	CARPINUS BETULUS 'FRANS FONTAINE'	PYRAMIDAL EUROPEAN HORSEBAM	6CM CAL; 1.5M STD; B&B
	5	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	5CM CAL; B&B
	10	CHAMAECYPARIS NODOKATENSIS 'PENDULA'	NOOTKA CYPRESS	3M HT; B&B
	14	CORNUS KOUSA 'CHINENSIS'	CHINESE KOUSA DOGWOOD	6CM CAL; 1M STD; B&B
	4	CORNUS KOUSA X NUTTALLII 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	6CM CAL; 1.8M STD; B&B
	1	LIRIODENDRON TULIPIFERA	TULIP TREE	6CM CAL; 2M STD; B&B
	1	FRAXINUS AMERICANA	DOUGLAS FIR	3M HT; B&B
	9	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL; 1.5M STD; B&B
	9	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL; 1.5M STD; B&B

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

**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
1	18 NOV 20	UPDATE MATED USE BUILDINGS	RU
2	18 FEB 23	NEW SITE PLAN	SMJ
3	20 MAR 23	NEW SITE PLAN	SMJ
4	22 MAR 23	ASSEMBLY SPACE UPDATED	RU

PROJECT:

**RESIDENTIAL DEVELOPMENT**  
18778 - 72ND AVENUE  
SURREY, BC

SCALE:

DRAWING TITLE:

**LANDSCAPE PLAN**

DATE: 18.OCT.15

SCALE: 1:200

DRAWN: RU

DESIGN: RU

CHKD: MCY

DRAWING NUMBER:

22 MAR 23

PMG PROJECT NUMBER:

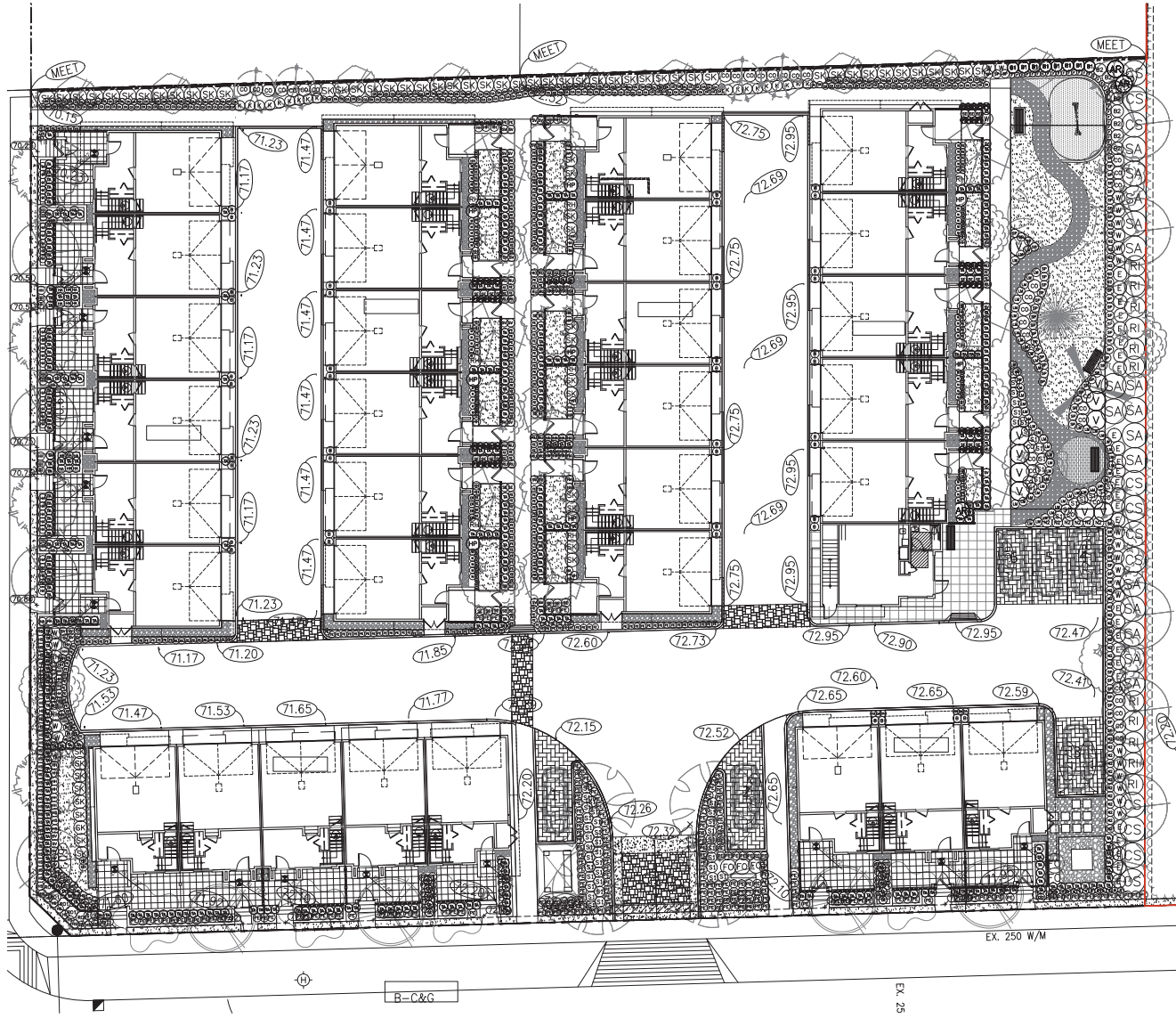
18-189



18189-4.ZIP

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**L1** OF 3  
18-189



PLANT SCHEDULE				PMG PROJECT NUMBER: 18-189
REF	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
3		ARBUSUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#3 POT: 80CM
44		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#3 POT: 40CM
39		CORNUS ALBA 'SIBIRICA'	SIBIRIAN DOGWOOD	#2 POT: 50CM
11		CORNUS SERICEA	RED OSIER DOGWOOD	#3 POT: 50CM
27		EUCONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT: 50CM
5		FOTIHRIGELLA GARDNERI	DWARF FOTIHRIGELLA	#2 POT: 50CM
8		HYDRANGEA PANICULATA 'BOMBSHELL'	PEE-GEE HYDRANGEA	#2 POT: 50CM
18		KALMA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT: 50CM
61		NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT: 50CM
36		NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT: 50CM
10		RHOODOENDRON ANAH KRUSCHKE'	RHOODOENDRON: BLUE	#3 POT: 50CM
11		RIBES SANGUINEUM 'KING EDWARD'	KING EDWARD FLOWERING CURRANT	#3 POT: 50CM
5		ROSA MEDELAND 'SONICA'	MEDLAND ROSE: PINK	#2 POT: 40CM
16		SAMBUCUS RACEMOSA	RED ELDERBERRY	#3 POT: 50CM
69		SPIRAEA JAPONICA '100% MALE'	JAPANESE SPIRAEA	#2 POT: 50CM
55		SPIRAEA JAPONICA 'L'EMEMOUNZ'	BRIGHT GREEN SPIRAEA	#3 POT: 50CM
64		SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA: PINK	#2 POT: 40CM
378		TAXUS X MEDIA 'HILL'	HILL YEW	1.5M B&B
8		VACCINIUM 'POLARIS'	POLARIS BLUEBERRY	#3 POT: 60CM
8		VACCINIUM 'SUNSHINE BLUE'	BLUEBERRY	#2 POT: 50CM
10		VIBURNUM DAVIDI	DAVID'S VIBURNUM	#3 POT: 50CM
26		WEIGELA FLORIDA 'PURPUREA'	PURPLE WEIGELA	#2 POT: 40CM
<b>GRASS</b>				
253		CAREX OSHIMENSIS 'EVEREST'	EVEREST JAPANESE SEDGE	#1 POT
259		FESTUCA OVINA 'OLAUCA'	BLUE FESCUE	#1 POT
84		HAKONEGLA MACRA 'VAUREOL'	GOLD VAREGATED JAPANESE FOREST GRASS	#1 POT
54		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
232		PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
45		PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
2		SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	#1 POT
<b>PERENNIAL</b>				
71		HELLEBORUS X HYBRIDUS	LENTEN ROSE	15CM POT
33		HEMEROCALLIS 'STELLA D'ORO'	DAFFILY: YELLOW	#1 POT; 1-2 FAN
99		LAVENDULA ANGSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER: COMPACT; VIOLET-BLUE	#1 POT
32		RUPESCOLA FULGIDA VAR SULLIVANTH'	GOLDFLAME RUPESCOLA: YELLOW	15CM POT
38		SALVIA X SUPERBA	VIOLET SAGE	15CM POT
37		SEDUM 'AUTUMN JOY'	STONECROP	#1 POT
4		ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH: PINK	#1 POT
33		FRAGARIA X ANANASSA	GARDEN STRAWBERRY	5CM POT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



CLIENT:	
PROJECT:	
SEAL:	
DRAWING TITLE:	
DATE:	18.OCT.15
SCALE:	1:150
DRAWN:	RJ
DESIGN:	RJ
CHKD:	MCY
DRAWING NUMBER:	

RESIDENTIAL DEVELOPMENT  
 18778 - 72ND AVENUE  
 SURREY, BC

TOWNHOUSE SHRUB PLAN

DATE: 18.OCT.15  
 SCALE: 1:150  
 DRAWN: RJ  
 DESIGN: RJ  
 CHKD: MCY  
 DRAWING NUMBER:  
**L2**  
 PMG PROJECT NUMBER: 18-189

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NO.	DATE	REVISION DESCRIPTION	DR.
4	21.MAR.15	ASSEMBLY SPACE UPDATED	RI
3	25.MAR.15	NEW SITE PLAN	MCY
2	15.FEB.15	NEW SITE PLAN	MCY
1	18.NOV.14	UPDATE MATED USE BUILDING	RI









June 13, 2019

Planning

**School Enrolment Projections and Planning Update:**  
 Hazelgrove was built in 2009, and in 2011, a 4 classroom addition was added. The Clayton area is one of the fastest growing communities because of the build out of East Clayton NCP and the development of the Aloha Estates. As of September 2018, Hazelgrove has 14 portables on site used for enrolling spaces.

To meet the increasing demand for enrolling space in this area, the District is currently constructing a new 605 capacity elementary school, Madaugh Road, to be completed in January 2021. There is also another new 605 capacity elementary school, Regent Road, currently in design and is targeted to open January 2022.

Ecole Salish was opened in September 2018 to relieve secondary enrolment pressure in the Clayton/Cloverdale communities. Hazelgrove continues to feed Clayton Heights Secondary.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0212 00

**SUMMARY**

The proposed 31 townhouse units and 118 lowrise units are estimated to have the following impact on the following schools:

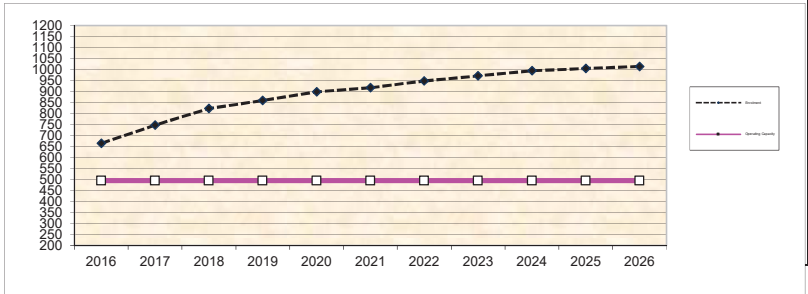
**Projected # of students for this development:**

Elementary Students:	14
Secondary Students:	10

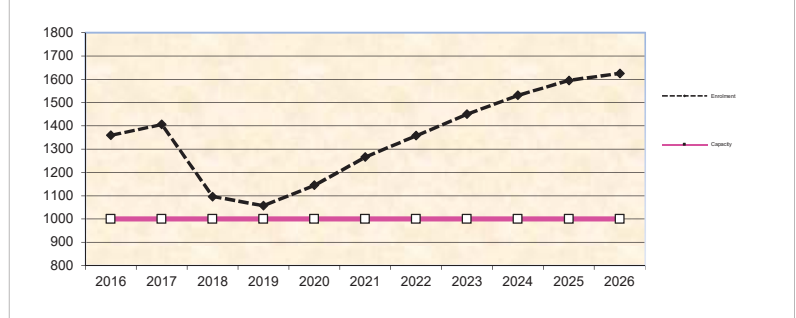
September 2018 Enrolment/School Capacity

<b>Hazelgrove Elementary</b>	
Enrolment (K/1-7):	110 K + 713
Operating Capacity (K/1-7)	76 K + 419
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1096
Capacity (8-12):	1000

**Hazelgrove Elementary**



**Clayton Heights Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

## 4.0 Tree Preservation Summary

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

Surrey Project Number      Unknown  
 Site Address                    18778 72 Avenue, 7111 & 7151 188th Street, Surrey, BC  
 Registered Arborist         Max Rathburn

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>96</b>
<b>Protected Trees to be Removed</b>	<b>96</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>0</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 35      X    one (1)    =    35 - All other Trees Requiring 2 to 1 Replacement Ratio 61      X    two (2)    =    122	<b>157</b>
<b>Replacement Trees Proposed</b>	<b>TBC</b>
<b>Replacement Trees in Deficit</b>	<b>TBC</b>
<b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>	<b>0</b>

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>27</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 7        X    one (1)    =    7 - All other Trees Requiring 2 to 1 Replacement Ratio 20      X    two (2)    =    40	<b>47</b>
<b>Replacement Trees Proposed</b>	<b>TBC</b>
<b>Replacement Trees in Deficit</b>	<b>TBC</b>

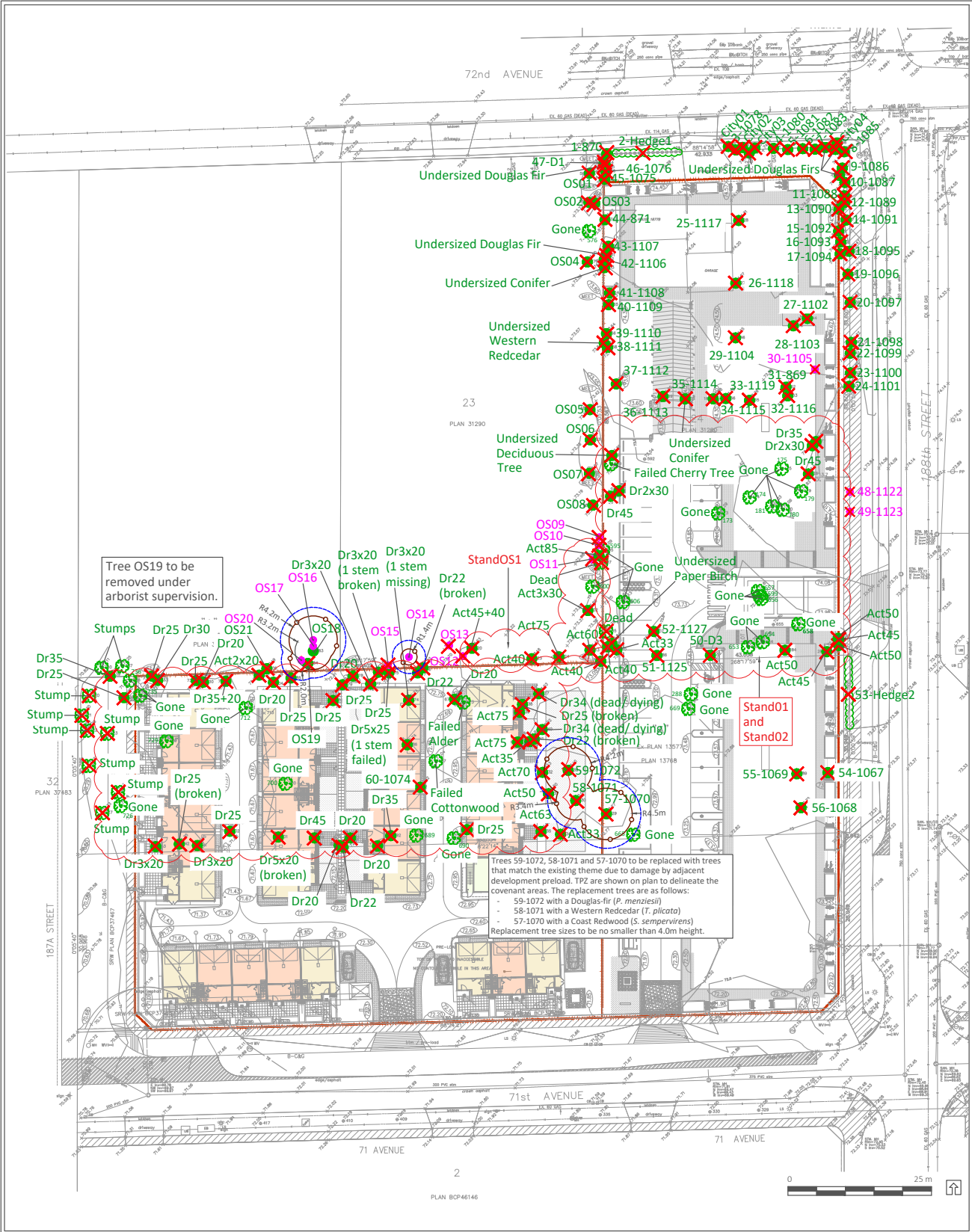
Summary, report and plan prepared and submitted by



Signature of Arborist

May 9, 2019

Date



Tree OS19 to be removed under arborist supervision.

Trees 59-1072, 58-1071 and 57-1070 to be replaced with trees that match the existing theme due to damage by adjacent development pre-load. TPZ are shown on plan to delineate the covenant areas. The replacement trees are as follows:

- 59-1072 with a Douglas-fir (*P. menziesii*)
- 58-1071 with a Western Redcedar (*T. plicata*)
- 57-1070 with a Coast Redwood (*S. sempervirens*)

Replacement tree sizes to be no smaller than 4.0m height.

LEGEND	CRITICAL ROOT ZONE	NO BUILD ZONE	UN-SURVEYED TREE TO BE RETAINED	REFERENCE DRAWINGS
	TREE PROTECTION ZONE AND FENCING	SURVEYED TREE TO BE RETAINED	TREE TO BE REMOVED	1. Base Survey by Dhalwal and Associates Land Surveying Inc. dated January 25, 2019.
				2. Site Plan provided by client.

- NOTES
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
  - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
  - No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
  - The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
  - Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
  - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
  - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Management Plan  
Project address: 18778 72nd Ave, 7111 & 7151 188th St, Surrey, BC  
Client: Canada Luxury Homes

Drawing No: 001  
Date: 2019/05/10  
Drawn by: DB  
Page Size: TABLOID 11"x17"

Page #  
1 of 1



JESSIE ARORA

ARCHITECT AIBC, SAA, AAA, MRAIC, RA  
PRINCIPAL

TEL: 604 284 5194

FAX: 604 284 5131

INFO@DFARCHITECTURE.CA

1205 - 4871 SHELL ROAD, RICHMOND, B.C., CANADA V6X 3Z6

March 05, 2019

**Leita Martin**

Planner

Planning Division,

Planning & Development

**City of Surrey**

**Re: DP Application - Surrey File #7917-0212-00  
18778-72<sup>nd</sup> Ave, 7151/7111 – 188 Street, Surrey, BC**

With reference to your email dated the 4<sup>th</sup> of March 2019, we are herewith enclosing a response to the points (highlighted in red below) as noted by you.

1. Remove the two trees right under the bridge and replace them with benches. (Make sure benches need to be with backrests)
  - **Noted, please refer landscape plans for the same.**
2. Provide few benches as part of the corner plaza design
  - **Please refer landscape plans for the same.**
3. Still, there are some canopies showing solid lines instead of dash lines on the site plan A-100
  - **Have revised the site plan to reflect the same. Please refer dwg. No.A-100.**
4. Please remove the light brown color on the some of the unit layout's balcony to be consistent with the rest of the layout as white. A-230,A-232
  - **Noted & have revised unit plan to reflect the same. Please refer dwg. No.A-230, A-232.**
5. Elevations illustration is improved. However, keep the window frames, balcony railings as dark grey instead of brown, like the previous presentation.
  - **Have revised the elevations and renderings to reflect the same. Please refer dwg. No A-300 to A-327.**

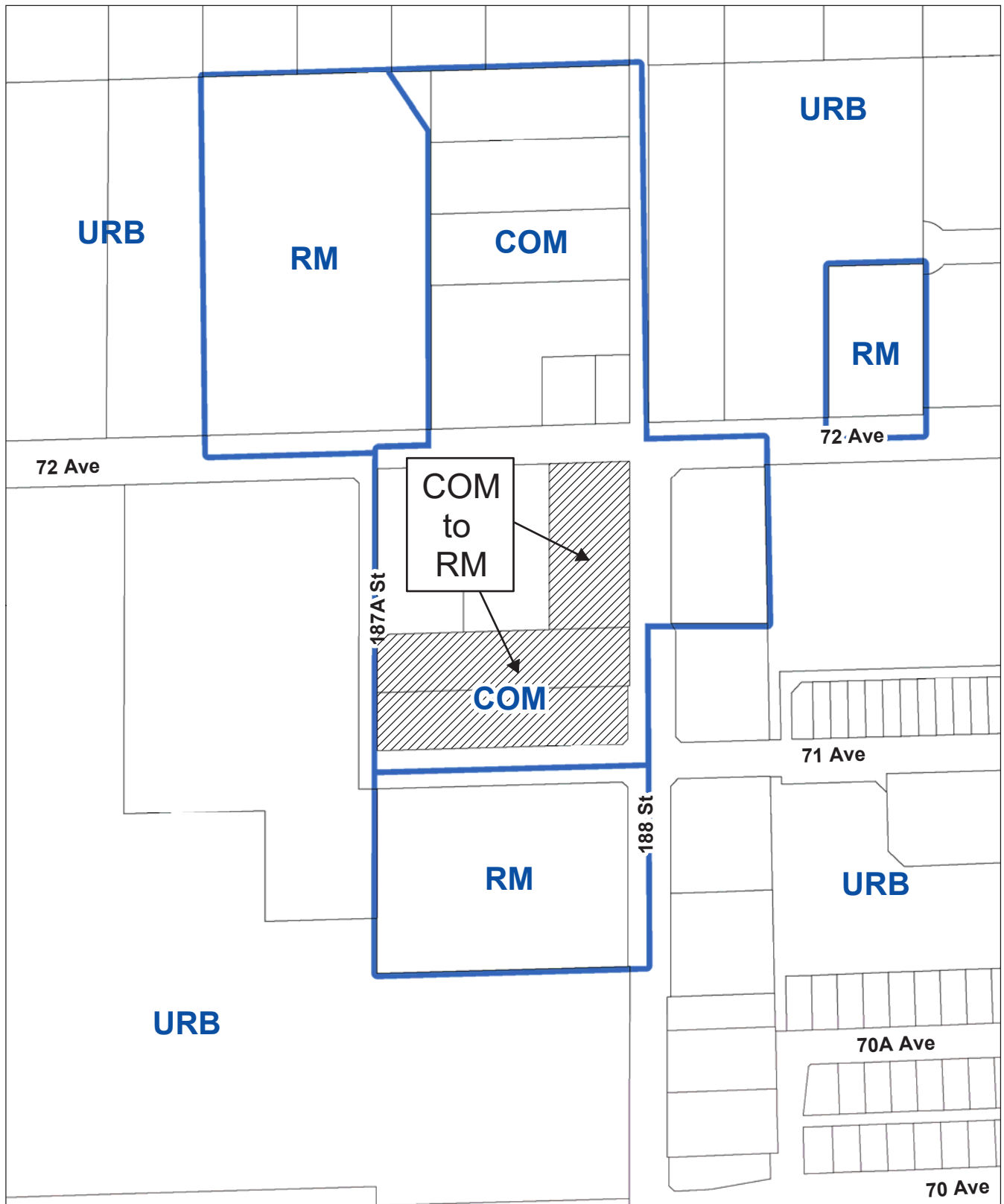
6. Provide consistent illustration and information on the soffit color and materials on all the renderings.
  - Have revised the elevations and renderings to reflect the same. Please refer dwg. No A-300 to A-327.
7. Indicate the material for all facias. For consistency consider keeping all the facia and soffits white.
  - Noted & Please refer dwg. No A-300 to A-303.
8. Provide materials tags for all facia and the top floor white material, it's not quite clear what's the intent.
  - Noted & Please refer dwg. No A-300 to A-303.
9. Consider removing the concrete stand around the ramp with metal railing.
  - The concrete panels around the ramp are provided as structural support for the floors above. Please refer to the elevations for the same (DWG. A-302)
10. Consider removing the horizontal red bands on the backside to open up space visually.
  - The CRUs do not get affected by the horizontal red bands, as the doors at the rear side are primarily for the service entry with solid wall, hence it does not affect the internal space in anyway.
11. Provide wall mounted lights on the back side of the CRU for safety.
  - Noted.
12. Illustrate the soffit material at the back side of CRUs.
  - Noted & Please refer dwg. No A-300 to A-303.
13. Show the trims for the sidings. They are missing.
  - Have revised the elevations and renderings to reflect the same. Please refer dwg. No A-300 to A-327.

Hope this covers all the points raised by the City , Do let us know if you need any further information

Regards

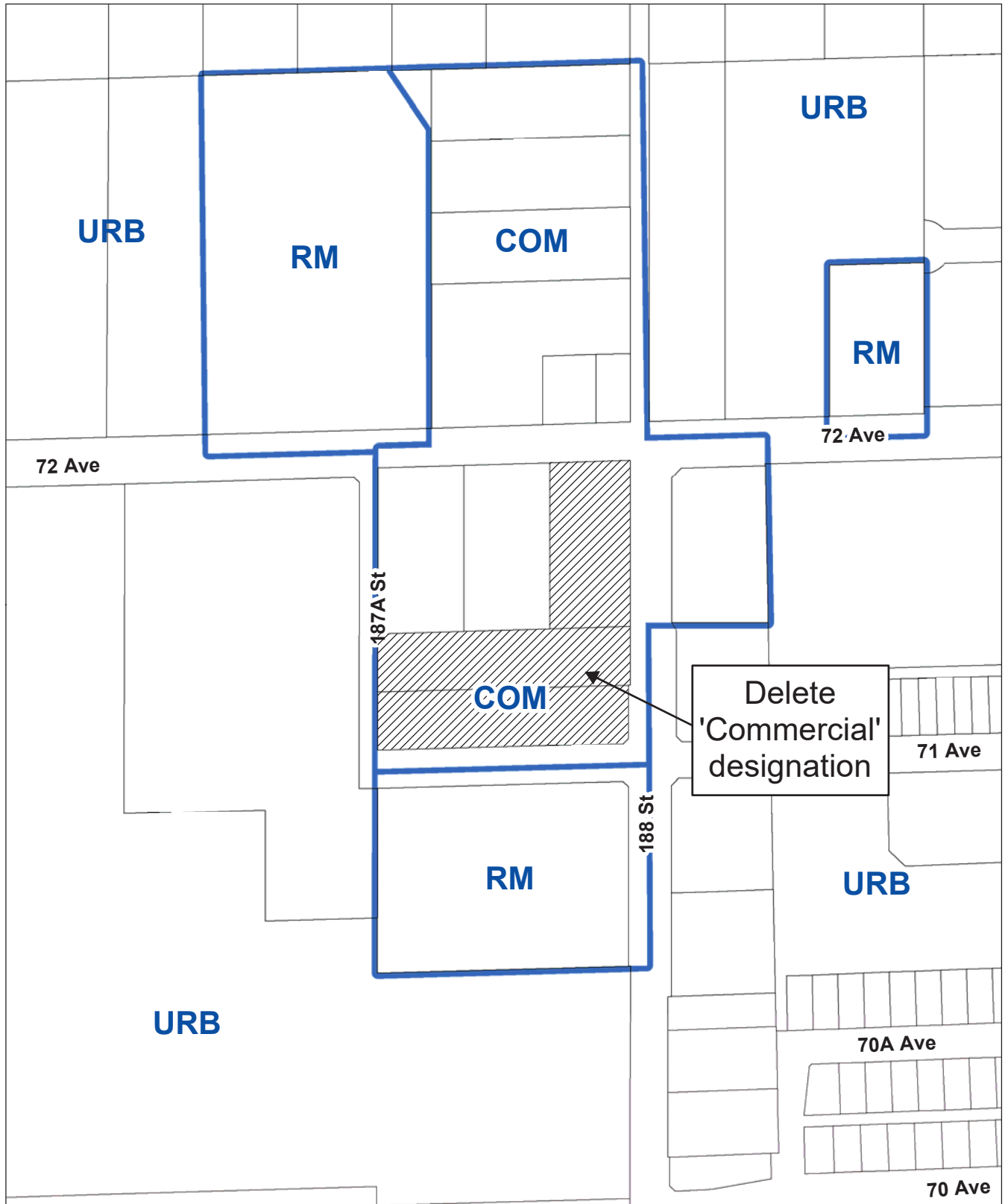
**Jessie Arora**

**Architect AIBC, SAA, AAA, MRAIC, RA**



OCP Amendment 7917-0212-00  
Proposed amendment from Commercial to Multiple Residential





OCP Amendment 7917-0212-00  
Proposed amendment of Figure 42 :  
Major Employment Areas





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: 006-590-811  
 LOT 24 SECTION 16 TOWNSHIP 8 PLAN 31290 NWD

18778 - 72 Avenue

Parcel Identifier: 009-871-381  
 SECTION 16 TOWNSHIP 8 PLAN 13768 NWD PARCEL A OF LOT 5, PART NW 1/4, PCL A (EXP  
 PL 13577)

7151 - 188 Street

Parcel Identifier: 028-338-189  
 LOT 1 SECTION 16 TOWNSHIP 8 PLAN BCP46146 NWD

7111 - 188 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, multiple unit residential buildings, ground-oriented multiple residential buildings*, and related *amenity spaces*, and

neighbourhood *commercial uses*, which are to be developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Mark J.R. Dailey, B.C.L.S. on the 10<sup>th</sup> day of June, 2019.

## **B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Multiple unit residential building and ground-oriented multiple unit residential buildings.*
2. The following uses are permitted, provided that they are restricted to the ground floor and form part of a *multiple unit residential building* on the *Lands*:
  - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, *secondhand stores* and *pawnshops*;
  - (b) *Personal service uses*, limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops;
  - (c) Office uses excluding *social escort services* and *methadone clinics*;
  - (d) *General service uses* excluding funeral parlours and *drive-through banks* and *vehicles* rentals;
  - (e) *Indoor recreational facilities*;
  - (f) *Community services*;
  - (g) *Eating establishments* excluding *drive-through restaurants*, provided that the gross floor area of each individual business does not exceed 150 square metres [1,615 sq.ft.]; and
  - (h) *Child care centres*.

## **C. Lot Area**

Not applicable to this Zone.

## **D. Density**

1. For the purpose of *building* construction, the maximum *density* shall not exceed a *floor area ratio* of 0.1 or *building* area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *density* of development

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. The *floor area ratio* shall not exceed 1.78 for Block A and 0.90 for Block B.
3. The *unit density* shall not exceed 197 *dwelling units* per hectare [80 u.p.a.] for Block A and not exceed 62 *dwelling units* per hectare [25 u.p.a.] for Block B.
4. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section D.2 of this Zone.
5. 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**

1. The *lot coverage* shall not exceed 45%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.0 m [13 ft.]	6.9 m [22 ft.]	3.0 m [10 ft.]	4.0 m [13 ft.]

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

2. The minimum setbacks of *principal buildings* and *accessory buildings* and *structures* from interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].
3. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No.12000, as amended, decks, porches and roof overhangs may encroach up to 2.0 metres [6.6 ft.] into the required *setbacks* and architectural elements including pilasters, arches and posts may encroach up to 0.8 metres [2.6 ft.] into the required *setbacks*.
4. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No.12000, as amended, up to 6 risers are permitted within the *setback* area for Block B.

#### **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 21 metres [69 ft.]; and
2. *Other accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

#### **H. Off-Street Parking**

1. *Parking spaces* for residents, visitors, tenants, employees and customers shall be provided in accordance with 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 *underground parking* or as *parking within building envelope*;
3. Tandem parking is not permitted; and
4. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the *underground parking* may be located up to 0.8 metre (3 ft.) from the *front lot line* or a *lot line* along a *flanking street*.

#### **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 located within the *underground parking*, within a *building* or 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. *Balconies* are required for all *dwelling units* which are not *ground-oriented*, with the exception of studio units, and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.
3. The outdoor storage or display of goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.
4. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

1. *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>
2,000 sq.m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 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.

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

## 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-45 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 Bylaw, 2018, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone for Block B and the RM-45 Zone for the residential portion of Block A and the C-5 Zone for the commercial portion of Block A.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 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, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

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







# Cloverdale Community Association

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

March 28, 2019

Leita Martin  
City of Surrey  
Planning and Development Department  
13450-104 Avenue  
Surrey BC V3T 1V8

**Re: 7917-0212-00 / 18778-72 Avenue and 7111 & 7151-188 Street**

Dear Ms. Martin:

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

Upon reviewing the site layout provided by you, part of the development would provide additional commercial/retail units which would be considered a plus for a growing community however we do have a few concerns/comments which would like addressed and these are as follows:

1. Maximum on-street parking is required where possible in addition to widening the road to allow two-way traffic.
2. All residential units should have side-by-side garages with no exceptions.
3. A boulevard which should include grass and trees for aesthetic landscaping purposes in addition to benches with lumbar support.
4. The project completion date and receipt of the Final occupancy from the City should be set to the date when the two new elementary schools are completed and ready to be occupied. This way the development will not add to the existing overcrowding for the current schools otherwise we will not support this project regardless of items 1-3 above.

Please keep us updated with any changes which may occur after this letter has been received by you.

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.



# Cloverdale Community Association

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

Thank you.

Sincerely,

Mike Bola  
President  
Cloverdale Community Association  
604-318-0381

Cc: Board of Directors