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TO: Mayor & Council

FROM: General Manager, Planning & Development Department

DATE: July 8, 2019 FILE: 7917-0302-00


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RE: Item B.6 of July 8, 2019 Regular Council – Land Use Meeting  
Development Application No. 7917-0302-00

With respect to Item B.6 on the July 8, 2019 Regular Council – Land Use Agenda, pages 1, 6 and 9 of the Planning Report are to be revised to correct an error related to building height.

As a portion of the required indoor amenity space is located on the fifth floor (roof) of the proposed mixed-use building on the north portion of the subject site, pages 1, 6 and 9 of Planning and Development Report No. 7917-0302-00 have been revised from “4-storey mixed-use building” to “5-storey mixed use building”.

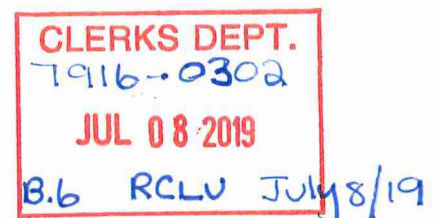
All other aspects of Planning and Development Report No. 7917-0302-00 remain unchanged, therefore, it is in order for Council to consider the staff recommendations of Planning and Development Report No. 7917-0302-00.

  
Jean Lamontagne  
General Manager,  
Planning and Development Department

L4M

Attachment

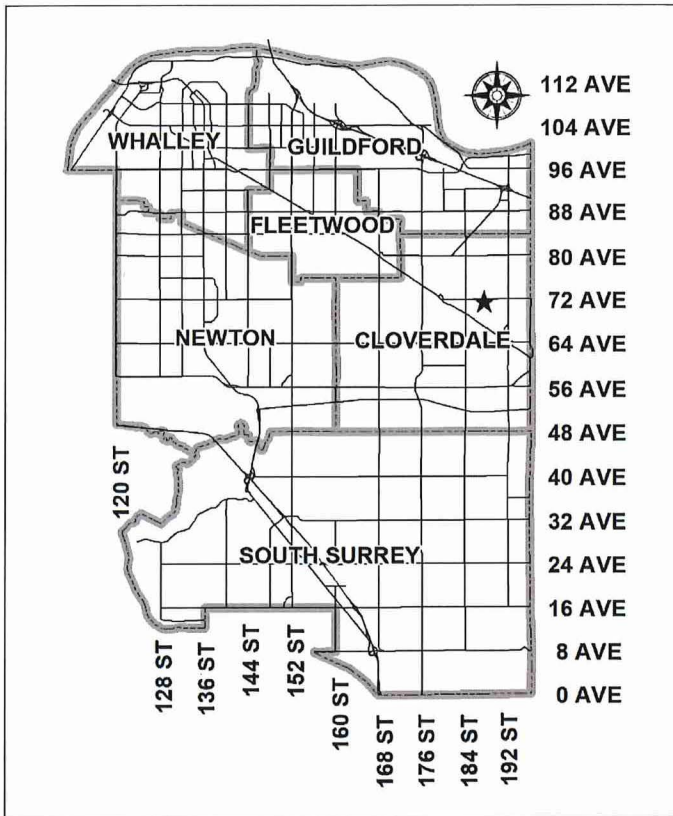
- Planning and Development Report No. 7917-0302-00 – Revised Pages 1, 6 and 9.



City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0302-00

Planning Report Date: July 8, 2019



**PROPOSAL:**

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

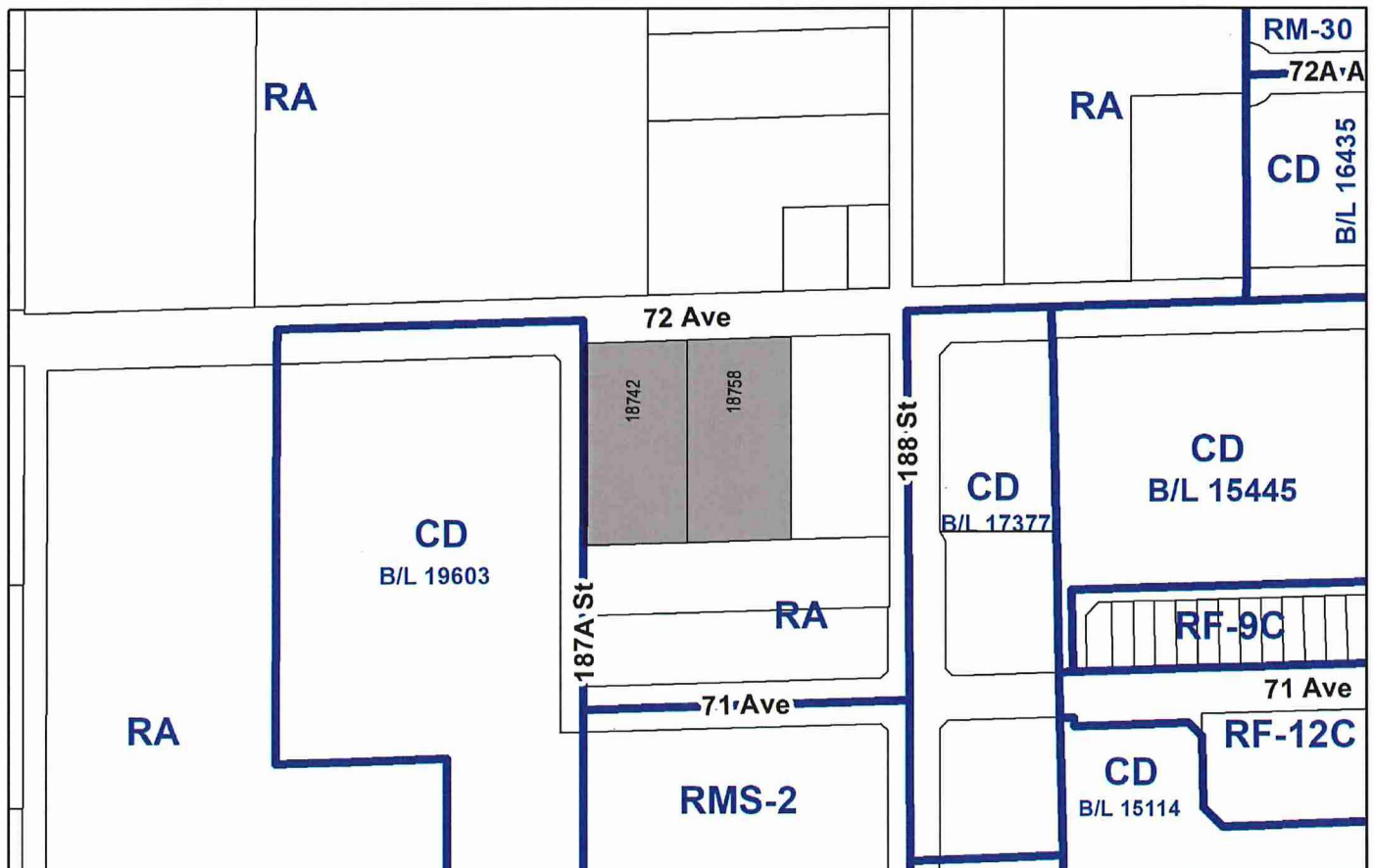
To permit the development of a 5-storey mixed-use building and a 4-storey apartment building.

**LOCATION:** 18758 - 72 Avenue  
 18742 - 72 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Commercial

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



### Current Proposal

- The applicant proposes the following comprehensive development, consisting of a 5-storey mixed-use building and a 4-storey apartment building:
  - 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 and RM-45);
  - Subdivision/Consolidation of the existing 2 lots into 1 lot; and
  - Development Permit for Form and Character.
- The proposed development will consist of the following:
  - 108 residential dwelling units; and
  - 1,200 square metres (12,917 sq.ft.) of ground floor commercial space (7 commercial/retail units).
- The proposed net density for the development is 1.48 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 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 108 dwelling units and 1,200 square metres (12,917 sq.ft.) of commercial will generate approximately 89 peak hour vehicular trips in accordance with the Institution of Transportation Engineering Trip Generation 10<sup>th</sup> Edition (General Urban/Suburban category).

*A base zone for a comprehensive mixed-use development with the form and densities as proposed in the subject development does not exist. A CD Zone is therefore appropriate for the subject development. A comparison of the proposed CD Zone and the relevant base zones is outlined in the Proposed CD Zone section.)*

- The number of parking stalls proposed exceeds the minimum requirement in the Zoning By-law. The CCA supports the parking plan.

#### 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

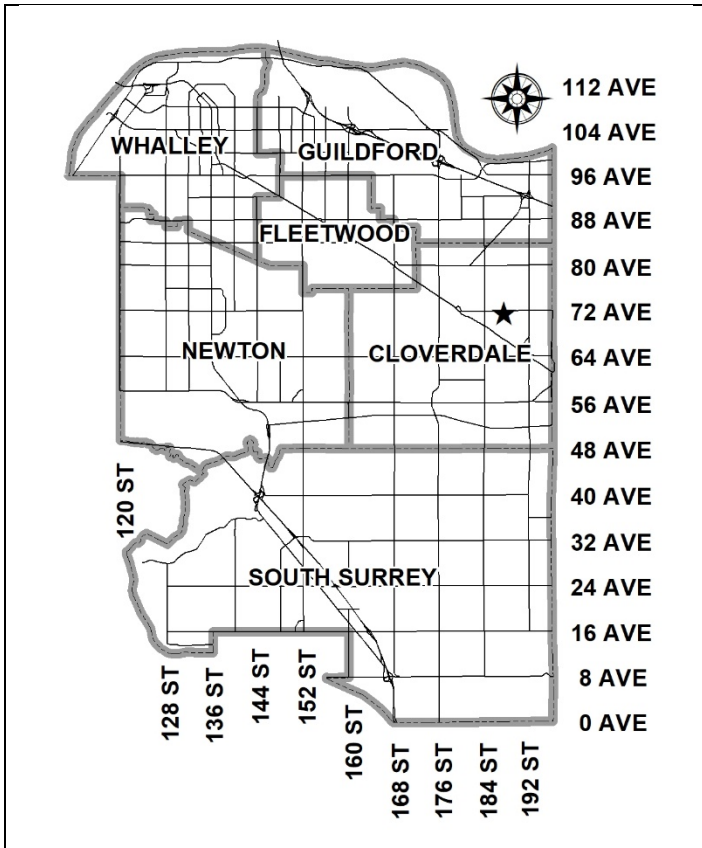
##### *Proposed Buildings*

- The proposed development consists of a 5-storey mixed-use building fronting 72 Avenue and a 4-storey residential building fronting 178A Street. The development consists of seven (7) ground floor commercial units and 108 residential dwelling units.
- The buildings were organized on site to maximize active frontages facing the streets and pathways through the site to create a safe and interesting pedestrian experience.
- The applicant is proposing four (4) townhouse units on the ground floor of the apartment building, fronting onto 187A Street.
- The frontage of the mixed-use building will consist of ground floor commercial retail units (CRUs) oriented toward 72 Avenue. The CRUs range in size from 125 square metres to 258 square metres, totaling approximately 1,200 square metres (12,917 sq.ft.).
- The proposed residential dwelling units in the two buildings range in size from 41 square metres (440 sq.ft.) to 84 square metres (903 sq.ft.), and are comprised of 18 studios, 8 1-bedroom, 37 1-bedroom plus den, 17 2-bedroom, 27 2-bedroom plus den units and 1 3-bedroom plus den units.
- The exuberant roofline celebrates the Clayton Community Centre park site, which is adjacent the subject site.
- The building materials include fibre-cement siding and panels, and substantial use of long board wood grain siding and brick. The wood grain siding and brick are a complementary backdrop to the park.

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0302-00

Planning Report Date: July 8, 2019



**PROPOSAL:**

- **OCP Amendment** from Commercial to Multiple Residential
- **Rezoning** from RA to CD (based on C-5 and RM-45)
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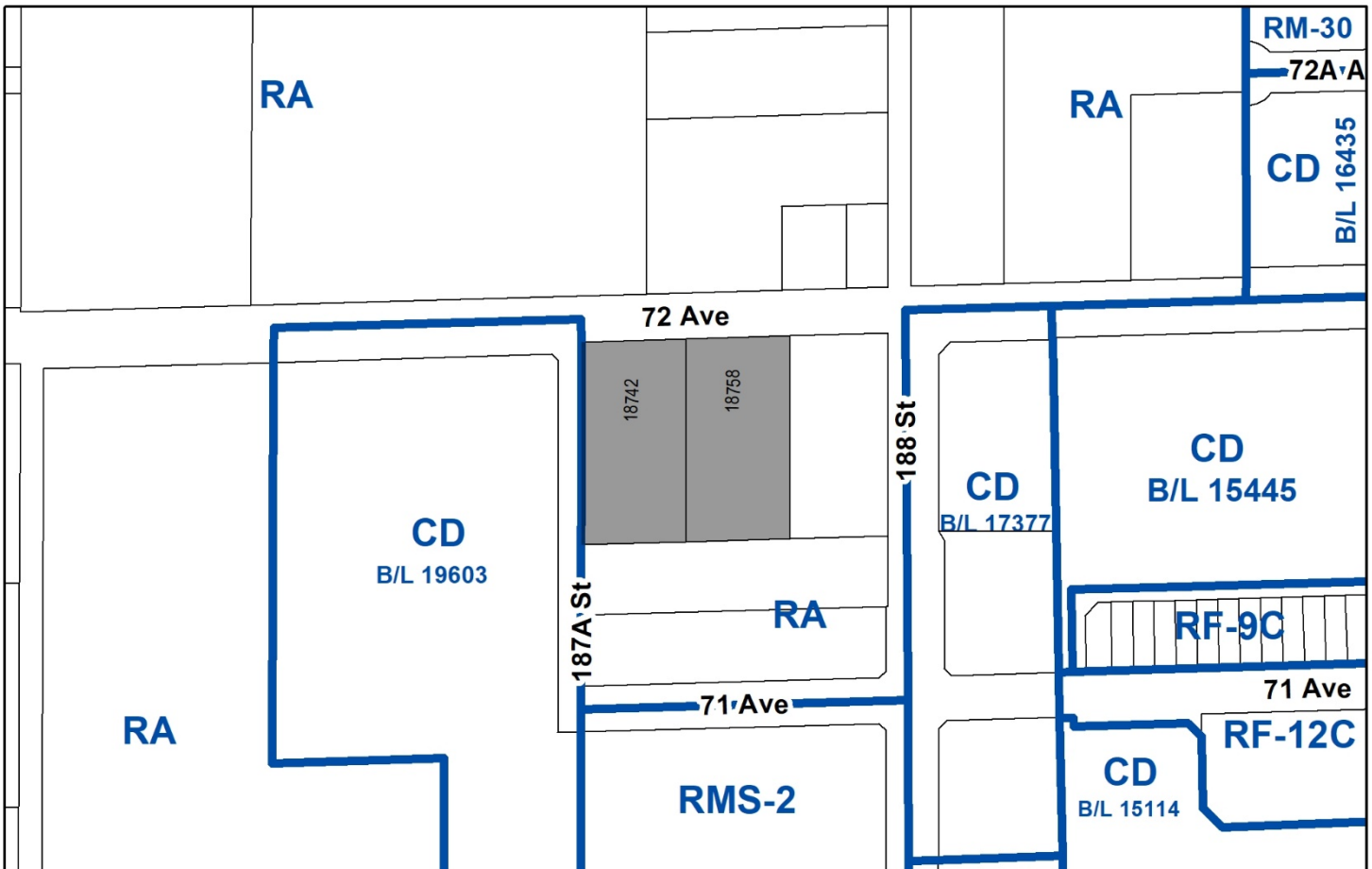
To permit the development of a 4-storey mixed-use building and a 4-storey apartment building.

**LOCATION:** 18758 - 72 Avenue  
 18742 - 72 Avenue

**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 complementary to the adjacent Clayton Community Centre.
- The proposed setbacks achieve a more urban, pedestrian streetscape along road frontages, or are a side-yard condition.
- The proposed buildings are predominantly four storeys high, with the exception of the indoor amenity space located on the fifth storey of the proposed mixed-use building. The indoor amenity area has been recessed in order to balance the massing and minimize the appearance.

## 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 authorize staff to draft Development Permit No. 7917-0302-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) 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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

### 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:**

5 Elementary students at Hazelgrove Elementary School  
5 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: Madaugh 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 apartment component (Building 2) are expected to be constructed and ready for occupancy by September 2021, and the mixed-use component (Building 1) by May 2022.

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:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 72 Avenue):	Large acreage lots	Commercial and Multiple Residential in OCP, Neighbourhood Commercial and Townhouse/Apartment Flex in West Clayton NCP.	RA
East:	Single family dwelling.	Commercial in OCP, Mixed Use Commercial/Residential in West Clayton NCP.	RA
South:	Vacant lots	Commercial in OCP, Mixed Use Commercial/Residential in West Clayton NCP.	RA
West (Across 187A Avenue):	Clayton Park	Urban in OCP, Public Recreation Facility in West Clayton NCP.	CD (Bylaw No. 19603)

DEVELOPMENT CONSIDERATIONSBackground & Context

- The 0.81-hectare (2.00-acre) subject site is comprised of two 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 site is opposite the Clayton Community Centre along 187A Street, which is currently under construction.
- 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 a 4-storey mixed-use building and a 4-storey apartment building:
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  - Subdivision/Consolidation of the existing 2 lots into 1 lot; and
  - Development Permit for Form and Character.
- The proposed development will consist of the following:
  - 108 residential dwelling units; and
  - 1,200 square metres (12,917 sq.ft.) of ground floor commercial space (7 commercial/retail units).
- The proposed net density for the development is 1.48 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 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 108 dwelling units and 1,200 square metres (12,917 sq.ft.) of commercial will generate approximately 89 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 subject application did not meet this threshold, and therefore, a detailed report was not required.
- The proposed development is located at the intersection of 72 Avenue and 187A Street, which will ultimately be restricted to right-in/right-out traffic movement. The West Clayton NCP identifies a local road system that will allow road users to connect to 188 Street via 71 Avenue as an alternative route option.

### Proposed CD Zone (Appendix IX)

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

	C-5	RM-45	RM-70	Proposed CD Bylaw
<b>Unit Density</b>	N/A	111 UPH (45 UPA)	N/A	N/A
<b>Net FAR</b>	0.50	1.30	1.50	1.50
<b>Lot Coverage</b>	50%	45%	33%	45%
<b>Setbacks (principal buildings)</b>	7.5 metres (25 ft.) to all lot lines			North: 4.0 metres (13 ft.) East: 3.0 metres (10 ft.) South: 7 metres (23 ft.) West: 4.5 metres (15 ft.)
<b>Principal Building Height</b>	9 metres (30 ft.)	15 metres (50 ft.)	50 metres (164 ft.)	23 metres (75 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 child care centres.	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care 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.

- The proposed floor area ratio (FAR) of 1.50 exceeds the maximum FAR of 1.30 of the RM-45 Zone but is consistent with the permitted 1.50 FAR of the RM-70 Zone.
- The proposed CD By-law reduces the building setbacks along all lot lines. The proposed setbacks for the mixed-use building and residential building encourage a more urban streetscape consistent with other similar developments in the City.
- The proposed CD By-law will also allow minor encroachments of decks, 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 height of the residential building 2 is 16 metres (52 ft.), which slightly exceeds the maximum building height of 15 metres (49 ft.) of the RM-45 Zone.
- The proposed height of the mixed-use building is 23 metres (75 ft.), which exceeds the maximum building height of 15 metres (50 ft.) of the RM-45 Zone. The building height can be attributed to the grade changes along 72 Avenue and 187A Street, the indoor amenity located on the fifth floor, as well as the exuberant rooflines.
- 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 predominantly 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. A single eating establishment exceeding 150 square metres (1,615 sq.ft.) is permitted provided that the gross floor area of the business does not exceed 258 square metres (2,777 sq.ft.).

#### 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 May 16, 2019, and the Development Proposal Signs were installed on May 15, 2019. Staff received no responses from neighbouring residents.

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

- Building setbacks should conform to the Zoning By-law.

*(The Zoning By-law requires a 7.5-metre building setback along all lot lines. The proposed CD By-law reduces the building setbacks along all lot lines. The proposed setbacks for the mixed-use building and residential building encourage a more urban streetscape consistent with other similar developments in the City.)*

- CD Zones allow for too many relaxations. The development should conform to a base zone.

*(Part 52 of the Zoning By-law permits the creation of a Comprehensive Development Zone [CD] and is intended to accommodate and regulate the development of a mixture of uses and forms of development that do not adhere to the regulations within a base zone.*

*A base zone for a comprehensive mixed-use development with the form and densities as proposed in the subject development does not exist. A CD Zone is therefore appropriate for the subject development. A comparison of the proposed CD Zone and the relevant base zones is outlined in the Proposed CD Zone section.)*

- The number of parking stalls proposed exceeds the minimum requirement in the Zoning By-law. The CCA supports the parking plan.

### 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

##### *Proposed Buildings*

- The proposed development consists of a 4-storey mixed-use building fronting 72 Avenue and a 4-storey residential building fronting 178A Street. The development consists of seven (7) ground floor commercial units and 108 residential dwelling units.
- The buildings were organized on site to maximize active frontages facing the streets and pathways through the site to create a safe and interesting pedestrian experience.
- The applicant is proposing four (4) townhouse units on the ground floor of the apartment building, fronting onto 187A Street.
- The frontage of the mixed-use building will consist of ground floor commercial retail units (CRUs) oriented toward 72 Avenue. The CRUs range in size from 125 square metres to 258 square metres, totaling approximately 1,200 square metres (12,917 sq.ft.).
- The proposed residential dwelling units in the two buildings range in size from 41 square metres (440 sq.ft.) to 84 square metres (903 sq.ft.), and are comprised of 18 studios, 8 1-bedroom, 37 1-bedroom plus den, 17 2-bedroom, 27 2-bedroom plus den units and 1 3-bedroom plus den units.
- The exuberant roofline celebrates the Clayton Community Centre park site, which is adjacent the subject site.

- The building materials include fibre-cement siding and panels, and substantial use of long board wood grain siding and brick. The wood grain siding and brick are a complementary backdrop to the park.

#### *Vehicle Access and Parking*

- Vehicle access to the site is via 187A Street to the west.
- A majority of the required parking spaces for the buildings are located within the proposed self-contained, underground parking garage, which is accessed via the internal drive aisle. A total of 13 commercial parking spaces are provided at grade at the rear of the proposed mixed-use building.
- The Zoning By-law requires a total of 173 residential parking spaces (151 resident, 22 visitor) and 54 commercial parking spaces for the proposed development. The applicant proposes a total of 183 residential parking spaces (159 resident, 24 visitor) and 54 commercial parking spaces, respectively, and therefore, exceeds the minimum requirement.
- In addition, the development will be providing a total of 206 bicycle parking spaces, including 190 secure residential bicycle parking spaces and 16 visitor bicycle parking spaces. This exceeds the requirement in the Zoning By-law.

#### *Indoor Amenity Space*

- The applicant is proposing 194 square metres (2,088 sq.ft.) of indoor amenity space on the fifth floor of Building 1 and 378 square metres (4,069 sq.ft.) on the ground floor of Building 2. The indoor amenity areas have direct access to the outdoor amenity areas and consist of a gym, yoga studio 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 a total of 324 square metres (3,488 sq.ft.) of indoor amenity space. The proposed 572 square metres (6,157 sq.ft.) of indoor amenity exceeds the By-law requirement.

#### *Outdoor Amenity Space*

- The applicant is proposing 178 square metres (1,916 sq.ft.) of outdoor amenity space on the fifth floor (roof) of Building 1 and 815 square metres (8,773 sq.ft.) to the east of Building 2 at grade. The outdoor amenity areas have direct access to the indoor amenity areas and include seating areas, garden plots, a passive 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 a total of 324 square metres (3,488 sq.ft.) of outdoor amenity space. The proposed 993 square metres (10,689 sq.ft.) of outdoor amenity exceeds the By-law requirement.

*Landscaping and Landscape Buffer*

- The landscape plan proposes a total of 122 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 187A Street and 72 Avenue and provides benches for seating and in-ground planters.
- The applicant is providing a 3-metre (10-ft) wide landscape buffer along the east property line shared with 18778 - 72 Avenue. A further 3-metre (10-ft.) buffer will be provided on 18778 - 72 Avenue under Development Application No. 7917-0212-00. The buffers will serve to provide a transition between the different uses.
- The landscape buffer will be on private property. It 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 buffer.

TREES

- Trevor Cox, 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	4	4	0
Cottonwood	4	4	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	2	2	0
Bigleaf Maple	23	23	0
Holly	1	1	0
Japanese Cherry	4	4	0
Lombardy Poplar	13	13	0
Paper Birch	1	1	0
<b>Coniferous Trees</b>			
Western Redcedar	7	7	0
Douglas-fir	6	6	0
Norway Spruce	1	1	0
Serbian Spruce	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>59</b>	<b>59</b>	<b>0</b>

<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>122</b>
<b>Total Retained and Replacement Trees</b>	<b>122</b>
<b>Contribution to the Green City Fund</b>	<b>\$1,600</b>

- The Arborist Assessment states that there are a total of 59 mature trees on the site, excluding Alder and Cottonwood trees. Eight (8) existing trees, approximately 12 % of the total 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, parkade, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 126 replacement trees on the site. Since only 122 replacement trees are being proposed on the site, the deficit of 4 replacement trees will require a cash-in-lieu payment of \$1,600 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 72 Avenue and 187A Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 122 trees are proposed to be retained or replaced on the site with a \$1,600 contribution to the Green City Fund.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 21, 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 1.50.</li> <li>• The project will diversify the housing stock with apartment and at-grade 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 rain water 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: May 23, 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 Consolidation Plan, 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

## DEVELOPMENT DATA SHEET

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

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		0.81 hectare
Road Widening area		0.13 hectare
Undevelopable area		
Net Total		0.68 hectare
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		42%
Paved & Hard Surfaced Areas		32%
Total Site Coverage		74%
SETBACKS ( in metres)		
North	7.5 m	4.0 m
East	7.5 m	3.0 m
South	7.5 m	7.0 m
West	7.5 m	4.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	23 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		18
One Bed		45
Two Bedroom		44
Three Bedroom +		1
Total		108
FLOOR AREA: Residential		8,826 m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		1,200 m <sup>2</sup>
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		10,026 m <sup>2</sup>

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

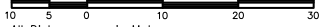
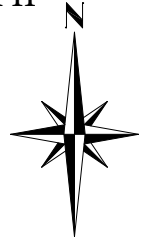
**Development Data Sheet cont'd**

<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)		133 UPH / 67 UPA
FAR (gross)		
FAR (net)		1.48
AMENITY SPACE (area in square metres)		
Indoor	324 m <sup>2</sup>	572 m <sup>2</sup>
Outdoor	324 m <sup>2</sup>	993 m <sup>2</sup>
PARKING (number of stalls)		
Commercial	54	54
Industrial		
Residential Bachelor + 1 Bedroom	82	89
2-Bed	69	70
3-Bed		
Residential Visitors	22	24
Institutional		
Total Number of Parking Spaces	227	237
Number of accessible stalls	5 (2%)	7 (3%)
Number of small cars	79 (35%)	22 (10%)
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
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**PROPOSED SUBDIVISION PLAN OF PARCEL "A"  
(REFERENCE PLAN 8967) OF LOT 2 PLAN 3599 AND  
LOT 23 PLAN 31290 ALL OF SECTION 16 TOWNSHIP 8 NWD**

APPENDIX II

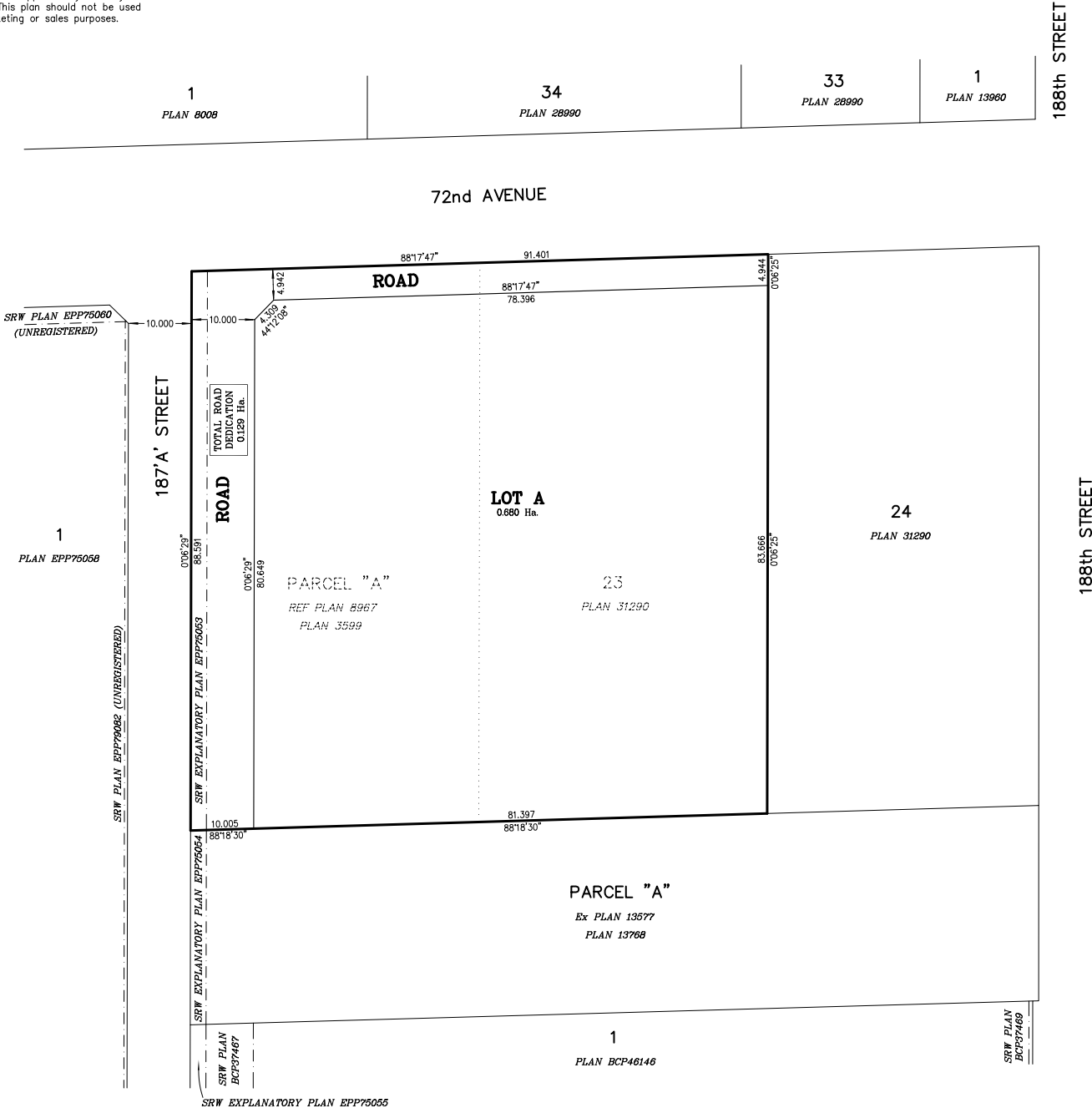


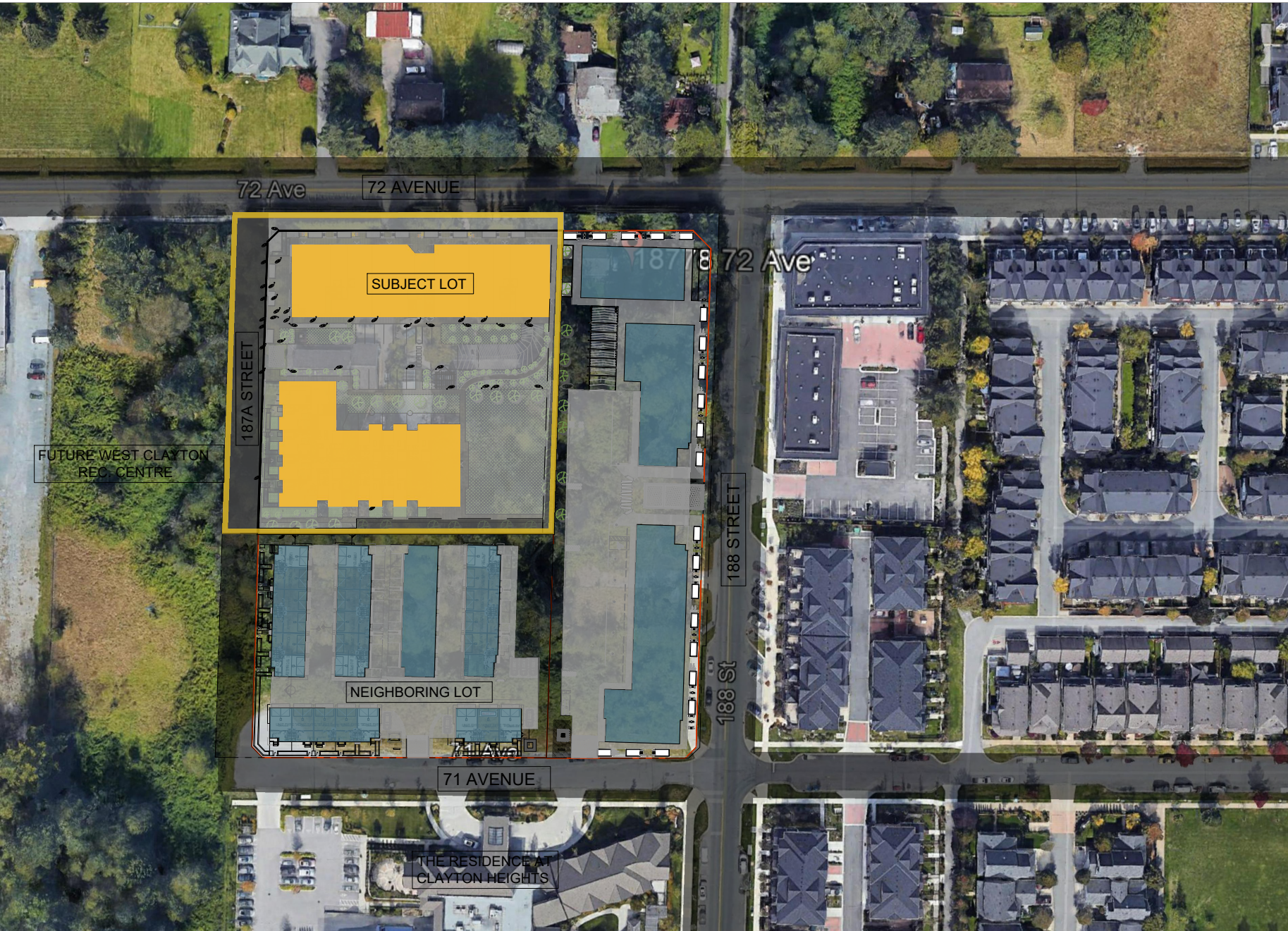
All Distances are in Metres.  
The intended plot size of this plan is  
432mm in width by 560mm in height  
(C size) when plotted at a scale of 1:500

CIVIC ADDRESSES:

PARCEL "A"	LOT 23
18742 72nd AVENUE	18758 72nd AVENUE
SURREY, B.C.	SURREY, B.C.
P.I.D.: 001-398-644	P.I.D.: 000-605-514

Note: This plan is only a proposal which  
may not be approved by the City of  
Surrey. This plan should not be used  
for marketing or sales purposes.





NOTES:



19-06-12	I	REV / ADP COMMENTS
19-05-14	H	ADP SUBMISSION
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16-12-01	C	REV / CITY COMMENTS
16-10-12	B	REV / CITY COMMENTS
16-06-23	A	PRELIMINARY

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info@dfarchitecture.ca

PROJECT:  
**MIX-USE DEVELOPMENT**  
18742, 18758 - 72ND STREET,  
SURREY, BC

CLIENT:  
**WESTERN LUXURY CUSTOM HOMES**  
13137 62B AVENUE,  
SURREY, BC

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SCALE: N.T.S	JOB No.: 208-041
DATE: JUN 2016	
SHEET TITLE:	

SITE CONTEXT

DRAWING NO.:	
<b>A-003</b>	<b>I</b>

① SITE CONTEXT

Scale: N.T.S

# STREETSCAPES



COMMERCIAL PLAZA	188 ST.	MIX-USE DEVELOPMENT	SUBJECT LOT(ALONG 72 AVE.)	FUTURE REC. CENTRE
------------------	---------	---------------------	----------------------------	--------------------

**A** 72 AVE LOOKING SOUTH - Project side of street



**B** 72 AVE LOOKING NORTH - Opposite side of street

NOTES:



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16-10-12	B	REV. / CITY COMMENTS
16-06-23	A	PRELIMINARY

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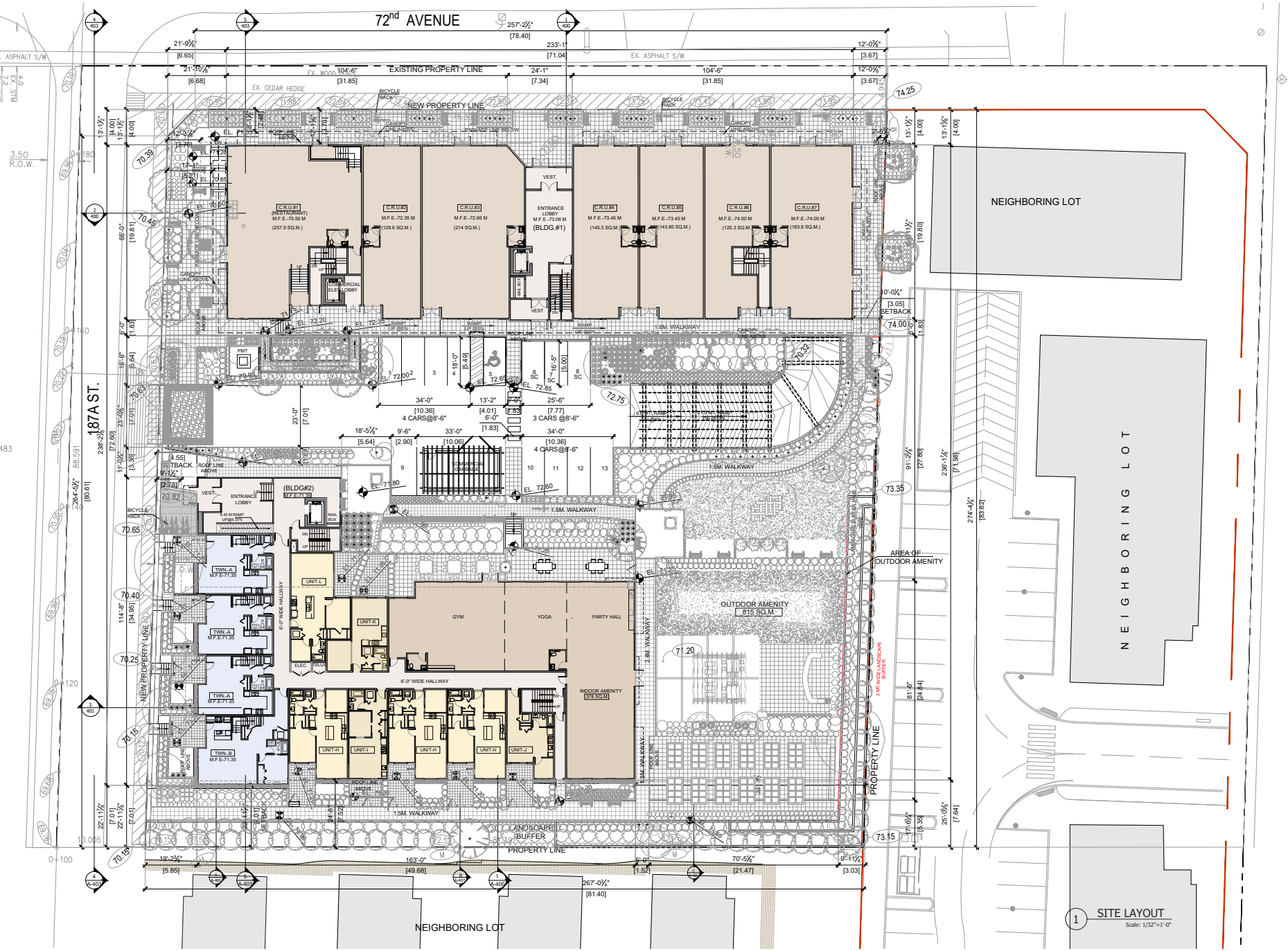
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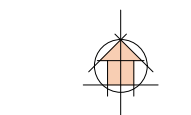
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DATE: JUN 2016	
SHEET TITLE:	

STREETSCAPE

DRAWING NO.:	
<b>A-005</b>	<b>I</b>



NOTES:



- 19-06-12 I REV / ADP COMMENTS
- 19-05-14 H ADP SUBMISSION
- 19-04-18 G REV / CITY COMMENTS
- 19-01-31 F REV / CITY COMMENTS
- 18-09-23 C REV / CITY COMMENTS
- 17-06-07 D DP APPLICATION
- 16-12-01 C REV / CITY COMMENTS
- 16-10-12 B REV / CITY COMMENTS
- 16-06-23 A PRELIMINARY

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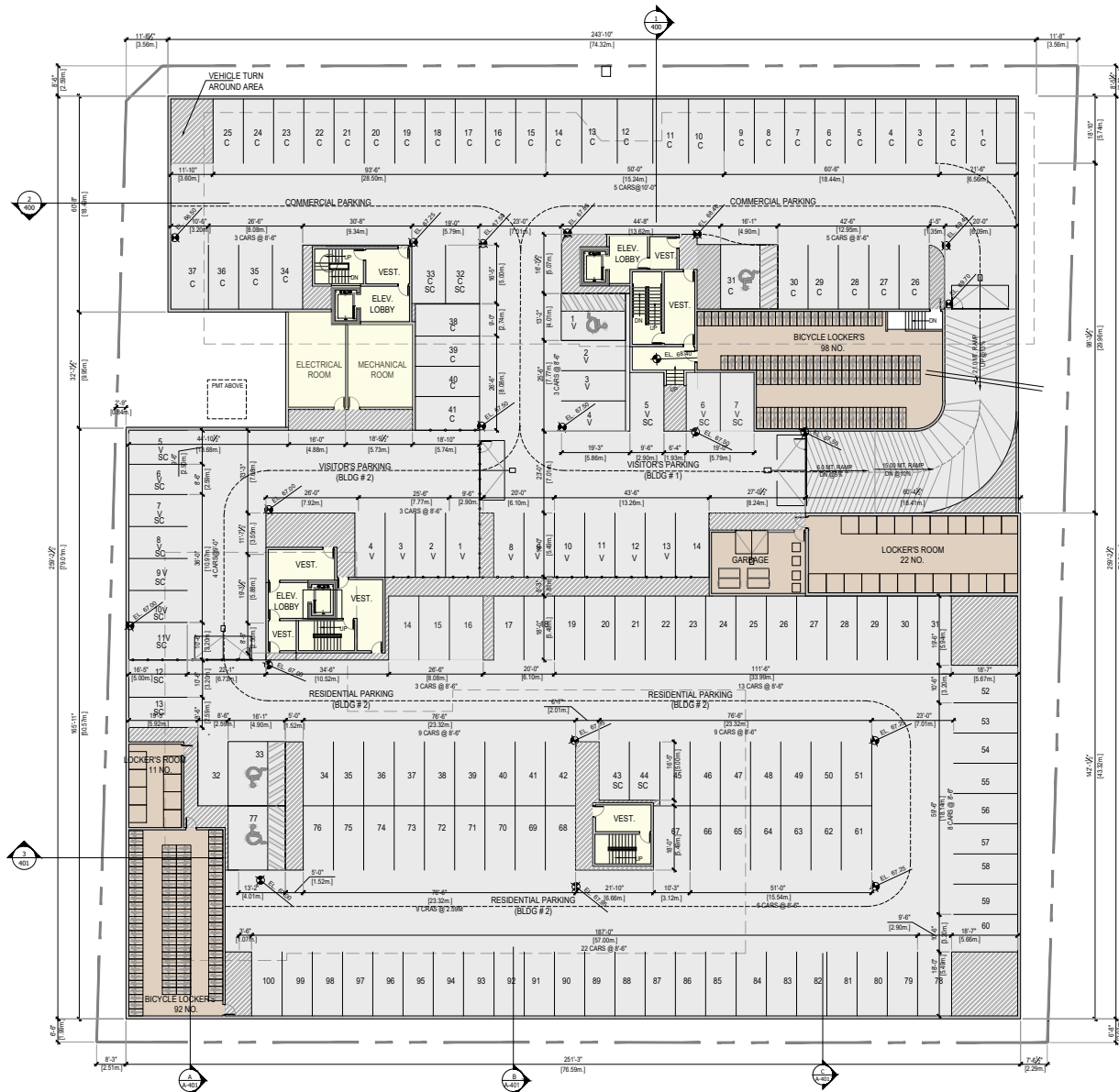
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SCALE: 1/32"=1'-0"	JOB No.: 208-041
DATE: JUN 2016	
SHEET TITLE:	

**SITE LAYOUT**

DRAWING NO.:	<b>A-100</b>	<b>I</b>
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**1 SITE LAYOUT**  
Scale: 1/32"=1'-0"



**1** PARKADE LEVEL 1  
Scale: 1/32" = 1' - 0"

NOTES:  
V-VISITOR  
C-COMMERCIAL PARKING  
SC- SMALL CAR PARK



- 19-06-12 | I | REV. / ADP COMMENTS
- 19-05-14 | H | ADP SUBMISSION
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- 19-01-31 | F | REV. / CITY COMMENTS
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- 16-12-01 | C | REV. / CITY COMMENTS
- 16-10-12 | B | REV. / CITY COMMENTS
- 16-06-23 | A | PRELIMINARY

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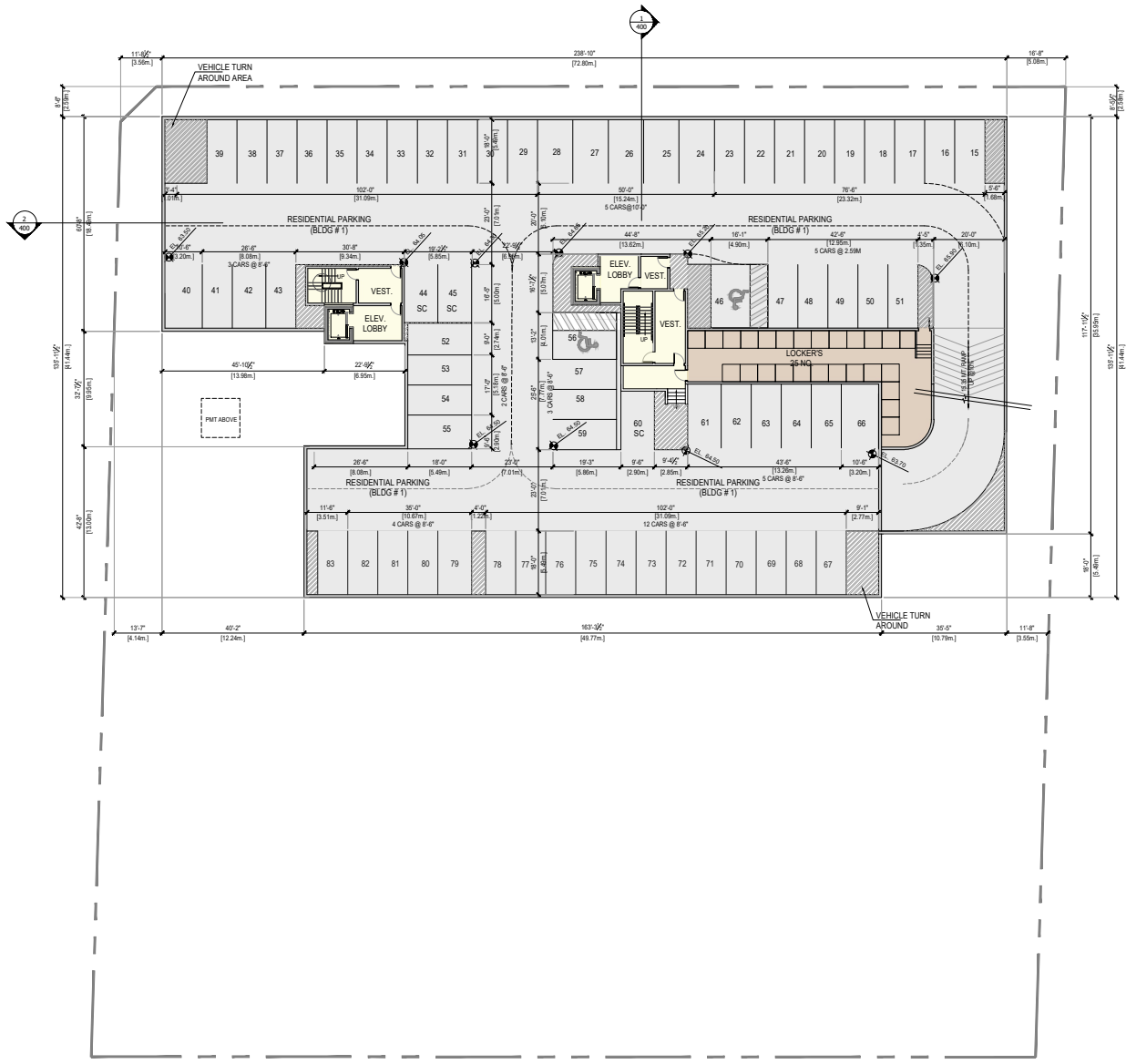
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DATE: JUN 2018	
SHEET TITLE:	

**PARKADE LEVEL-1**

DRAWING NO.:	
<b>A-200</b>	<b>I</b>





1 U.G. PARKADE LVL-2  
Scale: 1/32" = 1'-0"

NOTES:  
V-VISITOR  
C-COMMERCIAL PARKING  
SC- SMALL CAR PARK



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16-06-23	A	PRELIMINARY

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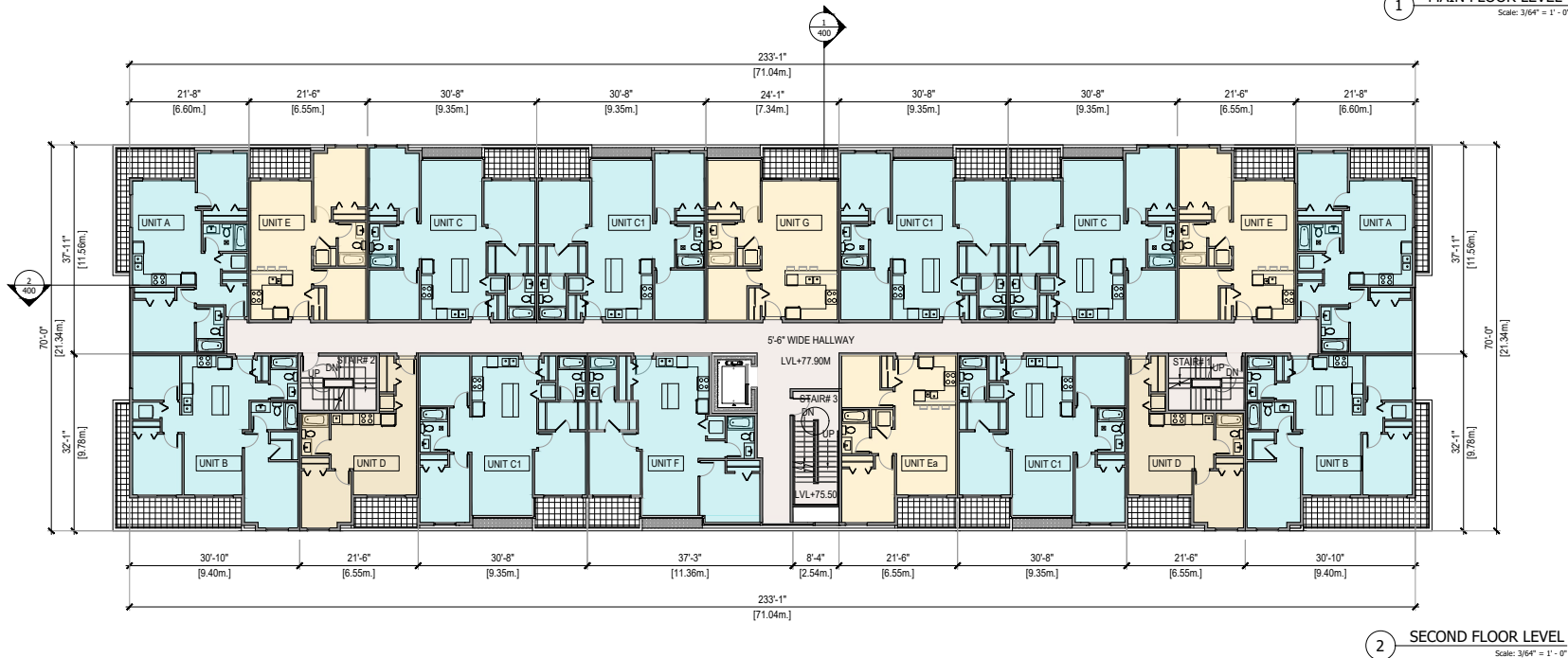
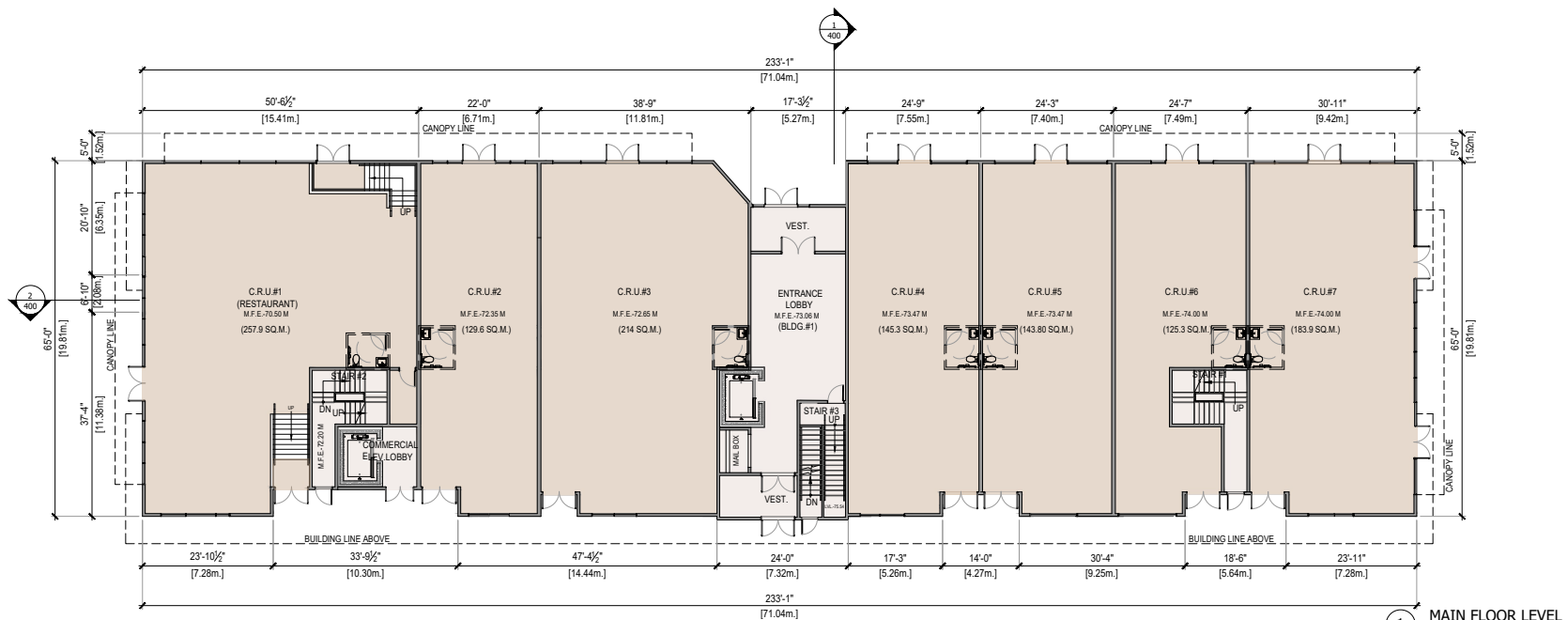
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SCALE: 3/64" = 1'-0"	JOB No.: SR-041
DATE: JUN 2018	
SHEET TITLE:	

**PARKADE LEVEL-2**

DRAWING NO.:	
<b>A-201</b>	<b>I</b>

NOTES:



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16-10-12	B	REV. / CITY COMMENTS
16-06-23	A	PRELIMINARY

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CLIENT:  
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SCALE: 3/64" = 1'-0"	JOB No.: 208-041
DATE: JUN 2016	
SHEET TITLE:	

**BUILDING #1**  
**FLOOR PLANS**

DRAWING NO.:	<b>A-202</b>	<b>I</b>
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NOTES:



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19-05-14	H	ADP SUBMISSION
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16-10-12	B	REV / CITY COMMENTS
16-06-23	A	PRELIMINARY

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PROJECT:  
**MIX-USE DEVELOPMENT**  
18742, 18758 - 72ND STREET,  
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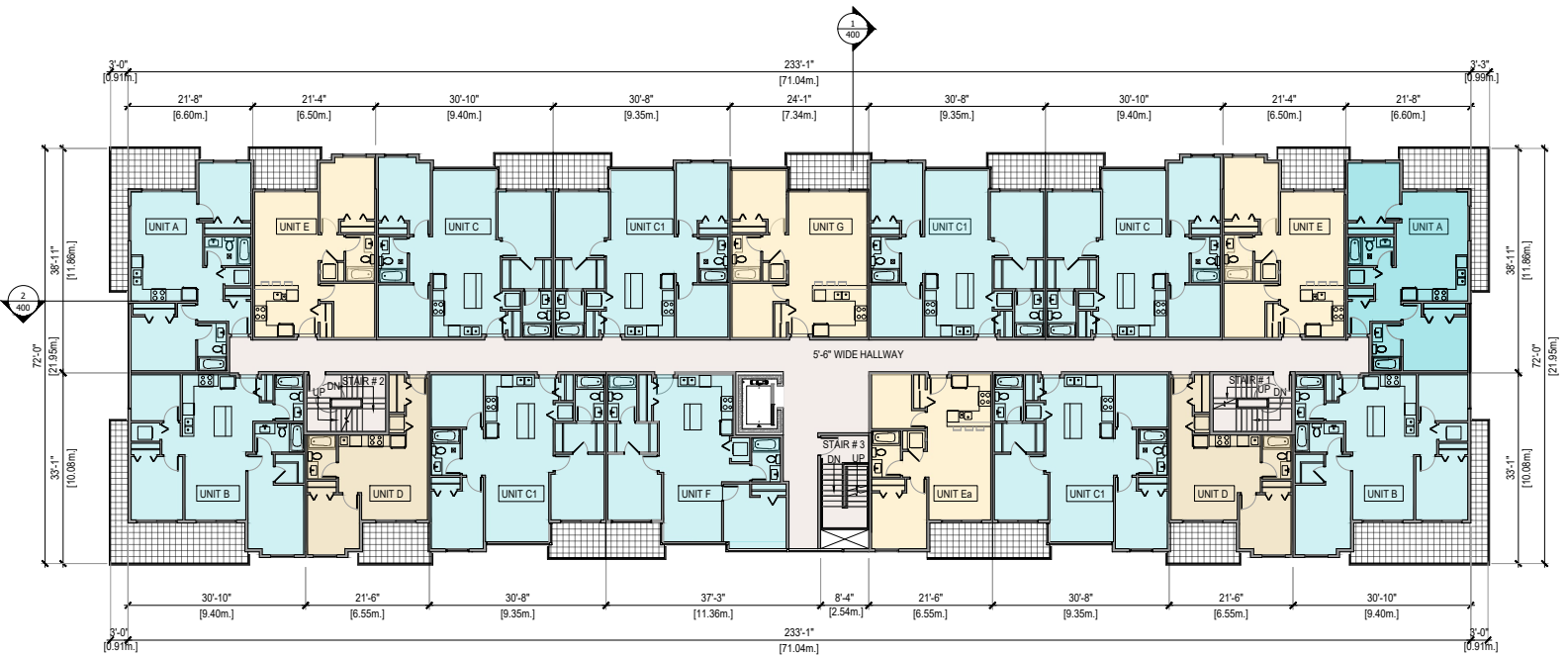
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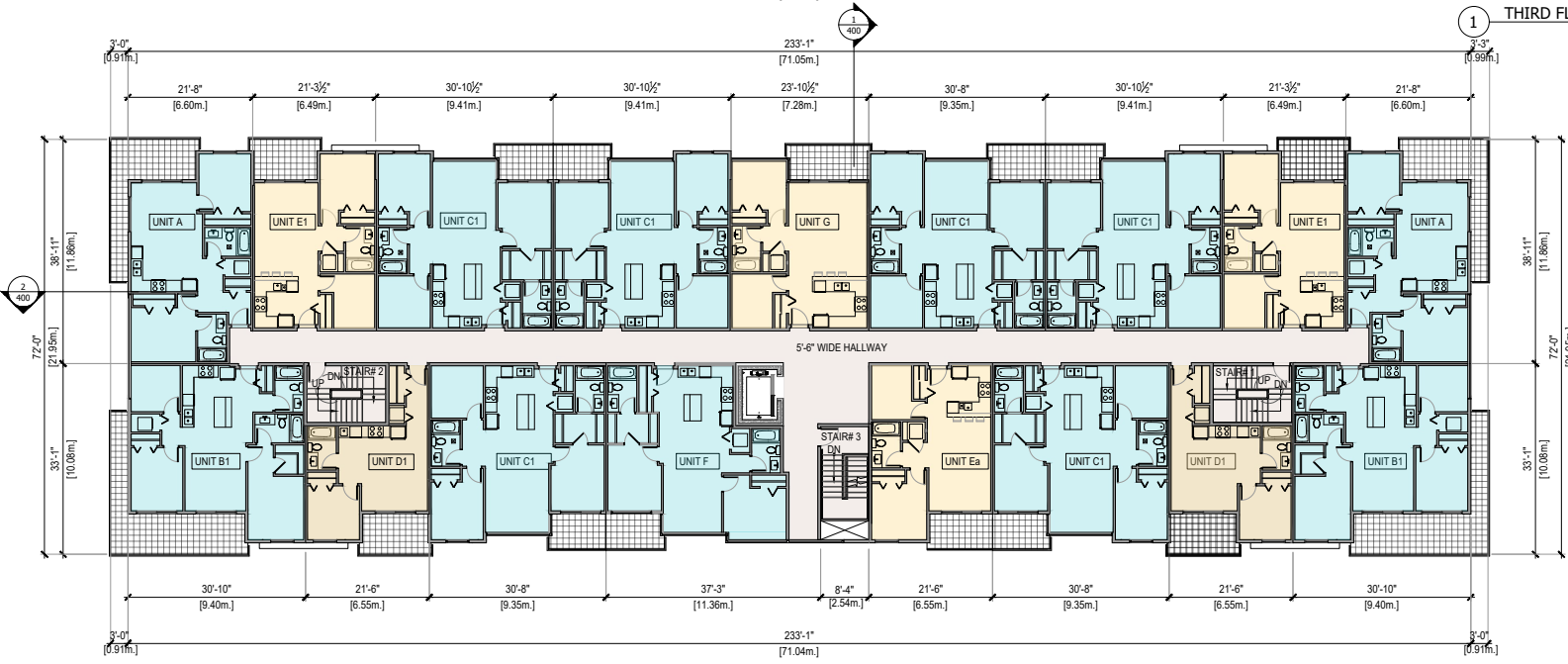
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DATE: JUN 2016	
SHEET TITLE:	

**BUILDING # 1**  
**FLOOR PLANS**

DRAWING NO.:  
**A-203 I**



**1 THIRD FLOOR LEVEL**  
Scale: 3/64" = 1' - 0"



**2 FOURTH FLOOR LEVEL**  
Scale: 3/64" = 1' - 0"



1 NORTH ELEVATION  
Scale: 3/64" = 1' - 0"

NOTES:

SCHEDULE OF FINISHES -

- 1. 6" LONGBOARD WOOD GRAINS CHANNEL SIDING / FLASHING OR EQUIVALENT ( DARK KNOTTY PINE 2101 01-176 )
- 2. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL COLOR TO MATCH BM-AF-670
- 3. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL ARCTIC WHITE
- 4. CURTAIN WALL SYSTEM - SPANDREL GLASS WITH OPACI COATING ( PRIMARY GREEN )
- 5. CURTAIN WALL SYSTEM - GLASS WITH OPACI COATING ( PRIMARY LIGHT YELLOW )
- 6. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS - COLOR TO MATCH BM-AF-675
- 7. PAINTED VINYL WINDOWS - COLOR TO MATCH BM-AF-675
- 8. STORE FRONT WINDOWS - COLOR TO MATCH BM-AF-680
- 9. SOFFIT - HARDIE COLOR TO MATCH-ARCTIC WHITE
- 10. GLASS AWNING - RAL 7035

19-06-12	I	REV / ADP COMMENTS
19-05-14	H	ADP SUBMISSION
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17-06-07	D	DP APPLICATION
16-12-01	C	REV / CITY COMMENTS
16-10-12	B	REV / CITY COMMENTS
16-06-23	A	PRELIMINARY

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PROJECT:  
**MIX-USE DEVELOPMENT**  
18742, 18758 - 72ND STREET,  
SURREY, BC

CLIENT:  
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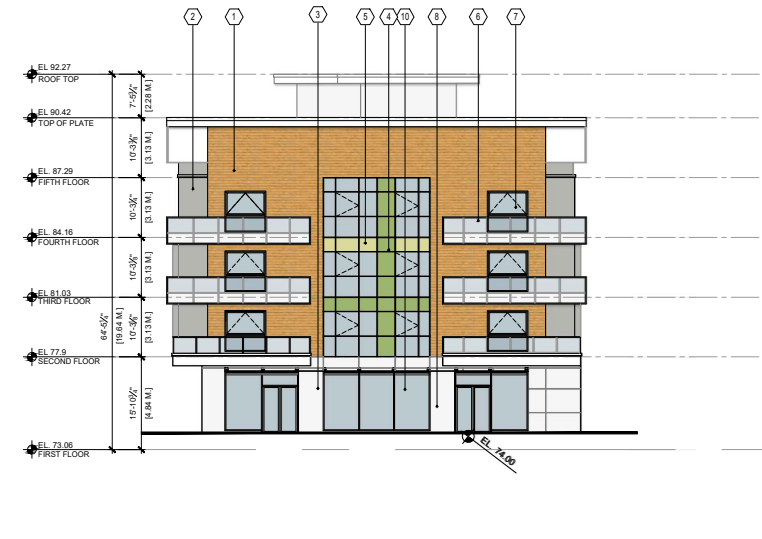
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SCALE: 3/64" = 1'-0"	JOB No.: 208-041
DATE: JUN 2016	
SHEET TITLE:	

**BUILDING# 1**  
**ELEVATIONS**

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



2 WEST ELEVATION  
Scale: 3/64" = 1' - 0"



3 EAST ELEVATION  
Scale: 3/64" = 1' - 0"



1 SOUTH ELEVATION  
Scale: 3/64" = 1' - 0"

NOTES:

SCHEDULE OF FINISHES -

1. 6" LONGBOARD WOOD GRAINS CHANNEL SIDING / FLASHING OR EQUIVALENT ( DARK KNOTTY PINE 2101 01-176 )
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3. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL ARCTIC WHITE
4. CURTAIN WALL SYSTEM - SPANDREL GLASS WITH OPACI COATING ( PRIMARY GREEN )
5. CURTAIN WALL SYSTEM - GLASS WITH OPACI COATING ( PRIMARY LIGHT YELLOW )
6. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS - COLOR TO MATCH BM-AF-675
7. PAINTED VINYL WINDOWS - COLOR TO MATCH BM-AF-675
8. STORE FRONT WINDOWS - COLOR TO MATCH BM-AF-680
9. SOFFIT - HARDIE COLOR TO MATCH-ARCTIC WHITE
10. GLASS AWNING - RAL 7035

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16-10-12	B	REV. / CITY COMMENTS
16-06-23	A	PRELIMINARY



PROJECT:  
**MIX-USE DEVELOPMENT**  
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SCALE: 3/64" = 1'-0"	JOB No.: 208-041
DATE: JUN 2016	
SHEET TITLE:	

**BUILDING# 1**  
**ELEVATIONS**

DRAWING NO.:	<b>A-301</b>	<b>I</b>
--------------	--------------	----------



1 NORTH ELEVATION  
Scale: 3/64" = 1' - 0"

NOTES:

SCHEDULE OF FINISHES -

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- 2. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL COLOR TO MATCH BM-AF-670
- 3. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL ARCTIC WHITE
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- 6. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS - COLOR TO MATCH BM-AF-675
- 7. PAINTED VINYL WINDOWS - COLOR TO MATCH BM-AF-675
- 8. STORE FRONT WINDOWS - COLOR TO MATCH BM-AF-560
- 9. SOFFIT - HARDIE COLOR TO MATCH-ARCTIC WHITE
- 10. GLASS AWNING - RAL 7035
- 11. MCNEAR BRICK & BLOCK - SEPIA

19-06-12	I	REV / ADP COMMENTS
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DRAWN: JV	CHECKED: ZB
SCALE: 3/64" = 1'-0"	JOB No.: 208-041
DATE: JUN 2016	
SHEET TITLE:	

**BUILDING# 2**  
**ELEVATIONS**

DRAWING NO.:	<b>A-302</b>	<b>I</b>
--------------	--------------	----------



2 EAST ELEVATION  
Scale: 3/64" = 1' - 0"



3 WEST ELEVATION  
Scale: 3/64" = 1' - 0"



1 SOUTH ELEVATION  
Scale: 3/16" = 1' - 0"

NOTES:

SCHEDULE OF FINISHES -

- 1. 6" LONGBOARD WOOD GRAINS CHANNEL SIDING / FLASHING OR EQUIVALENT ( DARK KNOTTY PINE 2101 01-176 )
- 2. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL COLOR TO MATCH BM-AF-670
- 3. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL ARCTIC WHITE
- 4. CURTAIN WALL SYSTEM - SPANDREL GLASS WITH OPACI COATING ( PRIMARY GREEN )
- 5. CURTAIN WALL SYSTEM - GLASS WITH OPACI COATING ( PRIMARY LIGHT YELLOW )
- 6. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS - COLOR TO MATCH BM-AF-675
- 7. PAINTED VINYL WINDOWS - COLOR TO MATCH BM-AF-675
- 8. STORE FRONT WINDOWS - COLOR TO MATCH BM-AF-560
- 9. SOFFIT - HARDIE COLOR TO MATCH-ARCTIC WHITE
- 10. GLASS AWNING - RAL 7035
- 11. MCNEAR BRICK & BLOCK - SEPIA

19-06-12	I	REV. / ADP COMMENTS
19-05-14	H	ADP SUBMISSION
19-04-18	G	REV. / CITY COMMENTS
19-01-31	F	REV. / CITY COMMENTS
18-09-23	E	REV. / CITY COMMENTS
17-06-07	D	DP APPLICATION
16-12-01	C	REV. / CITY COMMENTS
16-10-12	B	REV. / CITY COMMENTS
16-06-23	A	PRELIMINARY

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ARCHITECTURE  
inc.

1205-4871 SHELL ROAD,  
RICHMOND, BRITISH COLUMBIA  
CANADA V6X 3Z6  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
**MIX-USE DEVELOPMENT**  
18742, 18758 - 72ND STREET,  
SURREY, BC

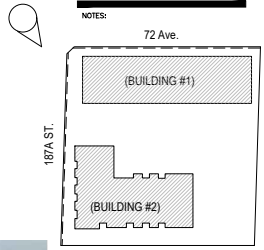
CLIENT:  
**WESTERN LUXURY CUSTOM HOMES**  
13137 62B AVENUE ,  
SURREY, BC

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DRAWN: PV	CHECKED: ZB
SCALE: 3/16" = 1'-0"	JOB No.: 308-041
DATE: JUN 2016	
SHEET TITLE:	

**BUILDING# 2**  
**ELEVATIONS**

DRAWING NO.:	<b>A-303</b>	<b>I</b>
--------------	--------------	----------



NOTES:

72 Ave.

(BUILDING #1)

187A ST.

(BUILDING #2)

- 19-06-12 | I | REV. / ADP COMMENTS
- 19-05-14 | H | ADP SUBMISSION
- 19-04-18 | G | REV. / CITY COMMENTS
- 19-01-31 | F | REV. / CITY COMMENTS
- 18-09-23 | E | REV. / CITY COMMENTS
- 17-06-07 | D | DP APPLICATION
- 16-12-01 | C | REV. / CITY COMMENTS
- 16-10-12 | B | REV. / CITY COMMENTS
- 16-06-23 | A | PRELIMINARY



1 VIEW ALONG 72nd AVE. & 187A ST.  
Scale: N.T.S

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RICHMOND, BRITISH COLUMBIA  
CANADA V6X 3Z6  
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PROJECT:  
**MIX-USE DEVELOPMENT**  
18742, 18758 - 72ND STREET,  
SURREY, BC

CLIENT:  
**WESTERN LUXURY CUSTOM HOMES**  
13137 62B AVENUE,  
SURREY, BC

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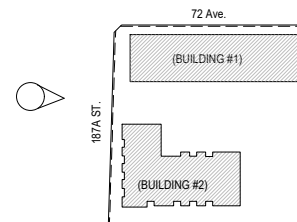
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SCALE: N.T.S.	JOB No.: 208-041
DATE: JUN 2016	
SHEET TITLE:	

RENDERINGS

DRAWING NO.:	
<b>A-310</b>	<b>I</b>



NOTES:



19-06-12	I	REV. / ADP COMMENTS
19-05-14	H	ADP SUBMISSION
19-04-18	G	REV. / CITY COMMENTS
19-01-31	F	REV. / CITY COMMENTS
18-09-23	E	REV. / CITY COMMENTS
17-06-07	D	DP APPLICATION
16-12-01	C	REV. / CITY COMMENTS
16-10-12	B	REV. / CITY COMMENTS
16-06-23	A	PRELIMINARY

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T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
**MIX-USE DEVELOPMENT**  
18742, 18758 - 72ND STREET,  
SURREY, BC

CLIENT:  
**WESTERN LUXURY CUSTOM HOMES**  
13137 62B AVENUE,  
SURREY, BC

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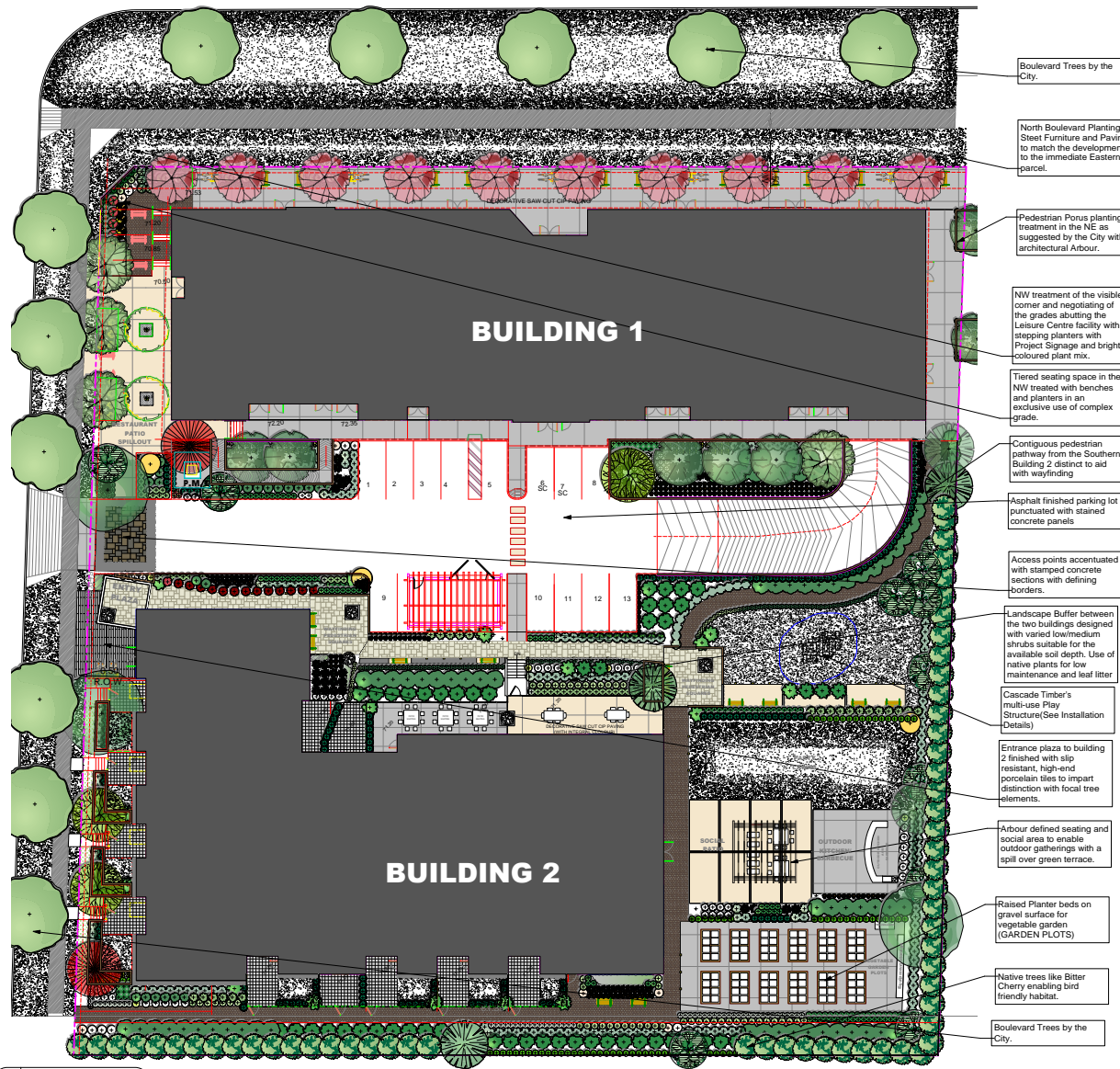
DRAWN: PV	CHECKED: ZB
SCALE: N.T.S.	JOB No.: 208-041
DATE: JUN 2016	
SHEET TITLE:	

① VIEW ALONG 187A ST.  
Scale: N.T.S

RENDERINGS

DRAWING NO.:	
<b>A-312</b>	<b>I</b>



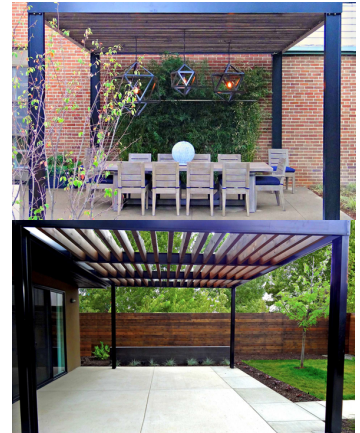


1 CONCEPT RENDERING



2 BUILT UP PLANTERS See L7

Raised Planters on Concrete Parkade Slab



3 EXAMPLES OF ARBOUR LINED RECREATION AREA



4 DISTINCT ANTI-SLIP OUTDOOR PORCELAIN PAVING



Colours for stamped Concrete



CIP Concrete w Integral Colour.

DP Application

**bent picture**  
CREATIVE VENTURES LTD.

18742-18758, 72 AVE  
SURREY, BC

1361 129th Street, Surrey, BC, V4A3X7  
604 783 1450  
ruchirhall@gmail.com

**Landscape CONCEPT**  
17-0302 12/06/2019

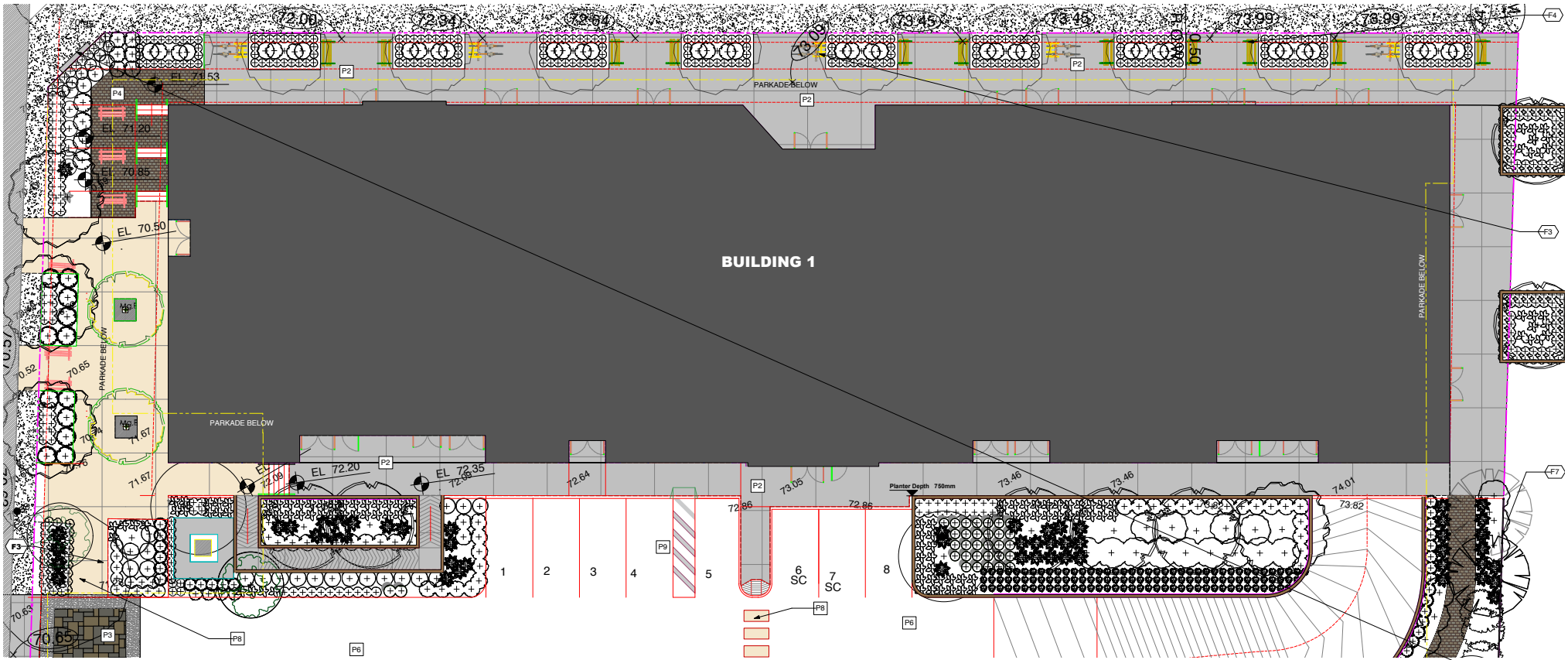
Drawn By	SD	Checked By	Ruchir
Reviewed By	Ruchir	Stage	DP Application
Contractors		Consultants	DF Architecture
Authorizes	City of SURREY	Documents	DP Application

NOTES		
6	12/06/19	DP Package
5	08/05/19	DP Package
4	20/03/18	DP Package
3	05/01/18	DP Package
2	10/08/17	DP Package
1	07/06/17	DP Package

**L2**

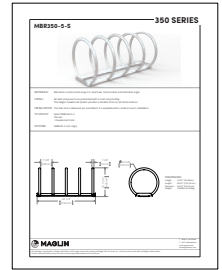
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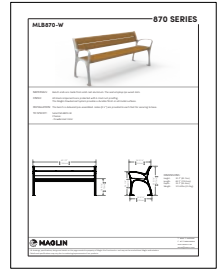


2 NORTH HARDSCAPE AND FURNISHINGS LAYOUT  
Scale: 1/8" = 1'-0"

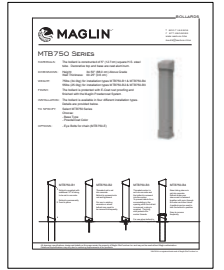
PAVING LEGEND		SITE FURNISHING LEGEND	
KEY	DESCRIPTION	KEY	DESCRIPTION
P1	Concrete Low Paver	F1	Steel Post Architectural Design
P2	Decorative Saw Cut GCP Concrete	F2	Maglin Square Bollard
P3	Light Brown Tiles	F3	See Attached Schedule
P4	Receptor Concrete Pavers and installed in Slot	F4	Maglin Steel Bench
P5	Colour Clean Sand	F5	See Attached Schedule
P6	Concrete Low Paver	F6	Maglin Outdoor Bench
P7	Decorative Saw Cut Paver	F7	See Attached Schedule
P8	Receptor Concrete Pavers and installed in Slot	F8	Raised Planters Built On 4" X 4" ALU Hollow Frame
P9	Colour Clean Sand	F9	Maglin Sign Post
P10	Light Brown Tiles	F10	See Attached Schedule
		F11	Maglin Sign Post
		F12	See Attached Schedule
		F13	See Attached Schedule
		F14	See Attached Schedule
		F15	See Attached Schedule
		F16	See Attached Schedule
		F17	See Attached Schedule
		F18	See Attached Schedule
		F19	See Attached Schedule
		F20	See Attached Schedule



1 PROPOSED BIKE RACK



3 PROPOSED OUTDOOR BENCH



4 PROPOSED SQUARE BOLLARDS

DP Application

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18742-18758, 72 AVE  
SURREY, BC

1361 129th Street, Surrey, BC, V4A3X7  
604 783 1450  
ruchirhall@gmail.com

**NORTH HARDSCAPE**  
17-0302 12/06/2019

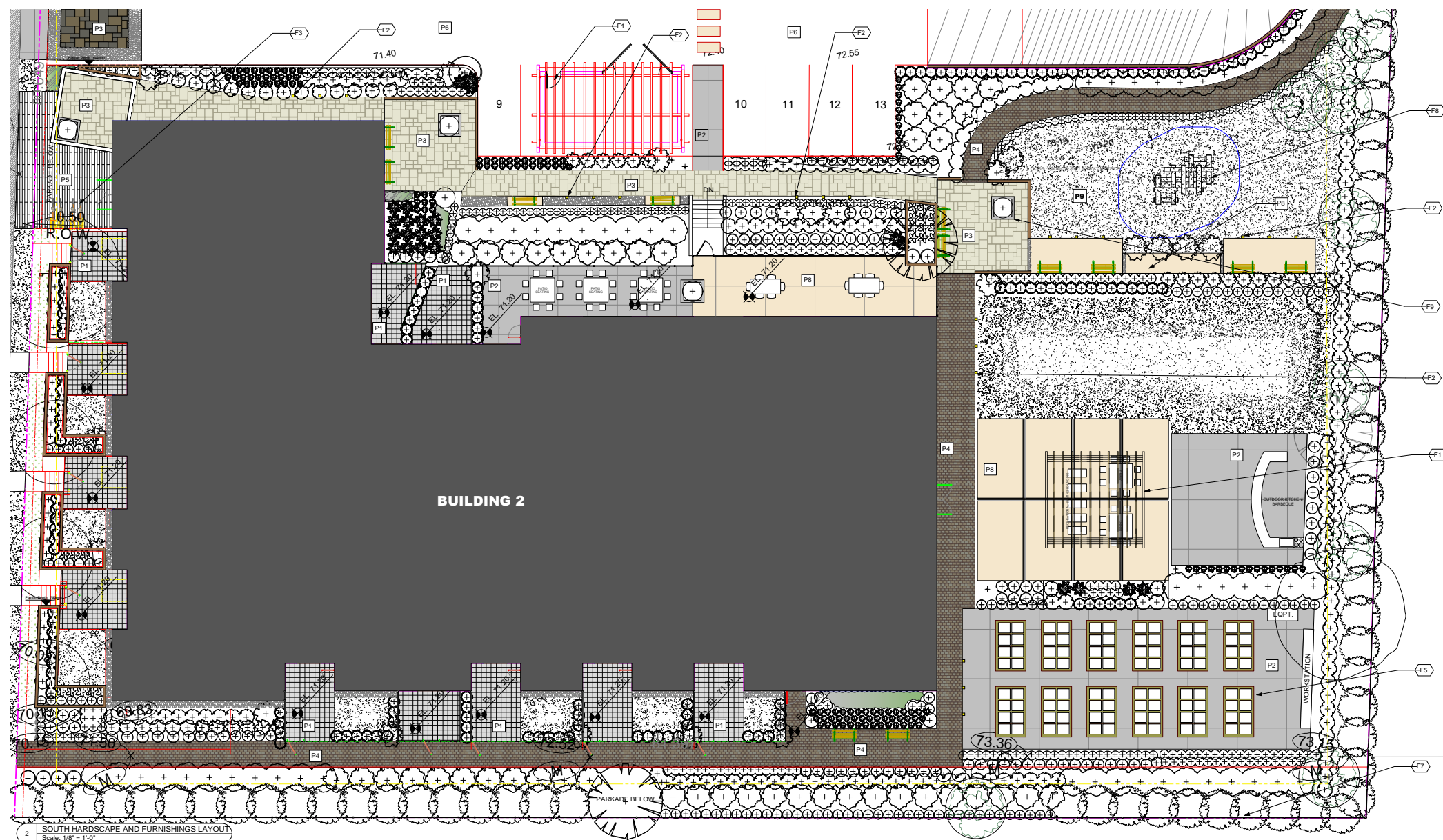
Drawn By	SD	Checked By	Ruchir
Reviewed By	Ruchir	Stage	DP Application
Contractors		Consultants	DF Architecture
Authorities	City of SURREY	Documents	DP Application

NOTES		
6	12/06/19	DP Package
5	08/05/19	DP Package
4	20/03/18	DP Package
3	05/01/18	DP Package
2	01/09/17	DP Package
1	07/05/17	DP Package

**L3**

Scale: 0 10 15 20 25 30 FT

N



2 SOUTH HARDSCAPE AND FURNISHINGS LAYOUT  
Scale: 1/8" = 1'-0"

DP Submission

**bent picture**  
CREATIVE VENTURES LTD.

18742-18758, 72 AVE  
SURREY, BC

1361 129th Street, Surrey, BC, V4A3X7  
604 783 1450  
ruchirdhall@gmail.com

**SOUTH HARDSCAPE**  
17-0302 12/06/2019

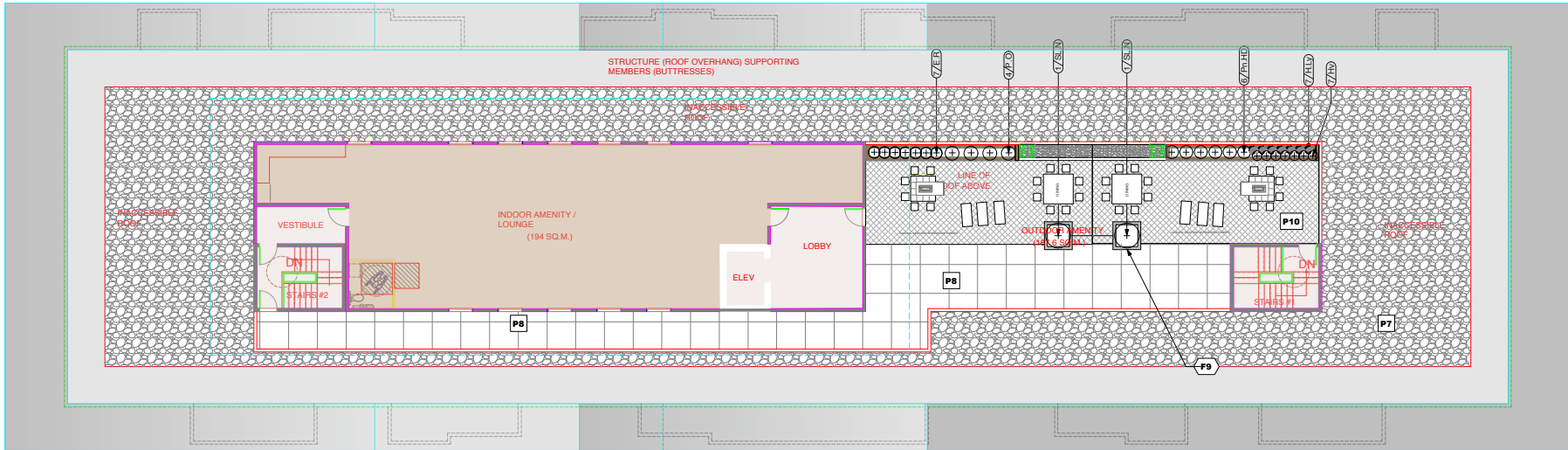
Drawn By	SD	Checked By	Ruchir
Reviewed By	Ruchir	Stage	DP Submission
Contractors		Consultants	DF Architecture
Authorizes	City of SURREY	Documents	DP Submission

NOTES		
6	12/06/19	DP Package
5	08/05/18	DP Package
4	20/09/18	DP Package
3	05/01/18	DP Package
2	01/09/17	DP Package
1	07/06/17	DP Package

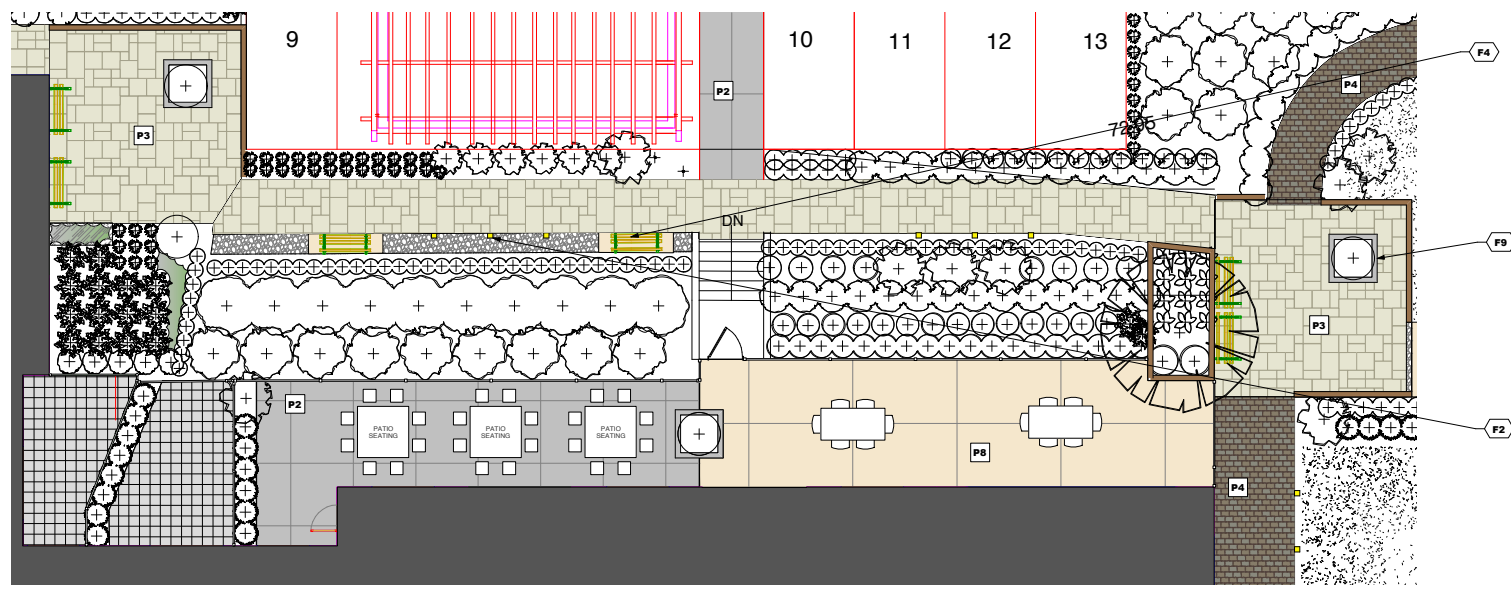
**L4**

Scale  
0 10 15 20 25 30 FT

N



1 ROOFTOP AMENITY PLAN (BUILDING 1)  
Scale: 1/8" = 1'-0"



2 CENTRAL COURT PLAN  
Scale: 3/16" = 1'-0"



4 GREENVILLE PLANTERS (F8)

DP Application

**bent picture**  
CREATIVE VENTURES LTD.  
landscape architecture  
urban design  
planning  
architectural design

18742-18758, 72 AVE  
SURREY, BC

1361 129th Street, Surrey, BC, V4A3X7  
604 783 1450  
ruchirhall@gmail.com

**Outdoor Amenity Plan**  
17-0302 12/06/2019

Drawn By	SD	Checked By	Ruchir
Reviewed By	Ruchir	Stage	DP Application
Contractors		Consultants	DP Architecture
Authorizes	City of SURREY	Documents	DP Application

NOTES		
6	12/06/19	DP Package
5	08/05/19	DP Package
4	20/09/18	DP Package
3	05/07/18	DP Package
2	01/03/17	DP Package
1	07/06/17	DP Package

**L7**

SCALE  
As Shown

**N**

---

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

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

DATE: **Jul 03, 2019** PROJECT FILE: **7817-0302-00**

---

RE: **Engineering Requirements  
Location: 18742/58 72 Avenue**

### OCP AMENDMENT

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

### REZONE/SUBDIVISION

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

- dedicate 4.942-metre along 72 Avenue arterial road to achieve ultimate 15.0-metre to centreline, plus an additional 4.0-metre statutory right-of-way (SRW) along the frontage to allow public passage.
- dedicate 10.0-metre along 187A Street, plus an additional 0.5-metre SRW.
- dedicate 3.0-metre x 3.0-metre corner cut at the intersection of 187A Street with 72 Avenue.

#### *Works and Services*

- construct 72 Avenue to the interim arterial road standard, including 3.0 multiuse pathway.
- construct 187A Street to the local road standard.
- construct storm, water, and sanitary mains and service connections to service the development as per the NCP.
- implement Best Management Practices to manage storm water as per the West Clayton NCP Stage 2 Servicing Strategy and the Clayton Integrated Stormwater Management Plan.
- construct downstream offsite sanitary mains (North Cloverdale Trunk Sewer) as per the NCP.
- pay all applicable fees and charges against the lands.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT PERMIT

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



Tommy Buchmann, P.Eng.  
Development Services Manager

SK2

NOTE: Detailed Land Development Engineering Review available on file



Planning

June 13, 2019

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0302 00

**SUMMARY**

The proposed 108 lowrise units are estimated to have the following impact on the following schools:

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

Elementary Students:	5
Secondary Students:	5

**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

**School Enrolment Projections and Planning Update:**

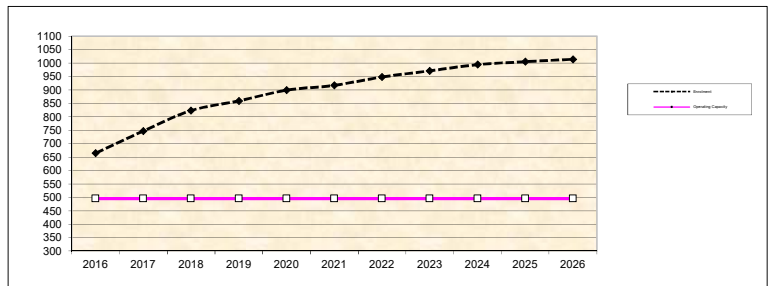
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Hazelgrove 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.

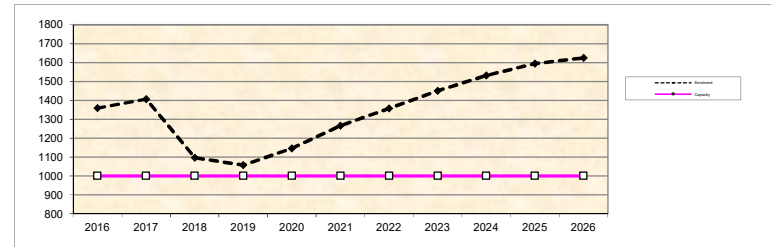
To meet the increasing demand for enrolling space in this area, the District is currently constructing a new 605 capacity elementary school, Maddaugh Road, to be completed in January 2021. There is also another new 605 capacity elementary school, Regent Road, currently in design and is targeted to open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

**Hazelgrove Elementary**



**Clayton Heights Secondary**

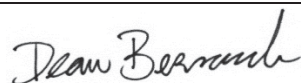


\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

Table 5. Tree Preservation Summary.

TREE PRESERVATION SUMMARY	
Surrey Project No:	17-0302-00
Address:	18742, 18758 72 Ave, Surrey B.C.
Registered Arborist:	Dean Bernasch, BLA ISA Certified Arborist (PN-8676A) ISA Tree Risk Assessment Qualified (TRAQ)
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>67</b>
<b>Protected Trees to be Removed</b>	<b>67</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 $\frac{8}{1} \times \text{one (1)} = 8$	<b>126</b>
- All other Trees Requiring 2 to 1 Replacement Ratio $59 \times \text{two (2)} = 118$	
<b>Replacement Trees Proposed</b>	<b>122</b>
<b>Replacement Trees in Deficit</b>	<b>4</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
	<b>27</b> Note trees are designated for removal under 17-0212-00
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{12}{1} \times \text{one (1)} = 12$	<b>42</b>
- All other Trees Requiring 2 to 1 Replacement Ratio $15 \times \text{two (2)} = 30$	
<b>Replacement Trees Proposed</b>	<b>2</b>
<b>Replacement Trees in Deficit</b>	<b>40</b>

Summary prepared and submitted by:

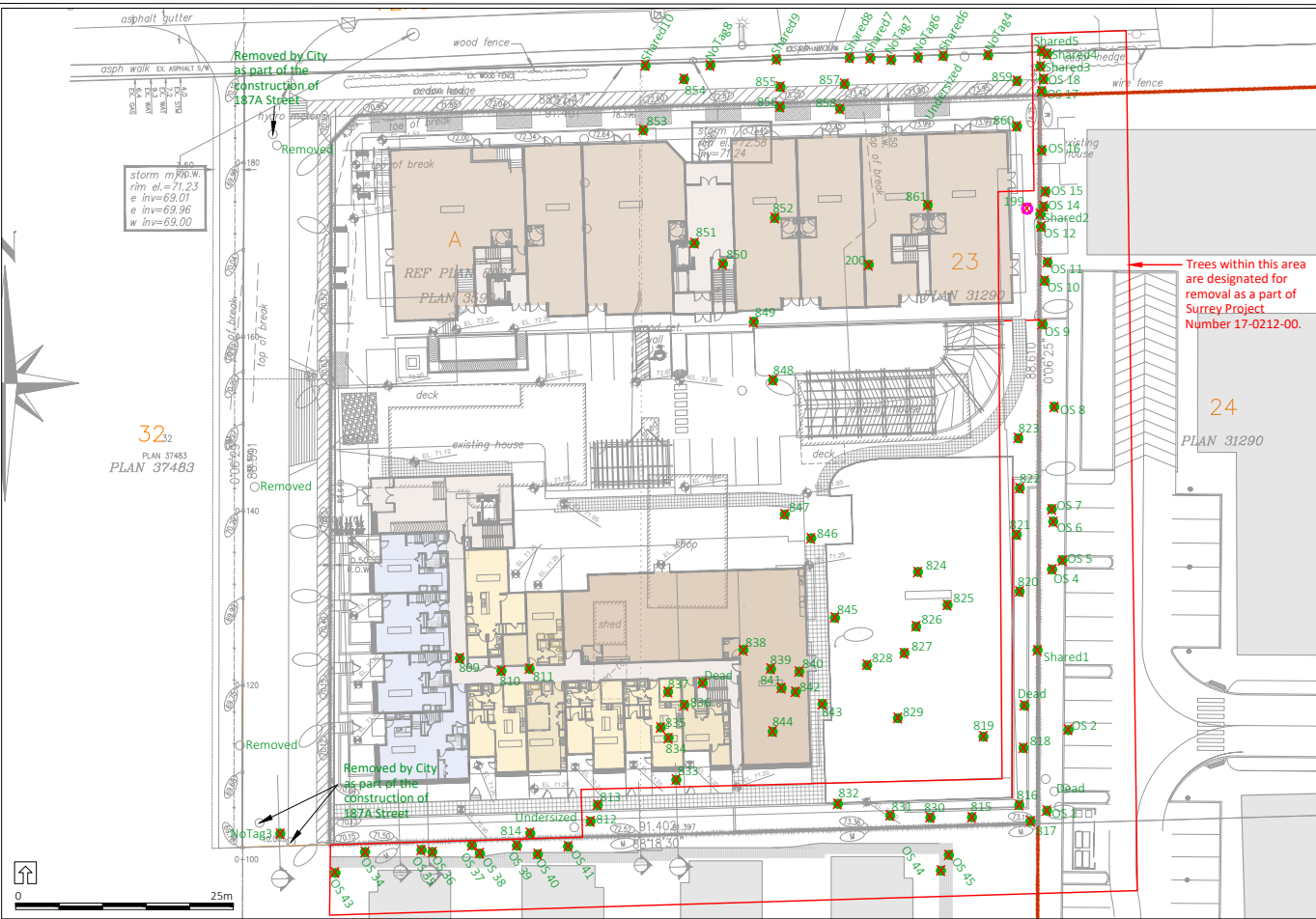


Arborist

June 18, 2019

Date





**LEGEND**

- TREE PROTECTION ZONE
- NO-BUILD ZONE
- TREE PROTECTION FENCE
- SURVEYED TREE TO BE RETAINED
- UNSURVEYED TREE TO BE RETAINED
- X TREE TO BE REMOVED

**NOTES**

1. 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.
2. 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.
3. 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. († the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provided by the owners' Engineer (P Eng).
6. This plan is provided for context only, of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

**REFERENCE DRAWINGS**

1. Base Survey by Underwater Land Surveying Ltd. dated May 17, 2016.
2. Site Plan by df architecture inc. dated May 14, 2019.

storm m/P/W  
rim el.=71.23  
e inv=69.01  
e inv=69.96  
w inv=69.00

32<sub>2</sub>  
PLAN 37483  
PLAN 37483



3551 COMMERCIAL STREET  
VANCOUVER BC V6N 4E8  
T 604.733.4886 | F 604.733.4879

**Project: Tree Management Plan**  
Client: Pacific Land Group  
Address: 18742, 18758 72 Ave, Surrey BC

Date: 2019/06/18  
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

June 12, 2019

**Leita Martin**

Planner

Planning Division,

Planning & Development

**City of Surrey**

**Re: DP Application - 17-0302  
18742 & 18758 – 72<sup>nd</sup> Avenue (West Clayton), Surrey, BC**

With reference to your email dated the 04<sup>th</sup> of June 2019, we are herewith enclosing a response to the points (highlighted in red below) as noted by you.

Key Points:

- Site plan is well laid out.  
-Noted.
- Minimize the use of curtain wall that may cause overheating on the south exposure and use more longboard instead.  
-Noted. The curtain wall introduced to retain the form and character of the Building as a whole. The glass façade helps in breaking the larger Hardie massing & making the building façade more transparent.
- More design detail on the southwest corner of building 2.  
-Noted. As per discussion with planning we have tried to maintain a 2 storey brick facade on south west corner to reflect the language of townhouse along south side. Please refer dwg. no. A-302, A-303.
- Elevator orientation/location on building 2 needs refinement.  
- Noted & have revised the location/orientation of elevator on building 2 to reflect the same. Please refer dwg. no.A-205 to A-209.

- On building 1, hallways do not have natural light. Consider providing windows at the end of the hallways.  
-Noted & have tried to introduce windows at hallway end would increase the dead end corridor length. This would not be compliant with B.C.B.C. 2018 3.3.1.9(7).
- Relocate the commercial garbage away from the ramp and make it larger.  
-Have revised the garbage location as per discussion with City Staff. Please refer dwg. no. A-100 for the same.

#### Site

- The pathway connecting west to east needs further clarity and emphasize on the access to the outdoor amenity to the east.  
- Please refer attached landscape dwg. for the same.

#### Form and Character

- On building 2, consider shifting core/lobby to the inside corner or reorienting the elevator core for better efficiency.  
- Have revised the orientation of elevator on building 2 to reflect the same. Please refer dwg. no.A-205 to A-209.
- Consider further articulation to south elevation especially at southwest corner to continue the two-story brick expression.  
- Noted & As per discussion with planning we have tried to maintain a 2 storey brick facade on south west corner to reflect the language of townhouse along south side. Please refer dwg. no. A-302, A-303.
- Encourage minimizing bedroom to bedroom facing to improve livability.  
- Noted.
- The roofline and overhangs would be better shaped to cover all balconies.  
- Noted.
- Mixed feeling about the roof design, whether flattening the roof line would make it look better.  
-Noted. We feel the current expression of roof design adds to the form and character of the overall design.
- Consider reducing the amount of curtain wall and increasing the amount of longboard.  
- Noted & as mentioned above the curtain wall introduced to retain the form and character of the Building as a whole. The glass façade helps in breaking the larger Hardie massing & making the building façade more transparent.

- Consider removing the use of longboard below the second-floor level, including under the balconies.
  - Have revised the elevations to reflect the same. Please refer dwg. no.- A-300.
- Further design work required on the side elevations of building 1.
  - Noted & have revised the side elevation to delineate the CRU as 2 level. Please refer dwg. no. A-300.
- Consider relocating the internal crosswalk to the west side.
  - Noted.
- Consider simplifying the glass balcony railings with less exposed grids.
  - Noted & have enclosed a detail as per discussion with planning. Please refer dwg.no.A-403.
- Provide furniture arrangement inside the units to test the layout for practicality and livability.
  - Noted & unit layouts have been updated to reflect the same. Please refer dwg. no. A-220 to A-225.
- Garbage room at P1 is not central, consider relocating it.
  - Have revised the location of garbage room near to locker room area as discussed with City. Please refer dwg. no. A-200.
- Make sure the exiting at parking levels follow the Building Code.
  - Noted & all exiting at parking levels are in compliance to the Building Code.

#### Landscape

- Further refining the landscaping.
  - Please refer landscape dwg. for the same.

#### CPTED

- No specific issues were identified.

#### Sustainability

- Consider EV charging requirements.
- Consider stormwater strategy.
- Consider Step 2 of the BC Energy Step Code.
- Consider low flow fixtures.
  - Noted.

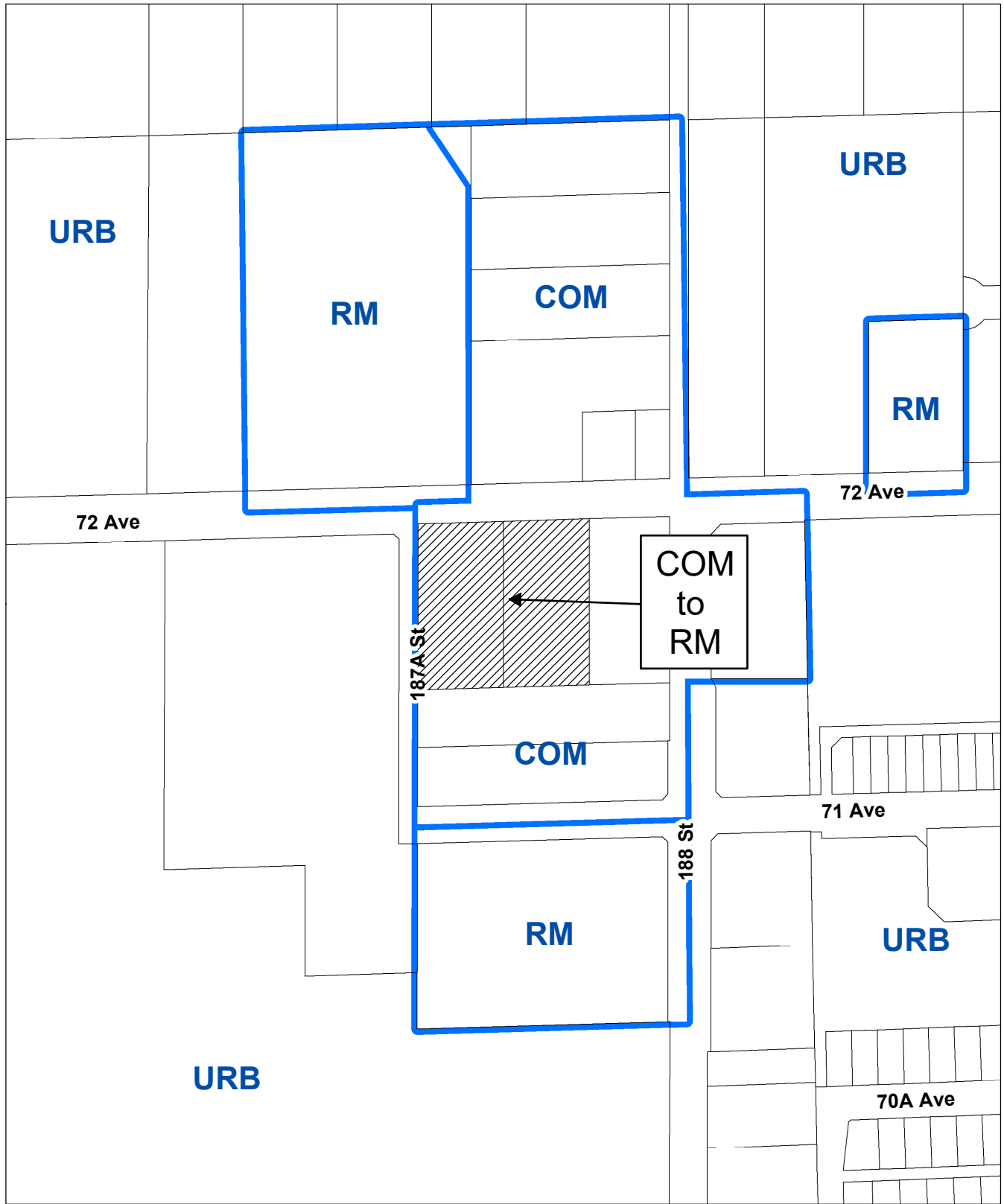
## Accessibility

- Recommend that the entrance door be power operated.  
- **Noted & provided.**
- Consider the elevator and entrance call button panel to be placed horizontally.  
- **Noted & provided.**
- Consider 5% of units be wheelchair accessible.  
- **Noted.**
- Recommend that the amenity restrooms be accessible.  
- **Noted & provided.**
- Consider emergency call buttons in the parking and elevator lobbies.  
- **Noted & provided.**

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

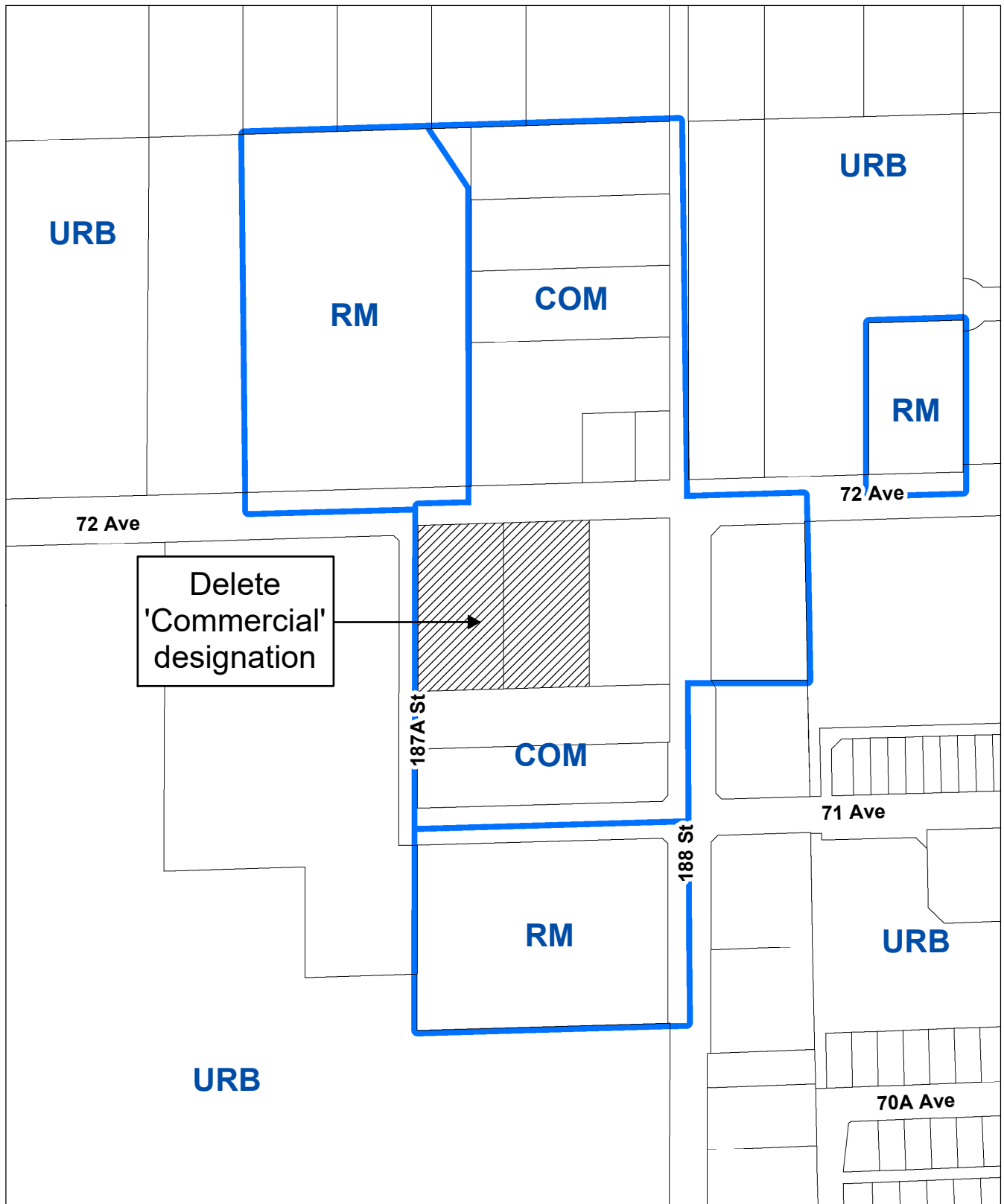
Regards

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



OCP Amendment 7917-0302-00  
Proposed amendment from Commercial to Multiple Residential





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: 000-605-514  
LOT 23 SECTION 16 TOWNSHIP 8 PLAN 31290 NWD PART NW 1/4.

18758 - 72 Avenue

Parcel Identifier: 001-398-644  
SECTION 16 TOWNSHIP 8 PLAN 3599 NWD PARCEL A, PORTION (REF 8697) OF LOT 2.

18742 - 72 Avenue

(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*.



## **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.]. A single *eating establishment* exceeding 150 square metres [1,615 sq.ft.] is permitted on the *Lands* provided that the gross floor area of the business does not exceed 258 square metres [2,777 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 density shall not exceed a *floor area ratio* of 1.50.
3. 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.
4. 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.]	7.0 m [23 ft.]	3.0 m [10 ft.]	4.5 m [15 ft.]

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

2. Notwithstanding Section F.1 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for 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*.

## 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 23 metres [75 ft.].
2. 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-45 Zone for the residential portion and C-5 for the commercial portion.
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)

July 2, 2019

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

**Re: 7917-0302-00 / 18742 & 18758 - 72 Avenue**

Dear Ms. Martin:

The Cloverdale Community Association (CCA) is responding to your email received on June 18, 2019 since we did not receive any preliminary notice via mail as you indicated in your email.

1. We are very disappointed to see that the City of Surrey continues to support developers who are requesting reduced setbacks from the property lines. Almost 99.9% of all the applications we have seen have requested these types of setback reductions. The developers are trying to maximize the lot coverage and the City continues to support them. We previously asked the planning department Manager Ron Gill to amend the bylaw(s) and were told that the City wants the flexibility to say to no to such requests yet all of them are being supported so where are the ones which have been denied? Another option was to amend the applicable NCPs but we don't know if this suggestion got any traction.
2. The CD zoning is a like a universal blanket zoning where some parts of the bylaw are relaxed so the developers can maximize benefits but we fail to understand why the City would even have bylaws if all the developers can continue to ask for amendments or apply the CD zoning to get around certain restrictions. All the bylaws just give the perception to the public that the City has control when it comes to development but in Cloverdale, it seems like there is a free for all mentality.
3. The Zoning By-law requires a total of 173 residential parking spaces (151 resident, 22 visitor) and 54 commercial parking spaces for the proposed development. The applicant proposes a total of 183 residential parking spaces (159 resident, 24 visitor) and 54 commercial parking spaces as per your email. We are glad to see that the developer is meeting the minimum commercial parking space requirements and slightly exceeding the parking space requirements residential and visitor parking. Hopefully these parking spaces are not reduced at a later date after receiving 3<sup>rd</sup> and Final reading which we have seen happen in the past without notification or request for comments/feedback.



# Cloverdale Community Association

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

**Please note: The developer/applicant has not contacted our association and therefore we are responding directly to the City's request for comments/feedback.**

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.

Thank you.

Sincerely,

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

Mike Bola  
President  
Cloverdale Community Association  
604-318-0381

Cc: Board of Directors