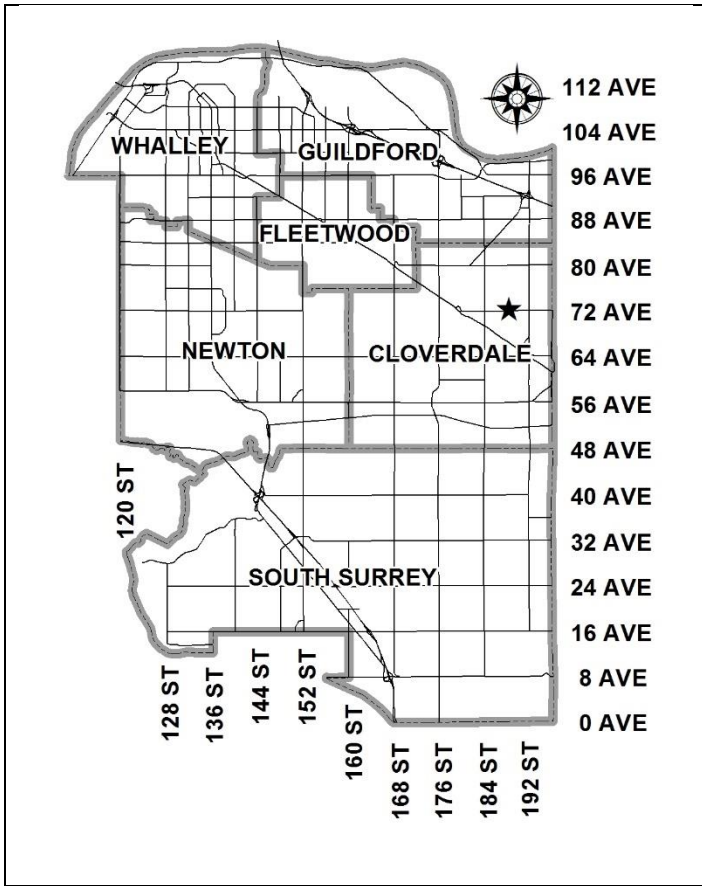


City of Surrey
 2ND ADDITIONAL PLANNING COMMENTS

Application No.: 7917-0347-00

Planning Report Date: January 13, 2020



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **NCP amendment** of a portion from Neighbourhood Commercial to High Density Residential (22-45 upa) and Mixed-Use Commercial/Residential (4-5 storeys)
- **Rezoning** from RA to CD (based on C-5, RM-56 and RM-30)
- **Development Permit**

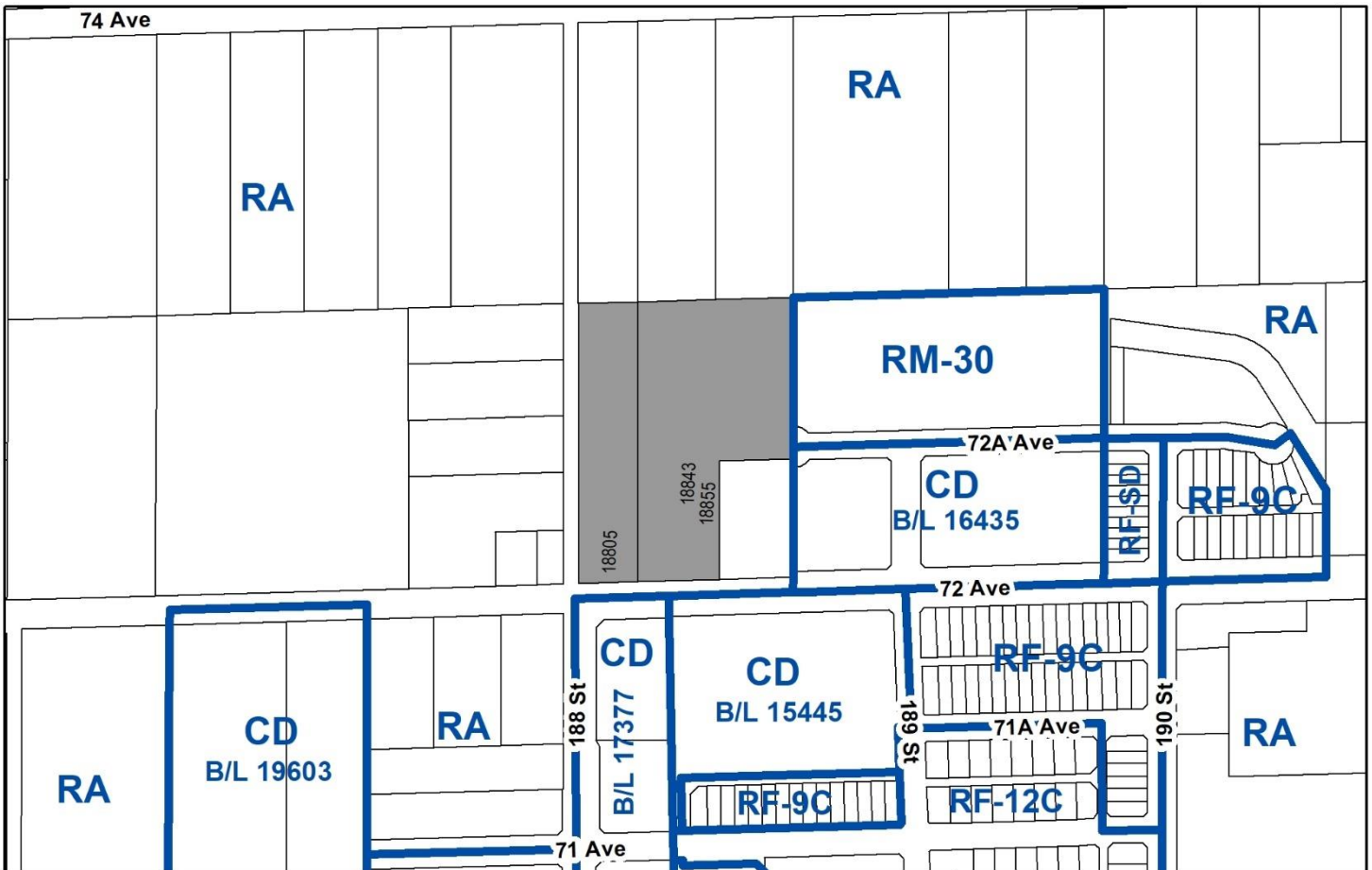
to permit the development of a 5-storey mixed-use building and 96 townhouse units.

LOCATION: 18855 - 72 Avenue
 18805 - 72 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Neighbourhood Commercial, High Density Residential (22-45 upa), Special Setback Landscaping Buffers or Corridors



RECOMMENDATION SUMMARY

- Council rescind Third Reading of By-law No. 19748 granted by Resolution R19-370 at the February 25, 2019 Regular Council – Public Hearing meeting.
- Council rescind Second Reading of By-law No. 19748 granted by Resolution R19-219 at the February 11, 2019 Regular Council – Land Use meeting.
- Amend Rezoning By-law No. 19748 by replacing page 3 of the CD By-law with the attached revision (Appendix I) to adjust the Floor Area Ratio to 1.12, the unit density to 92 dwelling units per hectare (37 upa) and the lot coverage to 44%; and
- Council consider Second Reading of By-law No. 19748 (Appendix I), as amended, and a date for Public Hearing.

RATIONALE OF RECOMMENDATION

- The subject development application was considered by Council at the Regular Council - Land Use meeting on February 11, 2019 where First and Second readings were granted to the proposed OCP Amendment By-law (No. 19747) and Rezoning By-law (No. 19748). At the February 25, 2019 Regular Council – Public Hearing meeting, Council granted the Rezoning By-law (No. 19748) and OCP Amendment By-law (No. 19747) Third Reading for the subject application (RES.R19-370 and RES.R19-369, respectively).
- The applicant subsequently advised staff that an error in the total net site area resulted in a miscalculation of the proposed Floor Area Ratio (FAR), unit density and lot coverage specified in the CD Zone. The applicants' architect has now provided the FAR, unit density and lot coverage based on the correct net site area.
- The CD Zone (By-law No. 19748) currently specifies a maximum FAR of 1.09, a unit density of 90 dwelling units per hectare (37 upa) and a lot coverage of 43%, based on a net site area of 1.857 hectares (4.60 acres). However, the proposed development has an actual FAR of 1.12, a unit density of 92 dwelling units per hectare (37 upa) and a lot coverage of 44%, based on the correct net site area of 1.82 hectares (4.50 acres).
- The changes to the density calculations do not impact the OCP Amendment By-law (No. 19747).
- No changes are proposed to the form and character of the development previously supported by Council.
- CD By-law No. 19868 has been amended to incorporate the revised density and lot coverage provisions. Council is requested to consider introducing the amended CD By-law No. 19748 and schedule a date for Public Hearing for this amended By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Third Reading of By-law No. 19748 granted by Resolution R19-370 at the February 25, 2019 Regular Council – Public Hearing meeting.
2. Council rescind Second Reading of By-law No. 19748 granted by Resolution R19-219 at the February 11, 2019 Regular Council – Land Use meeting.
3. Council amend By-law No. 19748 to incorporate the following revised density and lot coverage provisions, as shown in Appendix I:
 - (a) Maximum floor area ratio has been amended from 1.09 to 1.12;
 - (b) Maximum unit density has been amended from 90 dwelling units per hectare (37 upa) to 92 dwelling units per hectare (37 upa); and
 - (c) Maximum lot coverage has been amended from 43% to 44%.
3. Council consider Second Reading of By-law No. 19748 (Appendix I), as amended, and set a date for a new Public Hearing.

DEVELOPMENT CONSIDERATIONS

- The proposed development, located at 18805 and 18855 – 72 Avenue, proposes the following, in order to permit the development of a 5-storey mixed-use building and 96 townhouse units:
 - OCP Amendment from Urban to Multiple Residential;
 - East Clayton Extension North of 72 Avenue NCP Amendment to:
 - redesignate a portion from "Neighbourhood Commercial" to "High Density Residential (22-45 upa)"; and
 - redesignate a portion from "Neighbourhood Commercial" to "Mixed Use Commercial/Residential (4-5 storeys)", which is a new land use designation.
 - Rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on C-5, RM-45 and RM-30); and
 - Development Permit for Form and Character.
- The subject development application was considered by Council at the Regular Council - Land Use meeting on February 11, 2019 where First and Second readings were granted to the proposed OCP Amendment By-law (No. 19747) and Rezoning By-law (No. 19748). At the February 25, 2019 Regular Council – Public Hearing meeting, Council granted the Rezoning By-law (No. 19748) and OCP Amendment By-law (No. 19747) Third Reading for the subject application (RES.R19-370 and RES.R19-369, respectively).

- The applicant and City staff subsequently discovered that the net site area depicted in the architectural drawings is incorrect, which resulted in a miscalculation of the proposed Floor Area Ratio (FAR), unit density and lot coverage specified in the CD Zone. The applicants' architect has now provided the FAR, unit density and lot coverage based on the correct net site area. The revision results in a slight change to the FAR, unit density and lot coverage in the CD Zone.
- The CD Zone (By-law No. 19748) currently specifies a maximum FAR of 1.09, a unit density of 90 dwelling units per hectare (37 upa) and a lot coverage of 43%, based on a net site area of 1.857 hectares (4.60 acres). However, the proposed development has an actual FAR of 1.12, a unit density of 92 dwelling units per hectare (37 upa) and a lot coverage of 44%, based on the correct net site area of 1.82 hectares (4.50 acres).
- The changes to the density and lot coverage calculations do not impact the OCP Amendment By-law (No. 19747).
- No changes are proposed to the form and character of the development previously supported by Council.
- CD By-law No. 19748 has been amended to correct the error which resulted in the applicant miscalculating the Floor Area Ratio (FAR), unit density and lot coverage. It is noted that as the nature of the project has not changed, the CD By-law amendment has been drafted such that the recently adopted Capital Projects Community Amenity Contributions (CACs) will not be applicable, consistent with the grandparenting provisions associated with these contributions.
- Council is requested to rescind Second Reading and Third Reading of Rezoning By-law No. 19748, amend the CD Zone as shown in Appendix I, which reflects the correct net density and lot coverage.
- Council is requested to consider introducing the amended CD By-law No. 19748 and schedule a date for Public Hearing for this amended By-law.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Amended CD By-law
Appendix II.	Planning Report No. 7917-0347-00, dated December 17, 2018
Appendix III.	Additional Planning Comments No. 7917-0347-00, dated February 11, 2019

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

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: 011-991-640
 Lot 25 Except: Part Subdivided by Plan 41623, Block 1 Section 21 Township 8 New Westminister
 District Plan 1065
 18855 - 72 Avenue

Parcel Identifier: 003-985-008
 Lot 26 Block 1 Section 21 Township 8 New Westminister District Plan 1065
 18805 - 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*.

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 Matthew Onderwater, B.C.L.S. on the 21st day of November, 2018.

B. Permitted Uses

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

1. Block A

- (a) *Multiple unit residential building and ground-oriented multiple unit residential buildings.*
- (b) The following uses are permitted, provided that they are restricted to the ground floor and form part of a *multiple unit residential building*:
 - i. *Retail stores excluding adult entertainment stores, auction houses, secondhand stores and pawnshops;*
 - ii. *Personal service uses, limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops;*
 - iii. *Office uses excluding social escort services and methadone clinics;*
 - iv. *General service uses excluding funeral parlours and drive-through banks and vehicles rentals;*
 - v. *Indoor recreational facilities;*
 - vi. *Community services; and*
 - vii. *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.].*

2. Block B

- (a) *Ground-oriented multiple unit residential buildings.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. ~~The floor area ratio shall not exceed 1.09.~~ For the purpose of building construction, the floor area ratio shall not exceed 0.1 or building area of 300 square metres [3,230 sq.ft.], whichever is smaller. The maximum density may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G, Sections A, D and E of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. The ~~unit~~ density shall not exceed a floor area ratio of 1.12 and a unit density of ~~90~~ 92 dwelling units per hectare [37 u.p.a.].
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 ~~43.44~~%.
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 not less than those setbacks as shown on Schedule B attached hereto and forming part of this By-law.

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*.
4. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No.12000, as amended, up to 4 risers are permitted within the *setback* area.

G. Height of Buildings

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

1. Block A

- (a) *Principal buildings*: The *building height* shall not exceed 18 metres [59 ft.]; and
- (b) *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

2. Block B

- (a) *Principal buildings*: The *building height* shall not exceed 13 metres [43 ft.]; and
- (b) *Other accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Block A

- (a) *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;
- (b) All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*;

- (c) Tandem parking is not permitted; and
- (d) 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 0.6 metre (2 ft.) from the *front lot line* or a *lot line* along a *flanking street*.

2. Block B

- (a) Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended;
- (b) Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*;
- (c) *Tandem parking for ground-oriented multiple unit residential buildings* shall be permitted as follows:
 - i. A maximum of five percent (5%) of all required resident *parking spaces* may be provided as *tandem parking spaces*;
 - ii. *Dwelling units* with *tandem parking spaces* shall not be permitted direct vehicular access to an adjacent *highway*;
 - iii. Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits;
 - iv. *Tandem parking spaces* must be enclosed and attached to each *dwelling unit*; and
 - v. Both *tandem parking spaces* must be held by the same owner.

I. **Landscaping**

- 1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped, including the retention of mature trees. This *landscaping* shall be maintained.
- 2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.

3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be 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* 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.

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>
16,137 sq.m. [4.0 acre]	70 metres [230 ft.]	70 metres [230 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, 2016, No. 18664, 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 of Block A, the C-5 Zone for the commercial portion of Block A and the RM-30 Zone for Block B.
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 *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, 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 .

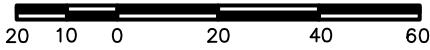
_____ MAYOR

_____ CLERK

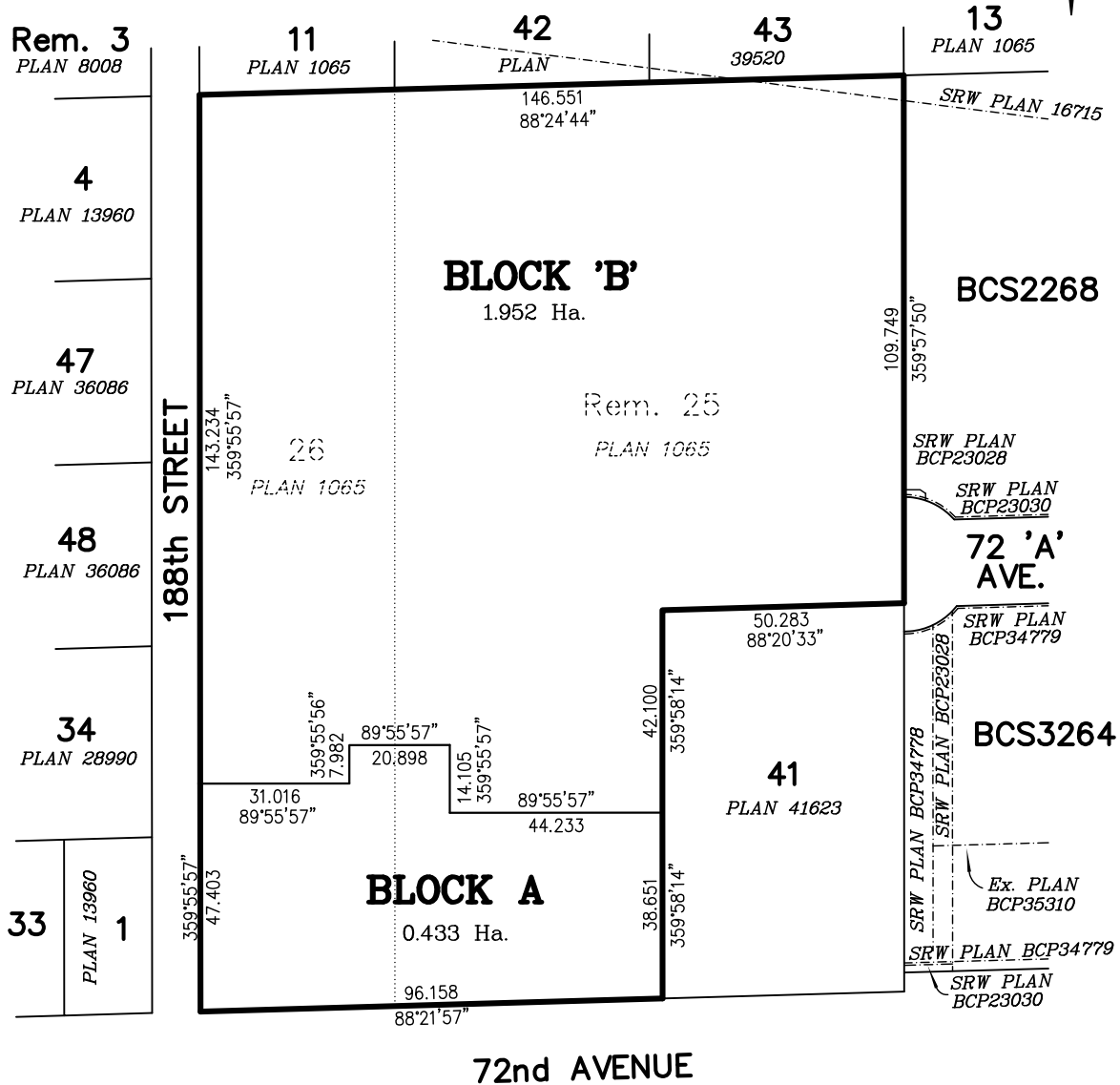
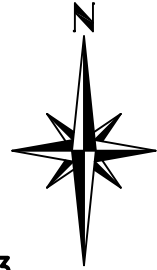
SCHEDULE A

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW #_____ OF LOT 25 EXCEPT: PART SUBDIVIDED BY PLAN 41623, AND OF LOT 26, BOTH OF BLOCK 1, SECTION 21, TOWNSHIP 8, NEW WESTMINSTER DISTRICT PLAN 1065.

SCALE 1:1500



All Distances are in Metres.



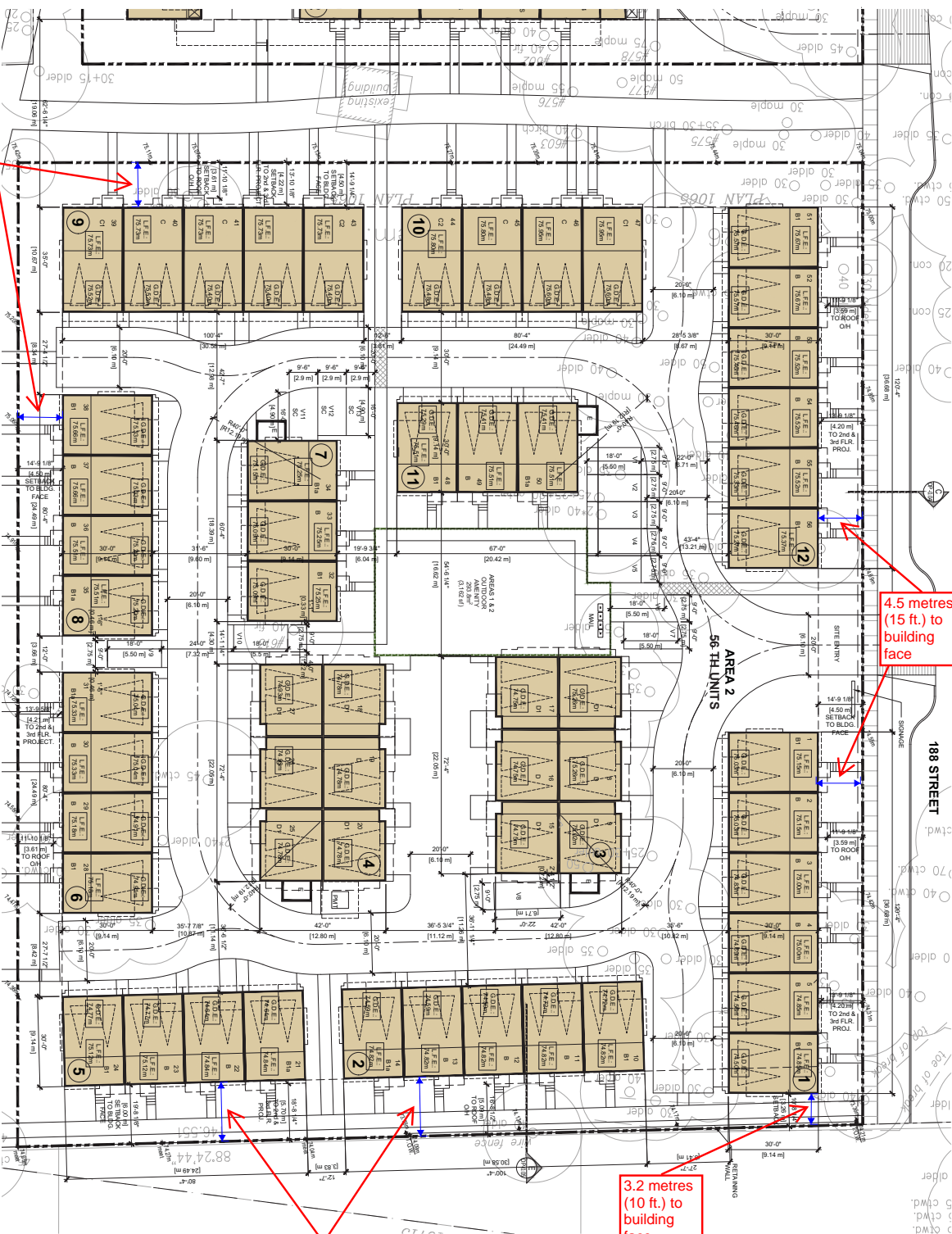
Onderwater Land Surveying Ltd.
 B.C. Land Surveyors
 #104 - 5830 176 'A' Street
 Cloverdale, B.C.
 FILE: JS17-134_RZ_REV

Certified correct, completed on
 the 21st day of November, 2018.

©

*This Plan Lies Within The
 Metro Vancouver Regional District*

B.C.L.S.



4.5 metres
(15 ft.) to
building
face

4.5 metres
(15 ft.) to
building
face

3.2 metres
(10 ft.) to
building
face

6.0 metres
(20 ft.) to
building
face

TOWNHOUSE UNIT FLOOR AREA BREAKDOWN

UNIT TYPE	LOWER FLOOR	MAIN FLOOR	ROOF DECK	TOTAL AREA
B	109 sq. ft.	177 sq. ft.	59.4 sq. ft.	345.4 sq. ft.
B1 & B1A	109 sq. ft.	178 sq. ft.	60.0 sq. ft.	347.0 sq. ft.
C	200 sq. ft.	263 sq. ft.	60.7 sq. ft.	523.7 sq. ft.
C1 & C2	200 sq. ft.	271 sq. ft.	62.4 sq. ft.	533.4 sq. ft.
D	47 sq. ft.	4.4 sq. ft.	620 sq. ft.	671.4 sq. ft.
D1	47 sq. ft.	4.4 sq. ft.	591 sq. ft.	642.4 sq. ft.
TOTAL	1489 sq. ft.	1813 sq. ft.	1323 sq. ft.	4625 sq. ft.

FLOOR AREAS SUMMARY - AREA 2

UNIT TYPE	No. of Units	%	FLOOR AREA	TOTAL AREA
B	19	34%	1415 sq. ft.	2687 sq. ft.
B1 & B1A	19	34%	1456 sq. ft.	2702 sq. ft.
C	10	20%	1406 sq. ft.	2702 sq. ft.
C1 & C2	5	10%	1406 sq. ft.	2702 sq. ft.
D	4	7%	1190 sq. ft.	1114 sq. ft.
D1	8	14%	1333 sq. ft.	1223 sq. ft.
TOTAL	56		4625 sq. ft.	7498.4 sq. ft.

SITE RECONCILIATION

PROPOSED AREA 2

NET SITE AREA: 91,079 sq. ft. (8,461,117 sq. ft. / 2.09 ha) (0.8461 ha)

NET DEVELOPABLE AREA: 27,803 sq. ft. (2,567,441 sq. ft. / 0.64 ha)

ROAD JUNK DIVERSION: 26,084 sq. ft. (2,407,875 sq. ft. / 0.61 ha)

TOTAL: 64,089 sq. ft. (5,915,105 sq. ft. / 1.52 ha)

FLOOR AREA: 46,250 sq. ft. (4,263,600 sq. ft. / 1.05 ha)

PARKING: 96 UNITS x 222 SQ. FT. UNIT = 21232 SQ. FT. (INCL. VISITORS)

PROPOSED: INCREASE (56 UNITS x 21 = 1172 SQ. FT. INCL. VISITORS)

TOTAL PROVIDED: 22100 SQ. FT. (INCL. VISITORS)

NET BALANCE: 1250 SQ. FT.

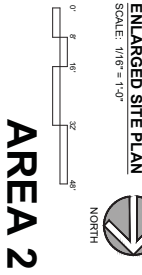
RECYCLED SPACES: 6 VISITOR SPACES PROVIDED

ADDITIONAL BALANCE (L&Z): 228 sq. ft.

RECYCLED: 7577 UNITS x 30" = 228,810 sq. ft.

NET BALANCE: 228,810 sq. ft.

SEE AREA 2



AREA 2

DP2-0.01

AREA 2 ENLARGED SITE PLAN

DATE: 2017/06/21 (REVISED)

DRAWN BY: AL

CHECKED BY: CH

PROJECT: PROPOSED MIXED-USE DEVELOPMENT

LOCATION: 1888 STREET & FINCH AVE. SURREY, B.C.

CONSULTANT: 1098820 B.C. LTD.

FOCUS ARCHITECTURE

1000 - 1020, Main Street West, Vancouver, BC V6Z 1K4

TEL: 604.681.1111

WWW.FOCUSARCHITECTURE.COM

PROJECT: AREA 2 ENLARGED SITE PLAN

DATE: 2017/06/21

DRAWN BY: AL

CHECKED BY: CH

PROJECT: PROPOSED MIXED-USE DEVELOPMENT

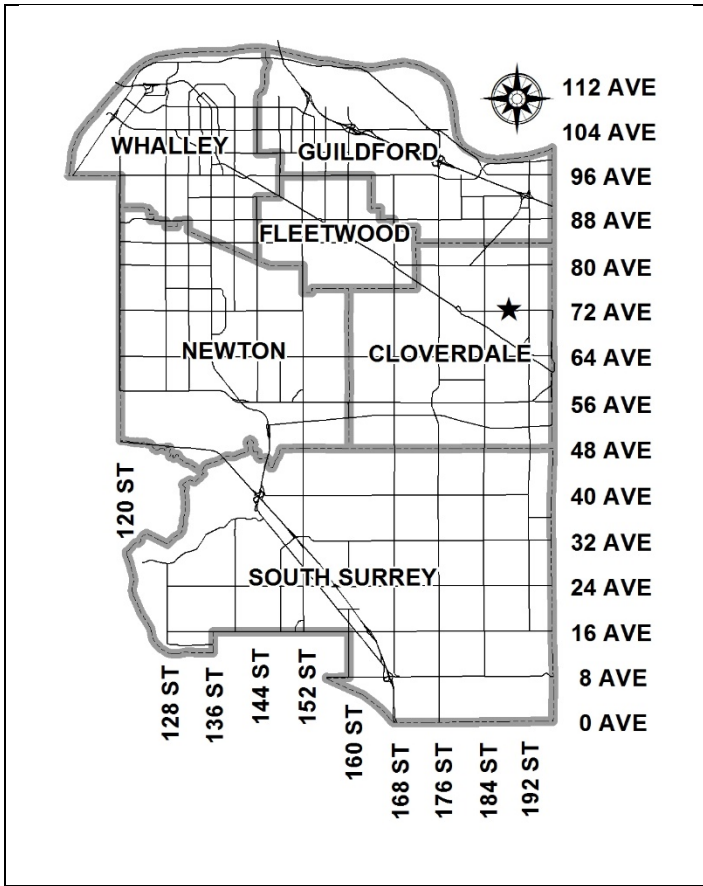
LOCATION: 1888 STREET & FINCH AVE. SURREY, B.C.

CONSULTANT: 1098820 B.C. LTD.

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0347-00

Planning Report Date: December 17, 2018



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **NCP Amendment** of a portion from Neighbourhood Commercial to High Density Residential (22-45 upa) and Mixed-Use Commercial/Residential (4-5 stories)
- **Rezoning** from RA to CD (based on C-5, RM-45 and RM-30)
- **Development Permit**

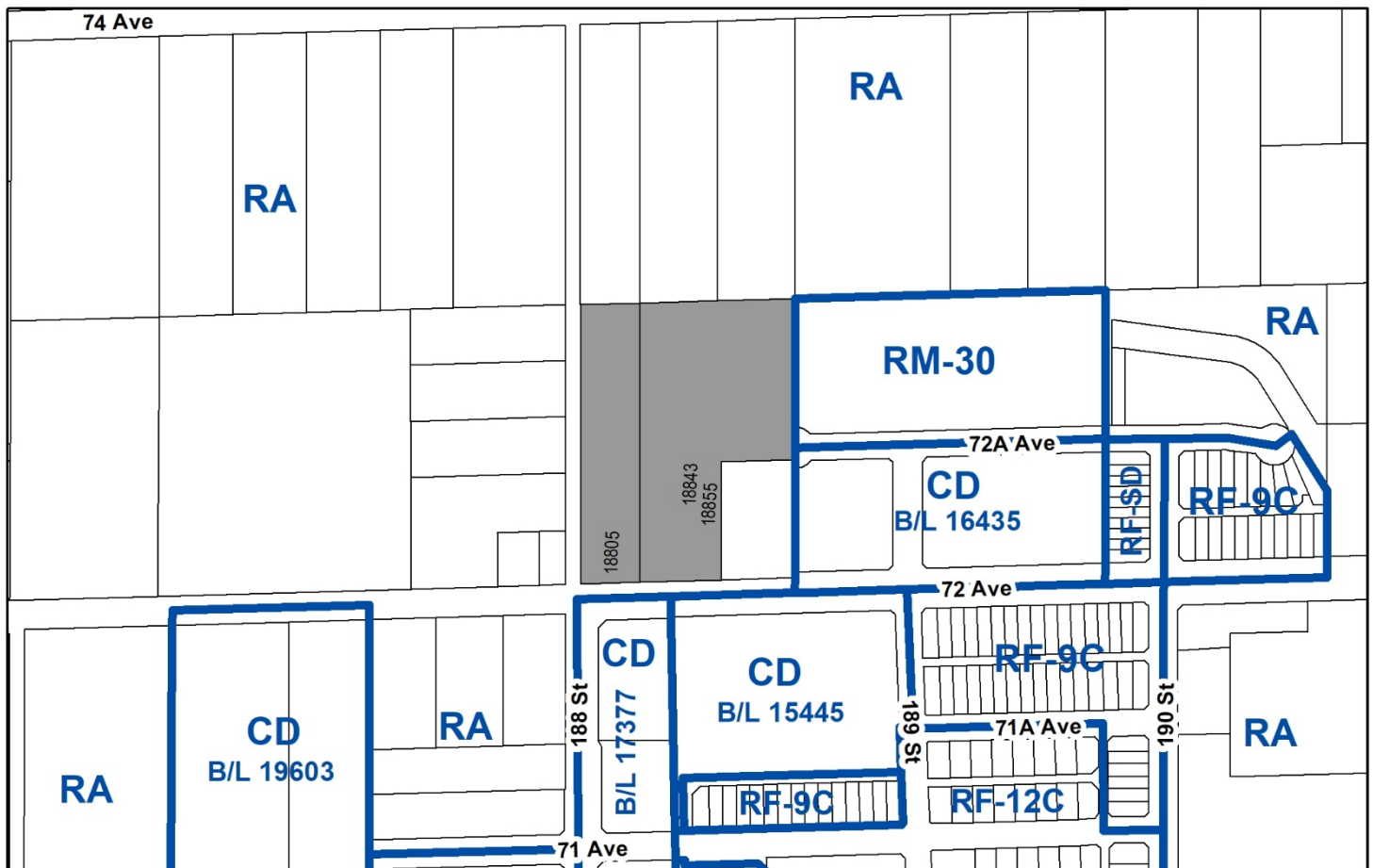
to permit the development of a 5-storey mixed-use building and 96 townhouse units.

LOCATION: 18855 - 72 Avenue
 18805 - 72 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Neighbourhood Commercial, High Density Residential (22-45 upa), Special Setback Landscaping Buffers or Corridors



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 Urban to Multiple Residential.
- Proposing an amendment to the East Clayton Extension North of 72 Avenue Neighbourhood Concept Plan (NCP) to:
 - redesignate a portion from "Neighbourhood Commercial" to "High Density Residential (22-45 upa)"; and
 - redesignate a portion from "Neighbourhood Commercial" to "Mixed Use Commercial/Residential (4-5 stories)", which is a new land use designation.

RATIONALE OF RECOMMENDATION

- The proposed Official Community Plan (OCP) amendment from Urban to Multiple Residential is consistent with the East Clayton Extension North of 72 Avenue NCP.
- The proposed amendment to the East Clayton Extension North of 72 Avenue Neighbourhood Concept Plan (NCP) to redesignate a portion from "Neighbourhood Commercial" to "High Density Residential (22-45 upa)" and a portion to "Mixed Use Commercial/Residential (4-5 stories)" will accommodate a 5-storey mixed-use building and 96 townhouse units and will allow for a diversity of housing types.
- The intersection of 188 Street and 72 Avenue is identified as the key entry point to the neighbourhood and as the future village centre of the Clayton Community. The proposed density will contribute to the vibrancy of the village centre node.
- The proposed density and building form are appropriate for this part of East Clayton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7917-0347-00 from Urban to Multiple Residential 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. 7917-0347-00 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 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 to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (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; and

- (j) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
6. Council pass a resolution to amend the East Clayton Extension North of 72 Avenue Neighbourhood Concept Plan to redesignate a portion of the land identified as Block 2 on the Survey Plan attached as Appendix I, from "Neighbourhood Commercial" to "High Density Residential (22-45 upa)" and a portion of the land identified as Block 1 on the Survey Plan from "Neighbourhood Commercial" to "Mixed Use Commercial/Residential (4-5 stories)", which is a new land use designation, when the project is considered for final adoption.

REFERRALS

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

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

28 Elementary students at Clayton Elementary School
16 Secondary students at Salish Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2020.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

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

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwellings on acreage lots	Urban in OCP, Townhouse Residential (22+5 UPA Bonus) in West Clayton NCP.	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Townhouses and vacant acreage lot	Urban and Multiple Residential in OCP, High Density Residential (22-45 upa) and Mixed Use Commercial/Residential in East Clayton North of 72 Avenue NCP.	RM-30 and RA
South (Across 72 Avenue):	Live/Work townhouses and 2-storey commercial building	Urban and Commercial in OCP, Special Residential (10-15 upa) and Neighbourhood Commercial in East Clayton NCP.	CD (By-law No. 15445) and CD (By-law No. 17377)
West (Across 188 Street):	Single family dwellings on acreage lots	Commercial in OCP, Neighbourhood Commercial in West Clayton NCP.	RA

DEVELOPMENT CONSIDERATIONS

Background & Context

- The 2.39-hectare (5.89-acre) subject site is comprised of two lots located at 72 Avenue and 188 Street in East Clayton, an intersection which is envisioned to function as a village centre for the greater Clayton community.
- The subject site is designated Urban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The subject site is designated "Neighbourhood Commercial", "High Density Residential (22-45 upa)" and "Special Setback Landscaping Buffers or Corridors" in the East Clayton Extension North of 72 Avenue NCP.

Current Proposal

- The applicant proposes the following, in order to allow a 5-storey mixed-use building (8 commercial/retail units and 71 apartment units) within the area identified as Block A on the Survey Plan attached as Schedule A to the CD Bylaw (Appendix IX) and approximately 96 townhouse units within the area identified as Block B:
 - OCP Amendment from Urban to Multiple Residential;
 - East Clayton Extension North of 72 Avenue NCP Amendment to:
 - redesignate a portion from "Neighbourhood Commercial" to "High Density Residential (22-45 upa)"; and

- redesignate a portion from "Neighbourhood Commercial" to "Mixed Use Commercial/Residential (4-5 stories)", which is a new land use designation.
- Rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on C-5, RM-45 and RM-30); and
- Development Permit for Form and Character.
- The applicant is proposing to consolidate the land into a single lot, which will be hooked over the pedestrian walkways, separating the development into 3 areas identified as Area 1, Area 2 and Area 3 in the drawings attached as Appendix II.

Rationale of OCP Amendment

- The applicant is seeking an Official Community Plan (OCP) amendment from Urban to Multiple Residential.
- Corporate Report No. C011 (2005), which gave final approval to the East Clayton Extension North of 72 Avenue NCP, directed staff to bring forward specific OCP amendments on a site-by-site basis concurrently with site-specific rezoning applications.
- The proposed Multiple Residential designation is consistent with the intended land uses in the East Clayton Extension North of 72 Avenue NCP.

Rationale for Secondary Plan Amendment

- The subject site is within the East Clayton Extension North of 72 Avenue NCP (Appendix VII), which was approved by Council on June 20, 2005 (Corporate Report No. C011; 2005) to guide the development in this area.
- The subject site is designated as "Neighbourhood Commercial", "High Density Residential (22-45 upa)" and "Special Setback Landscaping Buffers or Corridors" in the East Clayton Extension North of 72 Avenue NCP.
- The applicant is proposing an amendment to the NCP as follows:
 - Redesignate the portion of the land identified as Block 2 on the Survey Plan attached as Appendix I, from "Neighbourhood Commercial" to "High Density Residential (22-45 upa)"; and
 - Redesignate the portion of the land identified as Block 1, from "Neighbourhood Commercial" to "Mixed Use Commercial/Residential (4-5 stories)", which is a new land use designation.
- The applicant has provided the following rationale for the requested amendment:
 - The intersection of 188 Street and 72 Avenue is identified as the key entry point to the neighbourhood and as the future village centre of the Clayton community.
 - This neighbourhood node is enhanced by increasing the residential density to support the street-oriented neighbourhood commercial uses proposed on this site and in surrounding developments.

- The proposed density will contribute to the intensity and activity of the village centre node.
- There is not a demand for the entirety of the subject site to be commercial given the proximity of the Clayton Crossing Shopping Centre at Fraser Highway and 188 Street, which was not fully anticipated at the time the East Clayton Extension North of 72 Avenue NCP was approved in 2005.
- The proposed reduction in commercial area allows for a greater diversity of housing types and sizes to be provided.

Road Dedication Requirements

- The applicant will be required to complete the following road requirements:
 - Dedicate 6 metres (20 ft.) in width for the completion of the north side of 72 Avenue to the Arterial Standard along the south property line;
 - Dedicate 12 metres (39 ft.) in width for the completion of the east side of 188 Street to the Collector Standard along the west property line;
 - Dedication required for the completion of the 72A Avenue cul-de-sac at the east property line; and
 - Dedicate 10 metres (33 ft.) in width for north/south and east/west walkways, which assist in providing a fine-grained pedestrian network, per the NCP.

Overall Vehicular Demand

- The proposed development of 167 dwelling units and 803 square metres (8,645 sq.ft.) of commercial will generate approximately 113 peak hour vehicular trips in accordance to the Institution of Transportation Engineering Trip Generation 10th 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 detail report was not required.

Proposed CD Zone (Appendix IX)

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed mixed-use building 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 this lot is a combination of a mixed-use building 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 townhouses, with provisions based on the "Multiple Residential 30 Zone (RM-30)" and Block B will accommodate the mixed-use building, with provisions based on "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 Zone, RM-45 Zone, RM-30 Zone and the proposed CD By-law is illustrated in the following table:

	C-5	RM-45	RM-30	CD Zone Block B (Mixed-Use)	CD Zone Block A (Townhouses)
Unit Density	N/A	111 UPH (45 UPA)	75 UPH (30 UPA)	89.9UPH (36.4 UPA)	
Net FAR	0.50	1.30	1.00	1.09	
Lot Coverage	50%	45%	45%	43% (Air Space Parcel: 100%)	
Setbacks (principal buildings)	7.5 metres (25 ft.) to all lot lines			As specified in Schedule B of the CD By-law (Appendix IX)	As specified in Schedule B of the CD By-law (Appendix IX)
Principal Building Height	9 metres (30 ft.)	15 metres (50 ft.)	13 metres (43 ft.)	18 metres (59 ft.)	13 metres (43 ft.)
Permitted Uses	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.	Multiple unit residential buildings, ground-oriented multiple unit residential buildings.

- The proposed floor area ratio (FAR) of 1.09 exceeds the maximum FAR of 1.00 of the RM-30 Zone but is well below the permitted 1.30 FAR of the RM-45 Zone.
- The proposed CD By-law reduces the building setbacks along all lot lines. The proposed setbacks for the mixed-use building 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 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 building height of 18 metres (59 ft.) for the mixed-use building slightly exceeds the maximum building height of 15 metres (50 ft.) of the RM-45 Zone. The proposed height of the townhouse buildings is 13 metres (43 ft.), which complies with the RM-30 Zone.

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 September 28, 2017, and the Development Proposal Signs were installed on July 12, 2018. Staff received 2 responses from neighbouring residents including the Cloverdale Community Association (*staff comments in italics*):

- The Cloverdale Community Association (CCA) advised that they would only support a high-density project if the developer provides underground parking for the apartment units and side-by-side, double-car garages for the townhouse units. The CCA also stated that the retail parking spaces should accommodate large vehicles (see Appendix X).

(The applicant is providing underground parking for the mixed-use building. The Zoning By-law requires a total of 118 residential parking spaces (104 resident, 14 visitor) and 24 commercial parking spaces in the proposed mixed-use building, respectively. The applicant proposes a total of 123 residential parking spaces (109 resident, 14 visitor) and 33 commercial parking spaces, respectively, and therefore, exceeds the minimum requirement. All parking spaces must comply with the minimum standards for parking stalls in the Zoning By-law.

The applicant is proposing 4 townhouse units with tandem garages within Area 3. All tandem garages will have one external parking space. The remainder of the townhouse units will have double side-by-side garages.)

- The Cloverdale Community Association (CCA) expressed concerns regarding the proposed NCP amendment and prefers to follow the existing designations of the NCP (see Appendix X).

(The proposed density will contribute to the intensity and activity of the village centre node and will allow for a greater diversity of housing types and sizes to be provided.)

- One respondent requested more information about the proposal and did not have any concerns.

(Staff provided the requested information to the respondent.)

Public Information Meeting

- The applicant held a Public Information Meeting (PIM) on November 20, 2018 at Clayton Heights Secondary School from 5:30 pm to 7:30 pm. Approximately 10 individuals attended the PIM, 8 people signed in, and 1 comment sheet was submitted. A staff representative from the Planning and Development Department was in attendance at the PIM. The applicant has provided a summary of the findings from the PIM.
- The meeting was informal and displayed boards showing the site layout that is proposed, building design, and explained the rezoning and number of units.

- The single respondent to the comment sheet expressed concerns about the number of visitor parking stalls and the lack of commercial parking along 72 Avenue.

(The Zoning By-law requires a total of 33 visitor parking spaces for the proposed development. The applicant proposes a total of 37 visitor parking spaces, and therefore, exceeds the minimum requirement. All parking spaces must comply with the minimum standards for parking stalls in the Zoning By-law.)

On-street parallel parking will be provided along this portion of 72 Avenue in order to accommodate parking for the commercial component of the existing live-work units along 72 Avenue and the proposed mixed-use building.)

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 Townhouses (Block B)

- The applicant proposes 96 townhouse units in 3-storey buildings on proposed Areas 1, 2 and 3. The breakdown and specifications are as follows:

Proposed Area 1	<ul style="list-style-type: none"> Twenty-two (22) three-storey townhouse units. Fourteen (14) 3-bedroom + den units and 8 4-bedroom units. All are double-car, side-by-side garages. Range in size from 132 square metres (1,421 sq.ft.) to 156 square metres (1,679 sq.ft.).
Proposed Area 2	<ul style="list-style-type: none"> Fifty-six (56) three-storey townhouse units. Four (4) 2-bedroom units, 8 3-bedroom units, 35 3-bedroom + den units and 9 4-bedroom units. All are double-car, side-by-side garages. Range in size from 111 square metres (1,195 sq.ft.) to 156 square metres (1,684 sq.ft.)
Proposed Area 3	<ul style="list-style-type: none"> Eighteen (18) three-storey townhouse units. Four (4) 3-bedroom units and 14 3-bedroom + den units. 14 double-car, side-by-side garages and 4 tandem garage units Range in size from 125 square metres (1,345 sq.ft.) to 143 square metres (1,539 sq.ft.)

- In total, there are 92 double-car, side-by-side garages and 4 tandem garage units for the proposed townhouse units.

- The proposed building materials include a combination of horizontal vinyl siding and fibre-cement panels.
- Buildings 3 and 4 in Area 2, which are centrally located within proposed Area 2, are comprised of back-to-back units which incorporate rooftop decks as private outdoor space. The balance of the units will have a small private patio and front yard space.
- The units have been oriented and setback to appropriately interface with 188 Street and the future north/south and east/west walkways.

Proposed Mixed-Use Building (Block A)

- The proposed mixed-use development consists of a 5-storey mixed-use building, with eight (8) ground floor commercial units and 71 residential dwelling units.
- The proposed at-grade commercial retail units range in size from 87 square metres to 152 square metres, totaling approximately 803 square metres (8,645 sq.ft.).
- The proposed residential dwelling units range in size from 43 square metres (466 sq.ft.) to 117 square metres (1,258 sq.ft.), and are comprised of 14 1-bedroom, 54 2-bedroom and 3 3-bedroom units.
- 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 brick veneer highlight the commercial / retail units.

Vehicle Access and Parking Areas 1 & 2

- Vehicle access to proposed Areas 1 & 2 is via the 72A Avenue cul-de-sac and 188 Street, respectively.
- Vehicle access to the garages of each townhouse unit is via internal, on-site drive aisles.
- The Zoning By-law requires a total of 156 residential parking spaces and 15 visitor parking spaces for the proposed townhouse units on proposed Areas 1 & 2. The applicant proposes a total of 156 residential and 18 visitor parking spaces, respectively, and therefore, exceeds the minimum requirement. All visitor parking spaces will be delineated by decorative permeable pavers.

Vehicle Access and Parking Area 3

- Vehicle access to proposed Area 3 is proposed from 188 Street.
- Vehicle access to the garages of each townhouse unit is via internal, on-site drive aisles. There is no direct access from the garages to 188 Street.
- The Zoning By-law requires a total of 36 residential parking spaces and 4 visitor parking spaces for the proposed townhouse units on proposed Area 3. The applicant proposes a total of 36 residential and 5 visitor parking spaces, respectively, and therefore, exceeds the

minimum requirement. All visitor parking spaces will be delineated by decorative permeable pavers.

- All of the parking spaces for the proposed mixed-use building are located within the proposed self-contained, underground parking garage, which is accessed via an internal drive aisle.
- The Zoning By-law requires a total of 118 residential parking spaces (104 resident, 14 visitor) and 24 commercial parking spaces in the proposed mixed-use building, respectively. The applicant proposes a total of 123 residential parking spaces (109 resident, 14 visitor) and 33 commercial parking spaces, respectively, and therefore, exceeds the minimum requirement.
- In addition, the development will be providing a total of 103 bicycle parking spaces, including 97 secure residential bicycle parking spaces and 6 visitor bicycle parking spaces. This exceeds the required bicycle parking spaces required in the Zoning By-law.

Indoor Amenity Space

- The applicant proposes to construct an indoor amenity area on the ground floor of the proposed mixed-use building, which will serve as private amenity space for all residents, including all residents of the townhouse portion. The mixed-use building and associated amenity area on proposed Area 3 will be constructed under Phase 1 to ensure access to indoor amenity space is available to residents on opening day.
- Based on the 167 proposed dwelling units (71 apartment and 96 townhouse units) and the minimum requirement of 3.0 square metres (32 sq. ft.) of indoor amenity space per unit, a total of 501 square metres (5,393 sq. ft.) of indoor amenity space is required. The development proposes 539 square metres (5,802 sq. ft.) of indoor amenity space, which exceeds the minimum requirement.
- The indoor amenity space consists of a lounge, fitness, meeting, media and bicycle maintenance rooms, as well as a guest suite.

Outdoor Amenity Space

- The applicant proposes to construct outdoor amenity areas within proposed Areas 2 and 3. The outdoor amenity area on proposed Area 2 will serve as the private amenity space for residents of the townhouse units on proposed Areas 1 and 2.
- Based on the 167 proposed dwelling units (71 apartment and 96 townhouse units) and the minimum requirement of 3.0 square metres (32 sq. ft.) of outdoor amenity space per unit, a total of 501 square metres (5,393 sq. ft.) of outdoor amenity space is required. The development proposes 645 square metres (6,943 sq. ft.) of outdoor amenity space on proposed Areas 1, 2 and 3, which exceeds the minimum outdoor amenity space requirement for each proposed lot individually or for all three proposed lots combined.
- The outdoor amenity space proposed on proposed Area 2 is located in the centre of the site and consists of a children's play area and a seating area.

- The outdoor amenity space proposed on proposed Area 3 is located to the north of the mixed-use building and consists of a large patio area with tables, chairs, benches and a BBQ counter, a large sod lawn area and a children's play area.

Landscaping

- The landscape plan proposes a total of 239 trees to be planted throughout the subject site including maple, ash and spruce varieties.
- A significant number of shrubs and ground cover species are proposed throughout the subject site, including laurel, lavender, fern, rhododendron and huckleberry.
- A commercial corner plaza is located at the intersection of 188 Street and 72 Avenue and provides benches for seating and in-ground planters consisting of deciduous trees.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech 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
Alder and Cottonwood Trees			
Alder	52	52	0
Cottonwood	59	59	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	8	8	0
Paper Birch	3	3	0
Flowering Plum	2	2	0
Bitter Cherry	2	2	0
Cascara Buckthorn	2	2	0
Mountain Ash	1	1	0
Coniferous Trees			
Douglas Fir	15	15	0
Western Redcedar	9	9	0
Total (excluding Alder and Cottonwood Trees)	42	42	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		118	
Total Retained and Replacement Trees		118	
Contribution to the Green City Fund		\$9,200	

- The Arborist Assessment states that there are a total of 42 mature trees on the site, excluding Alder and Cottonwood trees. One hundred and eleven (111) existing trees, approximately 73% 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, road dedication and proposed lot grading.
- The majority of the mature trees on the site are in poor to moderate condition. Six (6) mature trees were identified as having retention suitability, however these trees are proposed for removal as they are in conflict with the proposed underground parking garage associated with the mixed-use building.
- 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 195 replacement trees on the site. Since only 118 replacement trees can be accommodated on the site, the deficit of 23 replacement trees will require a cash-in-lieu payment of \$9,200 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 188 Street and 72 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including deciduous and coniferous.
- In summary, a total of 118 trees are proposed to be retained or replaced on the site with a contribution of \$9,200 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 2, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within Clayton Village, which is envisioned to function as a village centre for the greater Clayton community.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed FAR for the entire proposed development is approximately 1.09. • The project will diversity the housing stock with apartment and townhouse units.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates Low Impact Development Standards, such as absorbent soils and rain water detention areas.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development provides a number of on-site pathways, and will connect to off-site pathways. • 72 Avenue is a future Frequent Transit Network. • Secure bicycle parking is provided within the parkade.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • 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.
6. Green Certification (F1)	<ul style="list-style-type: none"> • No green rating or certification is proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • None.

ADVISORY DESIGN PANEL

ADP Date: August 23, 2018

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. Lot Owners and Action Summary (Confidential), Project Data Sheets & Survey Plan
- Appendix II. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Renderings
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. ADP Comments
- Appendix VII. NCP Plan
- Appendix VIII. OCP Redesignation Map
- 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

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

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

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2.4 hectares
Road Widening area		0.5 hectares
Undevelopable area		
Net Total		1.9 hectares
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		43%
Paved & Hard Surfaced Areas		25%
Total Site Coverage		68%
SETBACKS (in metres)		
North	7.5 m	Refer to Schedule B of CD Bylaw
East	7.5 m	
South	7.5 m	
West	7.5 m	
BUILDING HEIGHT (in metres/storeys)		
Principal (apartment)	18 m	16.8 m
Principal (townhouse)	13 m	11 m
NUMBER OF RESIDENTIAL UNITS		
One Bed		14
Two Bedroom		57
Three Bedroom +		96
Total		167
FLOOR AREA: Residential		20,231 m ²
FLOOR AREA: Commercial		
Retail		803 m ²
Office		
TOTAL BUILDING FLOOR AREA		21,034 m ²

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

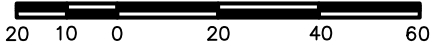
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		89.9 UPH / 36.4 UPA
FAR (gross)		
FAR (net)		1.09
AMENITY SPACE (area in square metres)		
Indoor	501 m ²	539 m ²
Outdoor	501 m ²	645 m ²
PARKING (number of stalls)		
Commercial	24	33
Industrial		
Residential Total	296	301
Residential Visitors	34	37
Institutional		
Total Number of Parking Spaces	354	37 ¹
Number of accessible stalls	2	3
Number of small cars		4
Tandem Parking Spaces: Number / % of Total Number of Units		8 (2%)
Size of Tandem Parking Spaces width/length		2.6 m X 6.7 m

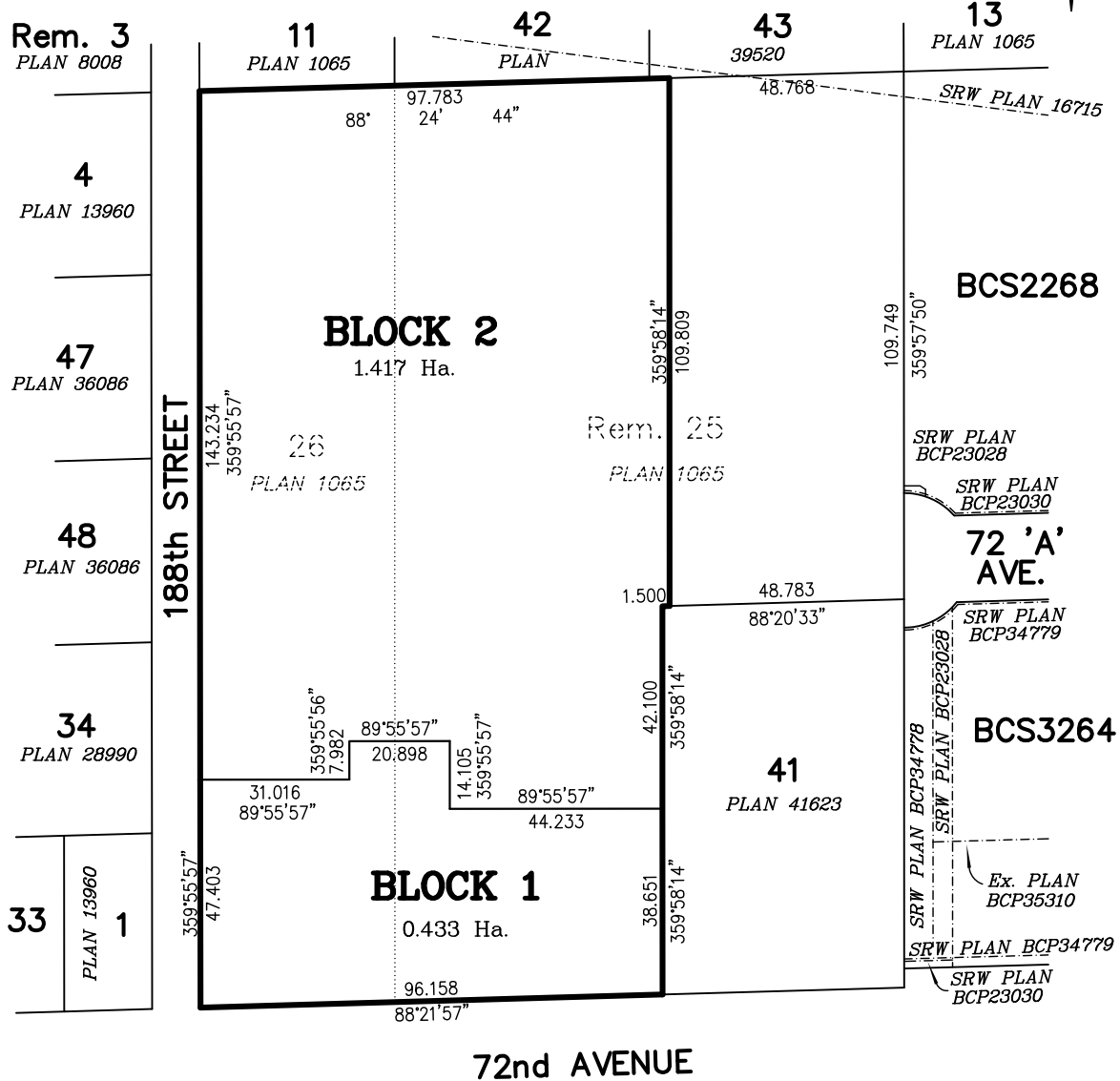
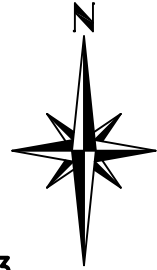
Heritage Site	NO	Tree Survey/Assessment Provided	YES
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SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW #_____ OF PART OF LOT 25 EXCEPT: PART SUBDIVIDED BY PLAN 41623 AND OF LOT 26, BOTH OF BLOCK 1, SECTION 21, TOWNSHIP 8, NEW WESTMINSTER DISTRICT PLAN 1065.

SCALE 1:1500



All Distances are in Metres.



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS17-134_RZ3

Certified correct, completed on the 4th day of December, 2018.

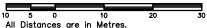
(C)

This Plan Lies Within The Metro Vancouver Regional District

B.C.L.S.

PROPOSED SUBDIVISION PLAN OF LOT 25 EXCEPT PART SUBDIVIDED BY PLAN 41623, AND OF LOT 26, BOTH OF BLOCK 1, SECTION 21, TOWNSHIP 8, NEW WESTMINSTER DISTRICT PLAN 1065.

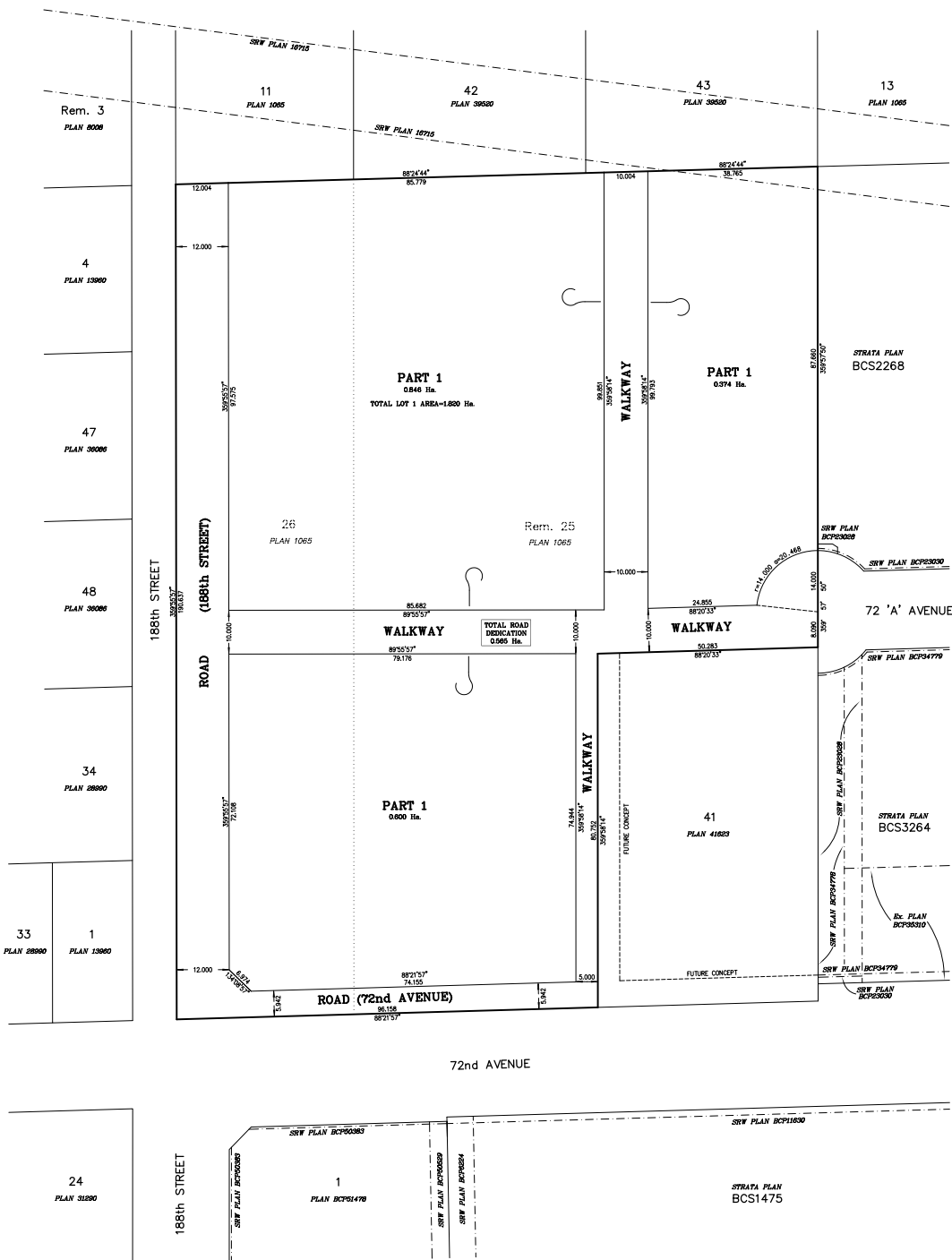
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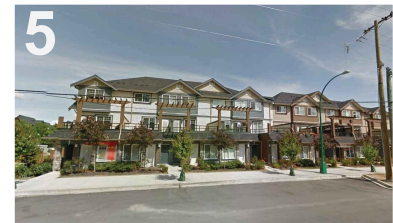
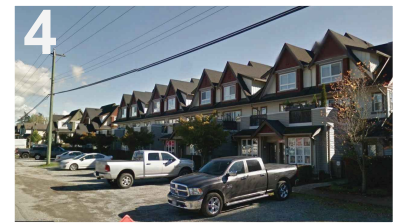
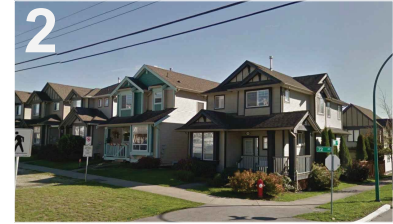
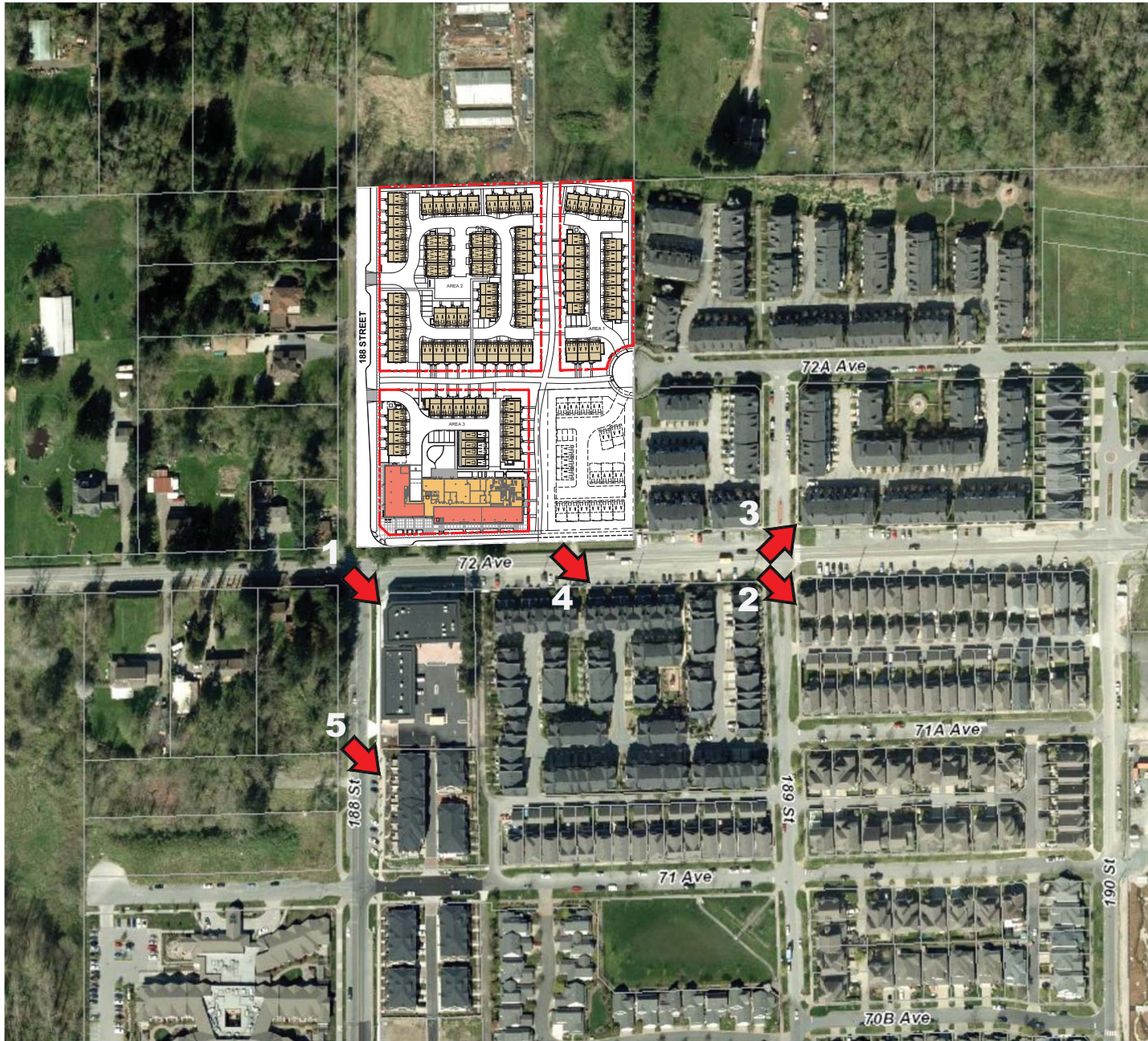


Note: This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.

CIVIC ADDRESSES:

Rem. LOT 25 18855 72nd AVENUE SURREY, B.C. P.I.D.: 011-991-640	LOT 26 18805 72nd AVENUE SURREY, B.C. P.I.D.: 003-985-008
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FOCUS
ARCHITECTURE
INCORPORATED

Suite 109 - 1528 McCullum Road
Abbotsford, British Columbia V2S 3K3
1 604.853.9202 e info@focus.ca

- 2018.10.17 DRG RESPONSES
 - 2018.09.19 ADP RESPONSES
 - 2018.08.01 ADP SUBMISSION
 - 2018.05.18 REVISED ROADS
 - 2017.08.01 DRP2 APPLICATION
- REVISIONS
- CONSULTANT

CLIENT
1098629 B.C. Ltd.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
188TH STREET & 72ND AVE,
SURREY, BC

DRAWING TITLE
CONTEXT PLAN

DATE: 2017.07.14 FILE NO.
DWN: AL 1702
CHK: CH

SEAL
SHEET NO.
DP-0.00

SITE RECONCILIATION

LEGAL DESCRIPTION:
TRD

CIVIC ADDRESSES:
18805, 18843, 18855 72 AVENUE, SURREY BC

OCP LAND USE: URBAN

NEIGHBOURHOOD PLAN: EAST CLAYTON EXTENSION NORTH OF 72 AVE

ZONE: EXISTING: RA (ONE ACRE RESIDENTIAL ZONE)
PROPOSED: CD

LOT AREAS:

GROSS SITE AREA: 256,717.9 sf / 23,849.9 m² / 5.893 ac / 2,385 ha
DEDICATIONS: 56,833.6 sf / 5,280.0 m² / 1,305 ac / 0.528 ha

NET SITE AREA: 199,884.3 sf / 18,569.9 m² / 4.258 ac / 1.657 ha

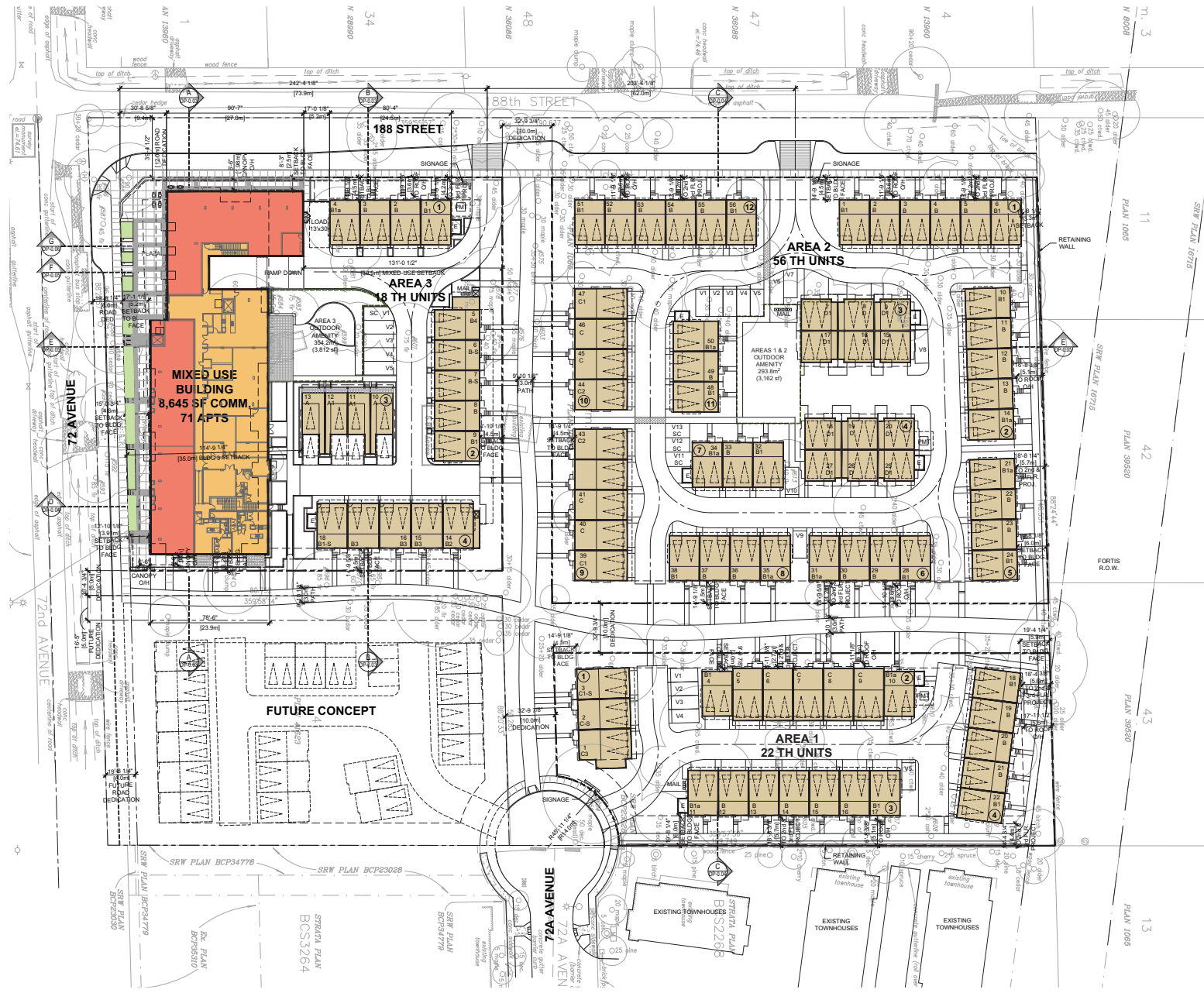
AREA 1: 48,221.5 sf / 3,736.7 m² / 0.923 ac / 0.374 ha
AREA 2: 95,075.1 sf / 8,461.2 m² / 2.091 ac / 0.846 ha
AREA 3: 64,587.7 sf / 6,004.4 m² / 1.483 ac / 0.660 ha

TOTAL: 199,884.3 sf / 18,569.9 m² / 4.258 ac / 1.657 ha

OVERALL SITE COVERAGE: 85,041.7 sf / 199,884.3 sf = 42.5%

OVERALL DENSITY: 167 UNITS / 1,807 ha = 89.9 uph (net)
167 UNITS / 4,866 ac = 34.4 uph (net)

OVERALL FLOOR AREA RATIO: 217,789 / 199,884.3 sf = 1.09 (net)
217,789 / 256,717.9 sf = 0.85 (gross)



2018.10.17 DRP RESPONSES

2018.09.19 ADP RESPONSES

2018.08.01 ADP SUBMISSION

2018.05.18 REVISIONS

2017.08.01 DRPZ APPLICATION

REVISIONS

CONSULTANT

CLIENT
1098629 B.C. Ltd.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
188TH STREET & 72ND AVE, SURREY, BC

DRAWING TITLE
OVERALL SITE PLAN

DATE: 2017.07.14 FILE NO.
DWN: RW 1702
CHK: CH

SEAL
SHEET NO.
DP-0.01

2018.10.17	ORIG RESPONSES
2018.09.19	ADP RESPONSES
2018.08.01	ADP SUBMISSION
2018.05.18	REVISED ROADS
2017.08.01	DRP2 APPLICATION
REVISIONS	
CONSULTANT	

CLIENT
1098629 B.C. Ltd.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
18TH STREET & 72ND AVE.
SURREY, BC

DRAWING TITLE
AREA 1 ENLARGED SITE PLAN

DATE: 2017.05.18 FILE NO:
DWN: AL 1702
CHK: CH

SEAL
SHEET NO.

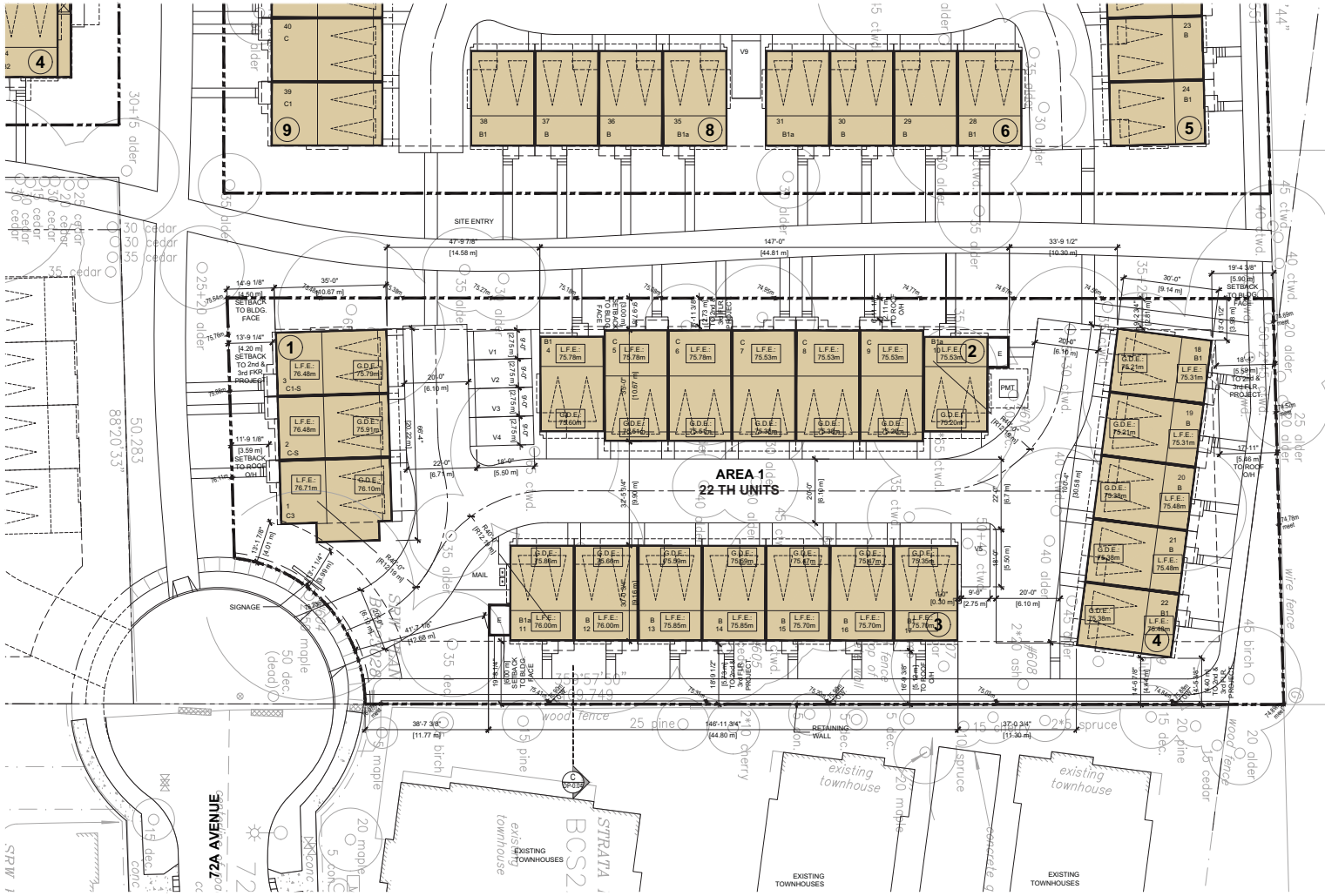
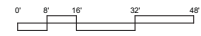
FORTIS
R.O.W.

PLAN 39520

PLAN 11



ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"



TOWNHOUSE UNIT FLOOR AREA BREAKDOWN

UNIT TYPE	LOWER FLOOR	MAIN FLOOR	UPPER FLOOR	TOTAL AREA
B	190 sq.ft.	17.7 m ²	586 sq.ft.	54.4 m ²
B1 & B1a	192 sq.ft.	17.8 m ²	603 sq.ft.	56.0 m ²
C	290 sq.ft.	26.9 m ²	653 sq.ft.	60.7 m ²
C1	292 sq.ft.	27.1 m ²	672 sq.ft.	62.4 m ²
C3	292 sq.ft.	27.1 m ²	659 sq.ft.	61.2 m ²

FLOOR AREAS SUMMARY - AREA 1

UNIT TYPE	No. of BEDROOMS	No. of UNITS	%	FLOOR AREA	TOTAL AREA
B	3 BED + FLEX	8	36%	1,419 sq.ft.	131.8 m ²
B1 & B1a	3 BED + FLEX	6	27%	1,456 sq.ft.	135.3 m ²
C	4 BED	6	27%	1,648 sq.ft.	153.1 m ²
C1	4 BED	1	5%	1,688 sq.ft.	156.8 m ²
C3	4 BED	1	5%	1,676 sq.ft.	155.7 m ²
TOTAL		22			33,340 sq.ft. 3,097.4 m²

SITE RECONCILIATION

PROPOSED AREA 1

NET SITE AREA: 40,221 sf / 3,736.7 m² / 0.923 ac / 0.374 ha

SITE COVERAGE:
BUILDINGS: 15,690.0 sf / 40,221 sf = 39.0%
ROAD, LANE, DRIVEWAYS: 10,988.4 sf / 40,221 sf = 27.3%
TOTAL: 26,678.4 sf / 40,221 sf = 66.3%

FLOOR AREA RATIO: 33,340 sf / 40,221 sf = 0.83 (does not include garages)

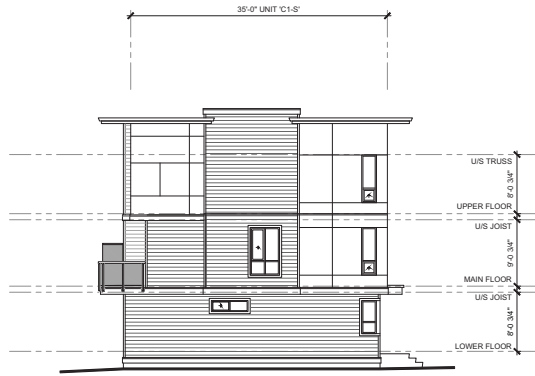
PARKING REQUIRED: 22 UNITS x 2.2 CARS / UNIT = 48.4 CARS (INCL. VISITOR)

PROPOSED: IN GARAGE (22 UNITS x 2) = 44 CARS
SURFACE = 5 CARS
TOTAL PROVIDED = 49 CARS

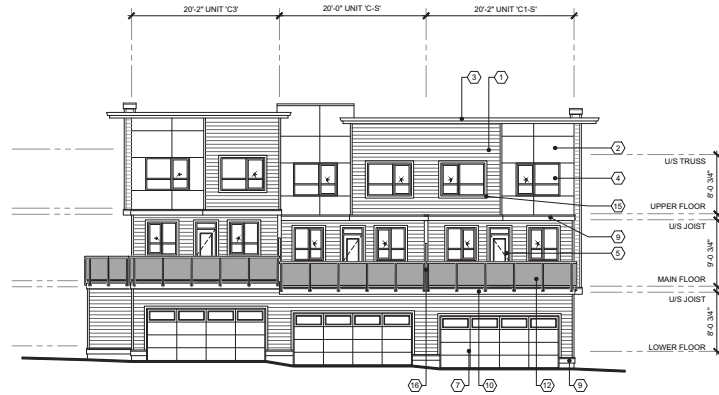
BICYCLE SPACES: 6 VISITOR SPACES PROVIDED

OUTDOOR AMENITY: SEE AREA 2
INDOOR AMENITY: SEE AREA 3

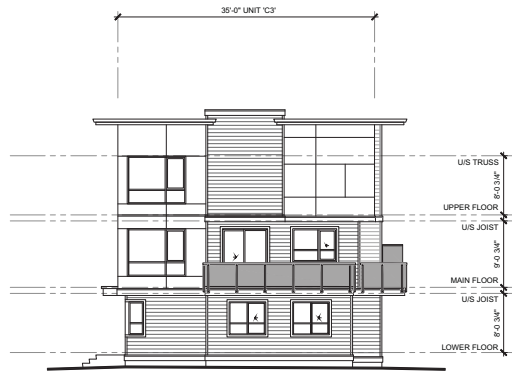
AREA 1 DP1-0.01



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



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



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



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



MATERIAL	SCHEME 1	SCHEME 2	ELEVATION MATERIAL LEGEND
HORIZONTAL SIDING 1	ROYAL BUILDING PRODUCT: GRANITE	ROYAL BUILDING PRODUCT: SAND	① VINYL HORIZONTAL SIDING
HORIZONTAL SIDING 2	ROYAL BUILDING PRODUCT: SAND	ROYAL BUILDING PRODUCT: HAVARD SLATE	② CEMENT BOARD PANEL
CEMENT BOARD PANEL	JAMES HARDIE: HARDIEPANEL® - COBBLE STONE	JAMES HARDIE: HARDIEPANEL® - AGED PEWTER	③ OVERHEAD GARAGE DOORS
CEMENT BOARD PANEL ACCENT	JAMES HARDIE: BENJAMIN MOORE - MAYFLOWER RED (HC-49)	JAMES HARDIE: BENJAMIN MOORE - MAYFLOWER RED (HC-49)	④ CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN c/w CORNER TRIM
TRIMS, FASCIA BOARDS, GUTTERS, DOWNSPUTS, & ENTRY DOOR	JAMES HARDIE: BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)	JAMES HARDIE: BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)	⑤ 1" PREFINISHED ALUMINUM GUTTER ON 2x10 PAINTED WOOD FASCIA
METAL RAILING			⑥ SEaled DOUBLE GLAZED P.V.C. WINDOW
WINDOW FRAME			⑦ SEaled DOUBLE GLAZED P.V.C. SLIDING DOOR OR SWING DOOR w/ TRANSOM OVER c/w 2x4 WOOD TRIM AROUND
GARAGE DOORS			⑧ ENTRY DOOR
			⑨ 2x4 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
			⑩ 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
			⑪ PREFINISHED METAL THROUGH WALL FLASHING
			⑫ 42" HIGH GLASS AND METAL RAILING
			⑬ ACCENT PANEL
			⑭ 2x4 PAINTED WOOD TRIM ON CEMENT BOARD PANEL FASCIA c/w PREFINISHED METAL FLASHING
			⑮ 2x4 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
			⑯ PRIVACY SCREEN

2018.10.17	ORIG RESPONSES
2018.09.19	ADP RESPONSES
2018.08.01	ADP SUBMISSION
2018.05.18	REVISED ROADS
2017.08.01	DRPZ APPLICATION

REVISIONS
CONSULTANT

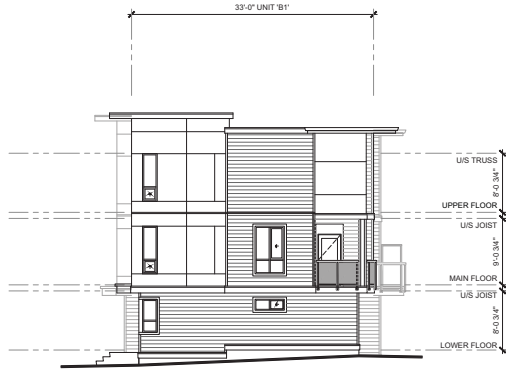
CLIENT
1098629 B.C. Ltd.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
18TH STREET & 72ND AVE.
SURREY, BC

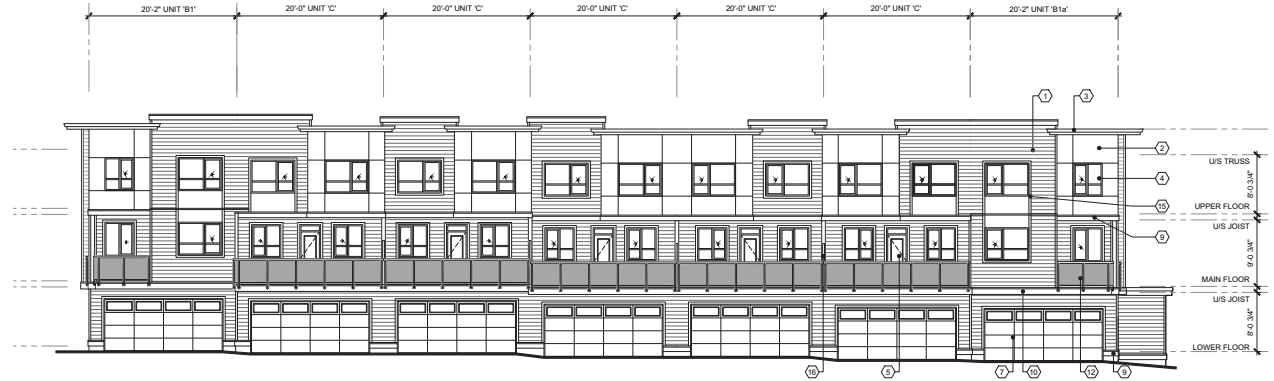
DRAWING TITLE
AREA 1 BUILDING 1 ELEVATIONS

DATE: 2017.05.18 FILE NO.
DWN: ALJ/D CH 1702
CHK: CH

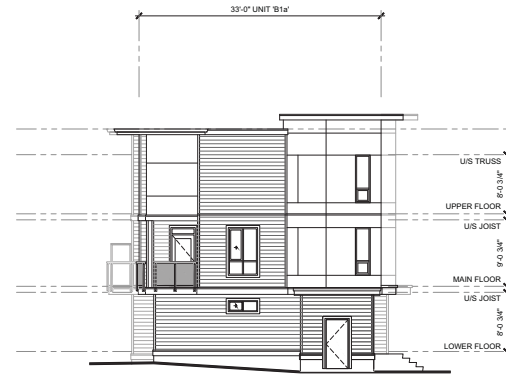
SEAL
SHEET NO.



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



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



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



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

MATERIAL	SCHEME 1	SCHEME 2	ELEVATION MATERIAL LEGEND
HORIZONTAL SIDING 1	ROYAL BUILDING PRODUCT: GRANITE	ROYAL BUILDING PRODUCT: SAND	① VINYL HORIZONTAL SIDING
HORIZONTAL SIDING 2	ROYAL BUILDING PRODUCT: SAND	ROYAL BUILDING PRODUCT: HAVARD SLATE	② CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN c/w CORNER TRIM
CEMENT BOARD PANEL	JAMES HARDIE: HARDIEPANEL® - COBBLE STONE	JAMES HARDIE: HARDIEPANEL® - AGED PEWTER	③ P/PREFINISHED ALUMINUM GUTTER ON 2x10 PAINTED WOOD FASCIA
CEMENT BOARD PANEL ACCENT	JAMES HARDIE: BENJAMIN MOORE - MAYFLOWER RED (HC-49)	JAMES HARDIE: BENJAMIN MOORE - MAYFLOWER RED (HC-49)	④ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR OR SWING DOOR w/ TRANSOM OVER OR 2x4 WOOD TRIM AROUND
TRIMS, FASCIA BOARDS, GUTTERS, DOWNSPOUTS, & ENTRY DOOR	JAMES HARDIE: BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)	JAMES HARDIE: BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)	⑤ SEATED DOUBLE GLAZED P.V.C. SLIDING DOOR OR SWING DOOR w/ TRANSOM OVER OR 2x4 WOOD TRIM AROUND
METAL RAILING			⑥ OVERHEAD GARAGE DOORS
WINDOW FRAME	BLACK	BLACK	⑦ 2x10 PAINTED WOOD TRIM c/w P/PREFINISHED METAL FLASHING
GARAGE DOORS	WHITE	WHITE	⑧ 2x12 PAINTED WOOD TRIM c/w P/PREFINISHED METAL FLASHING
			⑨ P/PREFINISHED METAL THROUGH WALL FLASHING
			⑩ 42" HIGH GLASS AND METAL RAILING
			⑪ ACCENT PANEL
			⑫ 2x4 PAINTED WOOD TRIM ON CEMENT BOARD PANEL FASCIA c/w P/PREFINISHED METAL FLASHING
			⑬ 2x4 PAINTED WOOD TRIM c/w P/PREFINISHED METAL FLASHING
			⑭ PRIVACY SCREEN

2018.10.17	ORIG RESPONSES
2018.09.19	ADP RESPONSES
2018.08.01	ADP SUBMISSION
2018.05.18	REVISED ROADS
2017.08.01	DRP2 APPLICATION

REVISIONS
CONSULTANT

CLIENT
1098629 B.C. Ltd.

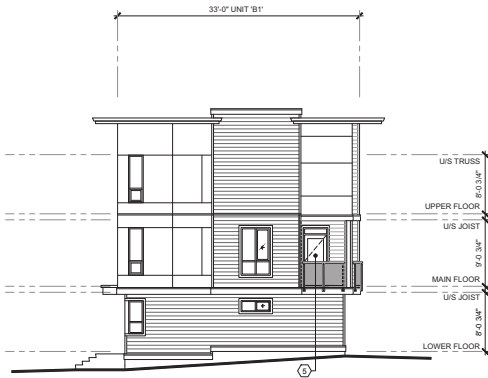
PROJECT
PROPOSED MIXED-USE DEVELOPMENT
18TH STREET & 72ND AVE.
SURREY, BC

DRAWING TITLE
AREA 1 BUILDING 2 ELEVATIONS

DATE: 2017.05.18 FILE NO.
DWN: ALJ/D CH 1702
CHK: CH

SEAL
SHEET NO.

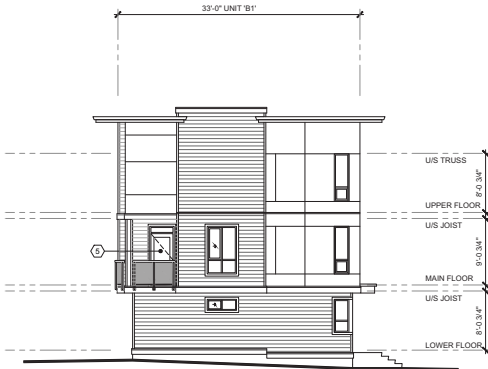
AREA 1 DP1-2.03



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



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



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



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



MATERIAL	SCHEME 1	SCHEME 2	ELEVATION MATERIAL LEGEND
HORIZONTAL SIDING 1	ROYAL BUILDING PRODUCT: GRANITE	ROYAL BUILDING PRODUCT: SAND	① VINYL HORIZONTAL SIDING
HORIZONTAL SIDING 2	ROYAL BUILDING PRODUCT: SAND	ROYAL BUILDING PRODUCT: HAVARD SLATE	② CEMENT BOARD PANEL
CEMENT BOARD PANEL	JAMES HARDIE: HARDEIPANEL® - COBBLE STONE	JAMES HARDIE: HARDEIPANEL® - AGED PEWTER	③ 2x4 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
CEMENT BOARD PANEL ACCENT	JAMES HARDIE: BENJAMIN MOORE - MAYFLOWER RED (HC-49)	JAMES HARDIE: BENJAMIN MOORE - MAYFLOWER RED (HC-49)	④ 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
TRIMS, FASCIA BOARDS, GUTTERS, DOWNSPOUTS, & ENTRY DOOR	JAMES HARDIE: BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)	JAMES HARDIE: BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)	⑤ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR OR SWING DOOR w/ TRANSOM OVER c/w 2x4 WOOD TRIM AROUND
METAL RAILING			⑥ 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
WINDOW FRAME	BLACK	BLACK	⑦ ENTRY DOOR
GARAGE DOORS	WHITE	WHITE	⑧ OVERHEAD GARAGE DOORS
			⑨ 4" WOOD COLUMN c/w CORNER TRIM
			⑩ 2x4 PAINTED WOOD TRIM ON BUILT UP BOARD PANEL FASCIA c/w PREFINISHED METAL FLASHING
			⑪ 2x4 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
			⑫ 2x4 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
			⑬ ACCENT PANEL
			⑭ BOARD PANEL FASCIA c/w PREFINISHED METAL FLASHING
			⑮ 2x4 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
			⑯ PRIVACY SCREEN
			⑰ 42" HIGH GLASS AND METAL RAILING

2018.10.17	DRG RESPONSES
2018.09.19	ADP RESPONSES
2018.08.01	ADP SUBMISSION
2018.05.18	REVISED ROADS
2017.08.01	DRP2 APPLICATION
	REVISIONS
	CONSULTANT

CLIENT
1098629 B.C. Ltd.

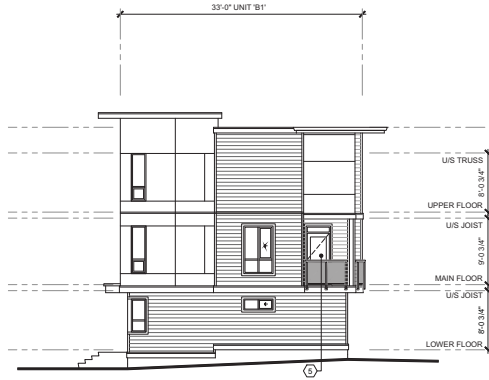
PROJECT
PROPOSED MIXED-USE DEVELOPMENT
184TH STREET & 72ND AVE.
SURREY, BC

DRAWING TITLE
AREA 2 BUILDING 1 ELEVATIONS

DATE: **2017.06.21** FILE NO.
DWN: **ALJ/D**
CHK: **CH** **1702**

SEAL SHEET NO.

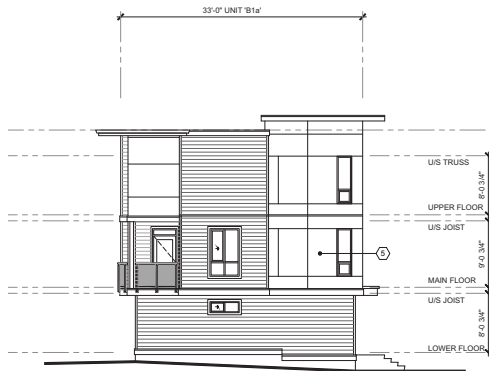
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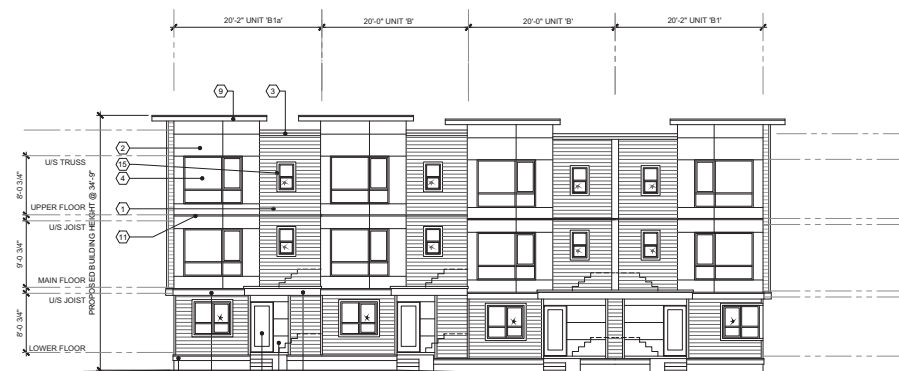
NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

MATERIAL	SCHEME 1	SCHEME 2	ELEVATION MATERIAL LEGEND
HORIZONTAL SIDING 1	ROYAL BUILDING PRODUCT: GRANITE	ROYAL BUILDING PRODUCT: SAND	① VINYL HORIZONTAL SIDING
HORIZONTAL SIDING 2	ROYAL BUILDING PRODUCT: SAND	ROYAL BUILDING PRODUCT: HAVARD SLATE	② CEMENT BOARD PANEL
CEMENT BOARD PANEL	JAMES HARDIE: HARDIEPANEL® - COBBLE STONE	JAMES HARDIE: HARDIEPANEL® - AGED PEWTER	③ 1" PREFINISHED ALUMINUM GUTTER ON 2x10 PAINTED WOOD FASCIA
CEMENT BOARD PANEL ACCENT	JAMES HARDIE: BENJAMIN MOORE - MAYFLOWER RED (HC-49)	JAMES HARDIE: BENJAMIN MOORE - MAYFLOWER RED (HC-49)	④ SEALED DOUBLE GLAZED P.V.C. WINDOW
TRIMS, FASCIA BOARDS, GUTTERS, DOWNSPOUTS, & ENTRY DOOR	JAMES HARDIE: BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)	JAMES HARDIE: BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)	⑤ SEaled DOUBLE GLAZED P.V.C. SLIDING DOOR OR SWING DOOR w/ TRANSOM OVER OR 2x4 WOOD TRIM AROUND
METAL RAILING			⑥ OVERHEAD GARAGE DOORS
WINDOW FRAME	BLACK	BLACK	⑦ WOOD COLUMN c/w CORNER TRIM
GARAGE DOORS	WHITE	WHITE	⑧ 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
			⑨ 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
			⑩ PREFINISHED METAL THROUGH WALL FLASHING
			⑪ 42" HIGH GLASS AND METAL RAILING
			⑫ ACCENT PANEL
			⑬ 2x4 PAINTED WOOD TRIM ON CEMENT BOARD PANEL FASCIA c/w PREFINISHED METAL FLASHING
			⑭ 2x4 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
			⑮ PRIVACY SCREEN

2018.10.17	ORIG RESPONSES
2018.09.19	ADP RESPONSES
2018.08.01	ADP SUBMISSION
2018.05.18	REVISED ROADS
2017.08.01	DRPZ APPLICATION

REVISIONS
CONSULTANT

CLIENT
1098629 B.C. Ltd.

PROJECT
PROPOSED MIXED-USE
DEVELOPMENT
18TH STREET & 72ND AVE.
SURREY, BC

DRAWING TITLE
**AREA 2
BUILDING 6
ELEVATIONS**

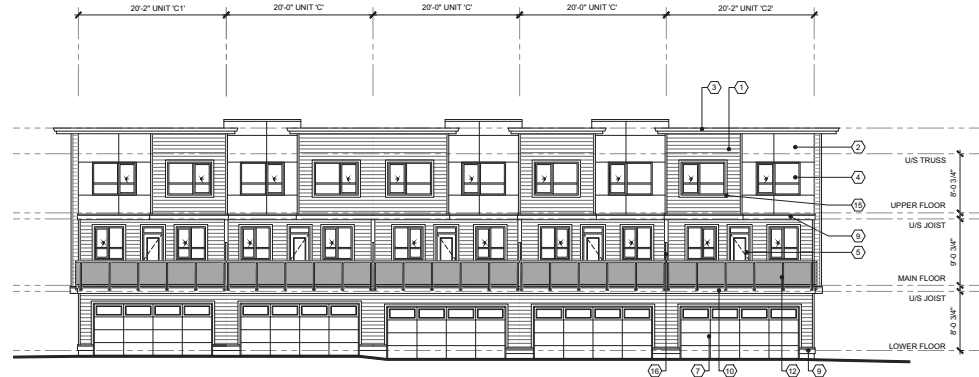
DATE: 2017.06.21 FILE NO.
DWN: ALJJD
CHK: CH **1702**

SEAL
SHEET NO.

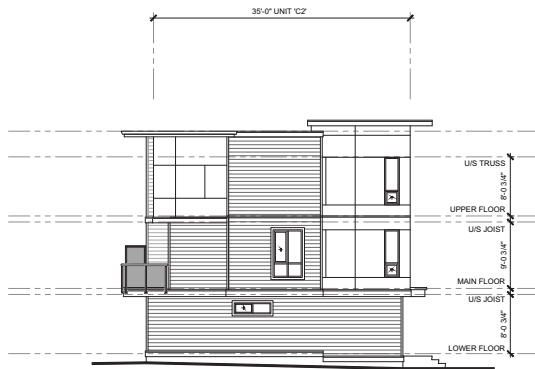
AREA 2 DP2-6.02



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



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



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



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

MATERIAL	SCHEME 1	SCHEME 2	ELEVATION MATERIAL LEGEND
HORIZONTAL SIDING 1	ROYAL BUILDING PRODUCT: GRANITE	ROYAL BUILDING PRODUCT: SAND	① VINYL HORIZONTAL SIDING
HORIZONTAL SIDING 2	ROYAL BUILDING PRODUCT: SAND	ROYAL BUILDING PRODUCT: HAVARD SLATE	② CEMENT BOARD PANEL
CEMENT BOARD PANEL	JAMES HARDIE: HARDIPANEL® - COBBLE STONE	JAMES HARDIE: HARDIPANEL® - AGED PEWTER	③ 2x4 PAINTED WOOD TRIM ON BUILT-UP WOOD COLUMN c/w CORNER TRIM
CEMENT BOARD PANEL ACCENT	JAMES HARDIE: BENJAMIN MOORE - MAYFLOWER RED (HC-49)	JAMES HARDIE: BENJAMIN MOORE - MAYFLOWER RED (HC-49)	④ 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
TRIMS, FASGIA BOARDS, GUTTERS, DOWNSPUTS, & ENTRY DOOR	JAMES HARDIE: BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)	JAMES HARDIE: BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)	⑤ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR OR SWING DOOR w/ TRANSOM OVER c/w 2x4 WOOD TRIM AROUND
METAL RAILING			⑥ SEATED DOUBLE GLAZED P.V.C. SLIDING DOOR OR SWING DOOR w/ TRANSOM OVER c/w 2x4 WOOD TRIM AROUND
WINDOW FRAME	BLACK	BLACK	⑦ OVERHEAD GARAGE DOORS
GARAGE DOORS	WHITE	WHITE	⑧ 2x4 PAINTED WOOD TRIM ON CEMENT BOARD PANEL FASCIA c/w PREFINISHED METAL FLASHING
			⑨ 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
			⑩ 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
			⑪ ENTRY DOOR
			⑫ 42" HIGH GLASS AND METAL RAILING
			⑬ ACCENT PANEL
			⑭ 2x4 PAINTED WOOD TRIM ON CEMENT BOARD PANEL FASCIA c/w PREFINISHED METAL FLASHING
			⑮ 2x4 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
			⑯ PRIVACY SCREEN

2018.10.17	ORIG RESPONSES
2018.09.19	ADP RESPONSES
2018.08.01	ADP SUBMISSION
2018.05.18	REVISED ROADS
2017.08.01	DRP2 APPLICATION
2017.08.01	DRP2 APPLICATION
	REVISIONS
	CONSULTANT

CLIENT
1098629 B.C. Ltd.

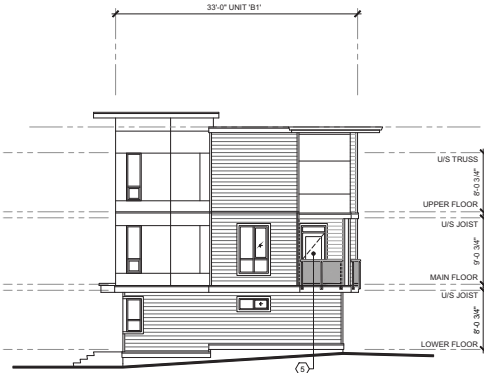
PROJECT
PROPOSED MIXED-USE DEVELOPMENT
184TH STREET & 72ND AVE.
SURREY, BC

DRAWING TITLE
AREA 2 BUILDING 9 ELEVATIONS

DATE: 2017.06.21 FILE NO.
DWN: ALJ/D CH 1702
CHK: CH

SEAL SHEET NO.

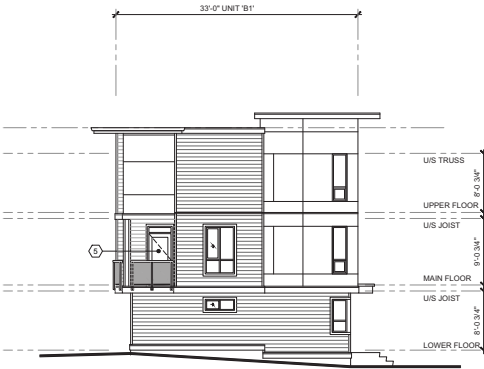
AREA 2 DP2-9.02



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



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



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



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

2018.10.17	ORD RESPONSES
2018.09.19	ADP RESPONSES
2018.08.01	ADP SUBMISSION
2018.05.18	REVISED ROADS
2017.08.01	DPR2 APPLICATION
	REVISIONS
	CONSULTANT

CLIENT
1098629 B.C. Ltd.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
184TH STREET & 72ND AVE.
SURREY, BC

DRAWING TITLE
AREA 2 BUILDING 12 ELEVATIONS

DATE: **2017.06.21** FILE NO.
DWN: **ALJ/D**
CHK: **CH** **1702**

SEAL SHEET NO.

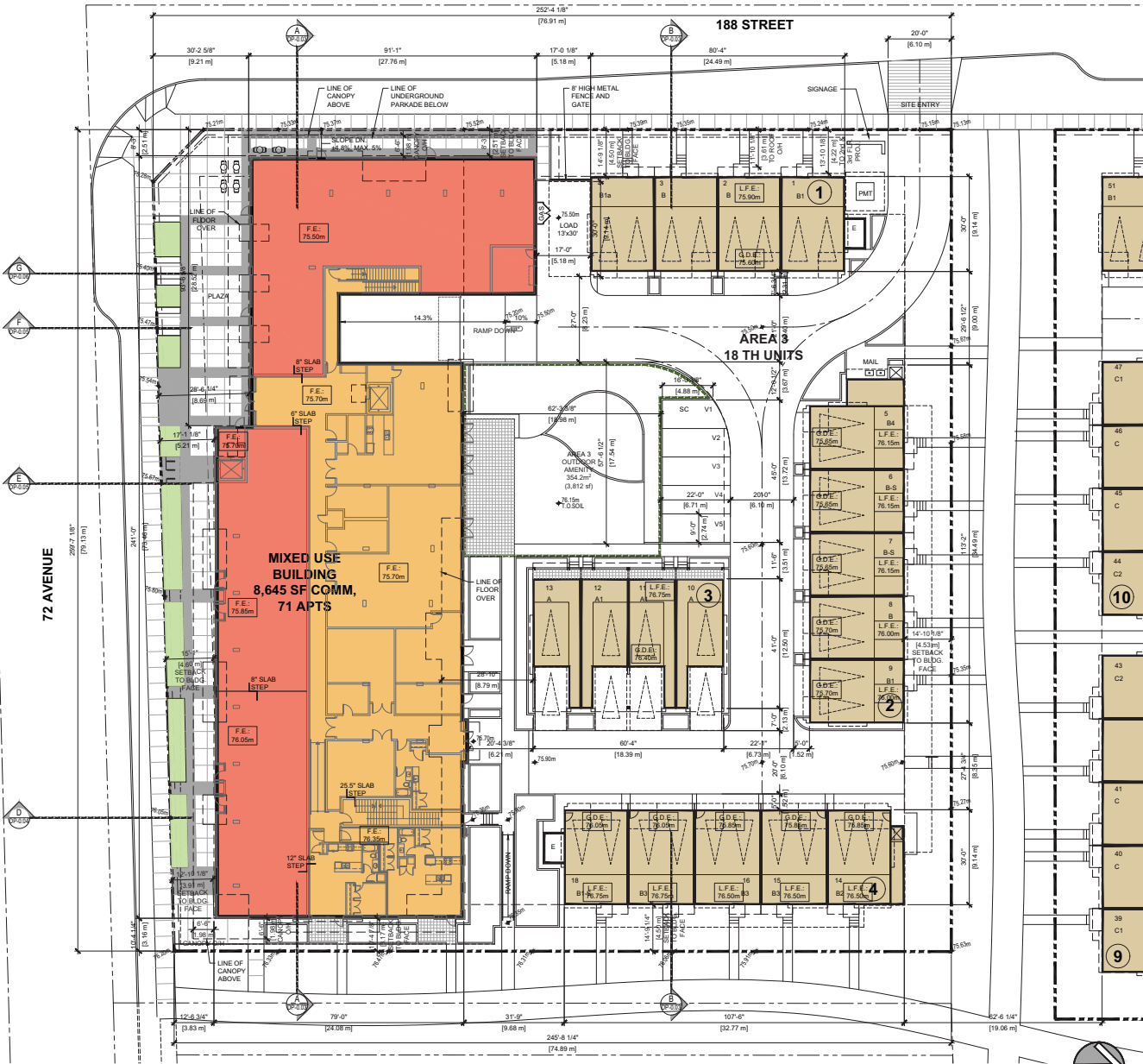
MATERIAL	SCHEME 1
HORIZONTAL SIDING 1	ROYAL BUILDING PRODUCT: GRANITE
HORIZONTAL SIDING 2	ROYAL BUILDING PRODUCT: SAND
CEMENT BOARD PANEL	JAMES HARDIE: HARDEIPANEL® - COBBLE STONE
CEMENT BOARD PANEL ACCENT	JAMES HARDIE: BENJAMIN MOORE - MAYFLOWER RED (HC-49)
TRIMS, FASCIA BOARDS, GUTTERS, DOWNSPOUTS, & ENTRY DOOR	BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)
METAL RAILING	BLACK
WINDOW FRAME	WHITE
GARAGE DOORS	

MATERIAL	SCHEME 2
HORIZONTAL SIDING 1	ROYAL BUILDING PRODUCT: SAND
HORIZONTAL SIDING 2	ROYAL BUILDING PRODUCT: HAVARD SLATE
CEMENT BOARD PANEL	JAMES HARDIE: HARDEIPANEL® - AGED PEWTER
CEMENT BOARD PANEL ACCENT	JAMES HARDIE: BENJAMIN MOORE - MAYFLOWER RED (HC-49)
TRIMS, FASCIA BOARDS, GUTTERS, DOWNSPOUTS, & ENTRY DOOR	BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)
METAL RAILING	BLACK
WINDOW FRAME	WHITE
GARAGE DOORS	

MATERIAL	SCHEME 1
HORIZONTAL SIDING 1	ROYAL BUILDING PRODUCT: GRANITE
HORIZONTAL SIDING 2	ROYAL BUILDING PRODUCT: SAND
CEMENT BOARD PANEL	JAMES HARDIE: HARDEIPANEL® - COBBLE STONE
CEMENT BOARD PANEL ACCENT	JAMES HARDIE: BENJAMIN MOORE - MAYFLOWER RED (HC-49)
TRIMS, FASCIA BOARDS, GUTTERS, DOWNSPOUTS, & ENTRY DOOR	BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)
METAL RAILING	BLACK
WINDOW FRAME	WHITE
GARAGE DOORS	

MATERIAL	SCHEME 2
HORIZONTAL SIDING 1	ROYAL BUILDING PRODUCT: HAVARD SLATE
HORIZONTAL SIDING 2	JAMES HARDIE: HARDEIPANEL® - AGED PEWTER
CEMENT BOARD PANEL	JAMES HARDIE: BENJAMIN MOORE - MAYFLOWER RED (HC-49)
CEMENT BOARD PANEL ACCENT	BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)
TRIMS, FASCIA BOARDS, GUTTERS, DOWNSPOUTS, & ENTRY DOOR	BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)
METAL RAILING	BLACK
WINDOW FRAME	WHITE
GARAGE DOORS	

ELEVATION MATERIAL LEGEND	
① VINYL HORIZONTAL SIDING	⑩ OVERHEAD GARAGE DOORS
② CEMENT BOARD PANEL ON BUILT-UP	⑪ 2x4 PAINTED WOOD TRIM ON CEMENT BOARD PANEL FASCIA c/w PREFINISHED METAL FLASHING
③ 1" PREFINISHED ALUMINUM GUTTER ON 2x10 PAINTED WOOD FASCIA	⑫ 2x4 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
④ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR OR SWING DOOR w/ TRANSOM OVER c/w 2x4 WOOD TRIM AROUND	⑬ 2x4 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
⑤ ENTRY DOOR	⑭ 42" HIGH GLASS AND METAL RAILING
	⑮ ACCENT PANEL
	⑯ 2x4 PAINTED WOOD TRIM ON CEMENT BOARD PANEL FASCIA c/w PREFINISHED METAL FLASHING
	⑰ 2x4 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
	⑱ PRIVACY SCREEN



ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"



SITE RECONCILIATION

PROPOSED AREA 3

NET SITE AREA: 63,194.0 sf / 5,870.9 m² / 1,450 ac / 0.587 ha

SITE COVERAGE:
BUILDINGS: 31,701.7 sf / 63,194.0 sf = 50.2%
ROAD, LAKE, DRIVEWAY: 11,624.8 sf / 63,194.0 sf = 18.3%
TOTAL: 43,326.5 sf / 63,194.0 sf = 68.6%

FLOOR AREA RATIO: 103,630 sf / 63,194.0 sf = 1.64 (does not include garages)

RESIDENTIAL PARKING:
REQUIRED: TH: 18 UNITS x 2 CARS / UNIT = 36.0 CARS
TH VISITORS (SURFACE) = 5 CARS
APARTMENT: 57 2+ BED x 1.5 CARS/UNIT = 85.5 CARS
APARTMENT VISITORS: 14 CARS
TOTAL PROVIDED: 147.5 CARS

PROPOSED: TH GARAGES (18 UNITS x 2) = 36 CARS
TH VISITORS (SURFACE) = 5 CARS
APARTMENT RESIDENT = 109 CARS
APARTMENT VISITORS = 14 CARS
TOTAL PROVIDED = 164 CARS

RES. BICYCLE SPACES: 6 VISITOR SPACES PROVIDED FOR TH BLDGS.
6 VISITOR PROVIDED FOR APARTMENT BLDG.
1.2 SECURED SPACES PER APARTMENT DWELLING UNIT x 71 UNITS = 85.2 REQD.
97 PROVIDED

COMMERCIAL PARKING:
REQUIRED: 3 STALLS PER 100 m² x 805.7 m² = 24.2 STALLS
PROPOSED: 33 STALLS

OUTDOOR AMENITY:
REQUIRED: 89 UNITS x 3m² = 267 m²
PROVIDED: 354 m²

INDOOR AMENITY (FOR AREAS 1, 2, 3):
REQUIRED: 96 TH UNITS x 3m² = 288 m²
71 APART. UNITS x 3m² = 213 m²
TOTAL REQUIRED: 501 m²
PROVIDED: 539 m²

TOWNHOUSE FLOOR AREAS SUMMARY - AREA 3

UNIT TYPE	No. of BEDROOMS	No. of UNITS	%	FLOOR AREA	TOTAL AREA
A	3 BED	2	11%	1,407 sq.ft. 130.7 m ²	2,814 sq.ft. 261.4 m ²
A1	3 BED	2	11%	1,350 sq.ft. 125.4 m ²	2,700 sq.ft. 250.8 m ²
B	3 BED + FLEX	5	26%	1,419 sq.ft. 131.8 m ²	7,095 sq.ft. 656.1 m ²
B1	3 BED + FLEX	4	22%	1,456 sq.ft. 135.3 m ²	5,824 sq.ft. 541.1 m ²
B2	3 BED + FLEX	1	6%	1,540 sq.ft. 143.1 m ²	1,540 sq.ft. 143.1 m ²
B3	3 BED + FLEX	3	17%	1,486 sq.ft. 138.1 m ²	4,458 sq.ft. 414.2 m ²
B4	3 BED + FLEX	1	6%	1,449 sq.ft. 134.6 m ²	1,449 sq.ft. 134.6 m ²
TOTAL		18			25,880 sq.ft. 2,404.3 m²

TOWNHOUSE UNIT FLOOR AREA BREAKDOWN

UNIT TYPE	LOWER FLOOR	MAIN FLOOR	UPPER FLOOR	TOTAL AREA
A	89 sq.ft. 8.3 m ²	652 sq.ft. 60.6 m ²	666 sq.ft. 61.9 m ²	1,407 sq.ft. 130.7 m ²
A1	89 sq.ft. 8.3 m ²	626 sq.ft. 58.2 m ²	635 sq.ft. 59.0 m ²	1,350 sq.ft. 125.4 m ²
B	190 sq.ft. 17.7 m ²	586 sq.ft. 54.4 m ²	643 sq.ft. 59.7 m ²	1,419 sq.ft. 131.8 m ²
B1	192 sq.ft. 17.8 m ²	603 sq.ft. 56.0 m ²	661 sq.ft. 61.4 m ²	1,456 sq.ft. 135.3 m ²
B2	192 sq.ft. 17.8 m ²	699 sq.ft. 64.9 m ²	649 sq.ft. 60.3 m ²	1,540 sq.ft. 143.1 m ²
B3	200 sq.ft. 18.6 m ²	611 sq.ft. 56.8 m ²	675 sq.ft. 62.7 m ²	1,486 sq.ft. 138.1 m ²
B4	192 sq.ft. 17.8 m ²	599 sq.ft. 55.6 m ²	658 sq.ft. 61.1 m ²	1,449 sq.ft. 134.6 m ²

APARTMENT FLOOR AREAS SUMMARY

FLOOR	AREA	UNITS
1st FLOOR	18,090 sq.ft.	2 UNITS
2nd FLOOR	16,362 sq.ft.	20 UNITS
3rd FLOOR	16,364 sq.ft.	20 UNITS
4th FLOOR	16,364 sq.ft.	20 UNITS
5th FLOOR	10,540 sq.ft.	9 UNITS
GROSS FLOOR AREA	77,750 sq.ft.	71 UNITS
UNDERGROUND PARKADE	58,318 sq.ft.	

APARTMENT UNIT SUMMARY

UNIT TYPE	1ST FL.	2ND FL.	3RD FL.	4TH FL.	5TH FL.	TOTAL	%
A 1 BED	2	4	4	4	0	14	20
B 2 BED 2 BA (NT)	0	7	7	7	0	21	30
C 2 BED 2 BA	0	5	5	5	0	15	21
D 2 BED 2 BA	0	4	4	4	0	12	17
P 2 & 3 BED	0	0	0	0	9	9	13
	2	20	20	20	9	71	



- 2018.10.17 DRG RESPONSES
- 2018.09.19 ADP RESPONSES
- 2018.08.20 ADP SUBMISSION
- 2018.05.18 REVISED ROADS
- 2017.04.08 PLANNING REVISIONS
- 2017.08.01 DRPE APPLICATION
- REVISIONS
- CONSULTANT

CLIENT
1088629 B.C. Ltd.

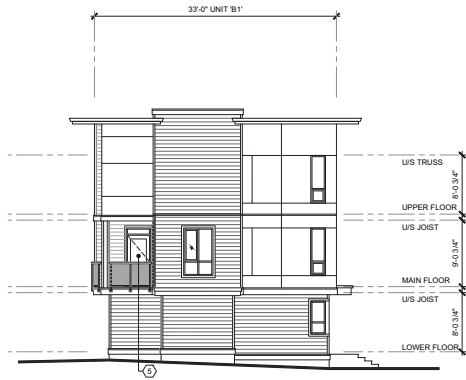
PROJECT
PROPOSED MIXED-USE DEVELOPMENT
18TH STREET & 72ND AVE.
SURREY, BC

DRAWING TITLE
AREA 3 ENLARGED SITE PLAN

DATE: 2018.01.03 FILE NO.
OWN: AL
CHK: CH **1702**

SEAL SHEET NO.

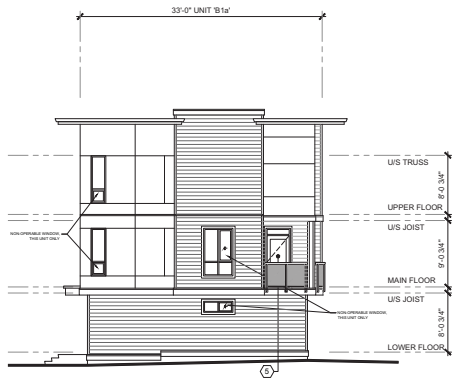
AREA 3 DP3-0.01



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



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



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



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

2018.10.17	DRG RESPONSES
2018.09.19	ADP RESPONSES
2018.08.07	ADP SUBMISSION
2018.05.18	REVISED ROAD
2017.09.08	PLANNING REVISIONS
2017.08.01	DRP2 APPLICATION REVISIONS
CONSULTANT	

CLIENT
1098629 B.C. Ltd.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1818TH STREET & 72ND AVE.
SURREY, BC

DRAWING TITLE
AREA 3 BUILDING 1 ELEVATIONS

DATE: **2018.01.03** FILE NO.
DWN: **AL/JJD**
CHK: **CH** **1702**



MATERIAL	SCHEME 1	SCHEME 2	ELEVATION MATERIAL LEGEND
HORIZONTAL SIDING 1	ROYAL BUILDING PRODUCT: GRANITE	ROYAL BUILDING PRODUCT: SAND	① VINYL HORIZONTAL SIDING
HORIZONTAL SIDING 2	ROYAL BUILDING PRODUCT: SAND	ROYAL BUILDING PRODUCT: HAVARD SLATE	② CEMENT BOARD PANEL
CEMENT BOARD PANEL	JAMES HARDIE: HARDIPANEL® - COBBLE STONE	JAMES HARDIE: HARDIPANEL® - AGED PEWTER	③ P/PREFINISHED ALUMINUM GUTTER ON METAL FLASHING
CEMENT BOARD PANEL ACCENT	JAMES HARDIE: BENJAMIN MOORE - MAYFLOWER RED (HC-49)	JAMES HARDIE: BENJAMIN MOORE - MAYFLOWER RED (HC-49)	④ 2x10 PAINTED WOOD TRIM c/w P/PREFINISHED METAL FLASHING
TRIMS, FASCIA BOARDS, GUTTERS, DOWNSPUTS, & ENTRY DOOR	JAMES HARDIE: BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)	JAMES HARDIE: BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)	⑤ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR OR SWING DOOR w/ TRANSOM OVER c/w 2x4 WOOD TRIM AROUND
METAL RAILING			⑥ SEATED DOUBLE GLAZED P.V.C. SLIDING DOOR OR SWING DOOR w/ TRANSOM OVER c/w 2x4 WOOD TRIM AROUND
WINDOW FRAME	BLACK	BLACK	⑦ ENTRY DOOR
WINDOW FRAME	WHITE	WHITE	⑧ OVERHEAD GARAGE DOORS
GARAGE DOORS			⑨ 2x4 PAINTED WOOD TRIM ON BUILT UP BOARD PANEL FASCIA c/w P/PREFINISHED METAL FLASHING
			⑩ 2x10 PAINTED WOOD TRIM c/w P/PREFINISHED METAL FLASHING
			⑪ 2x12 PAINTED WOOD TRIM c/w P/PREFINISHED METAL FLASHING
			⑫ P/PREFINISHED METAL THROUGH WALL FLASHING
			⑬ 42" HIGH GLASS AND METAL RAILING
			⑭ ACCENT PANEL
			⑮ 2x4 PAINTED WOOD TRIM ON CEMENT BOARD PANEL FASCIA c/w P/PREFINISHED METAL FLASHING
			⑯ 2x4 PAINTED WOOD TRIM c/w P/PREFINISHED METAL FLASHING
			⑰ PRIVACY SCREEN

AREA 3 DP3-1.02

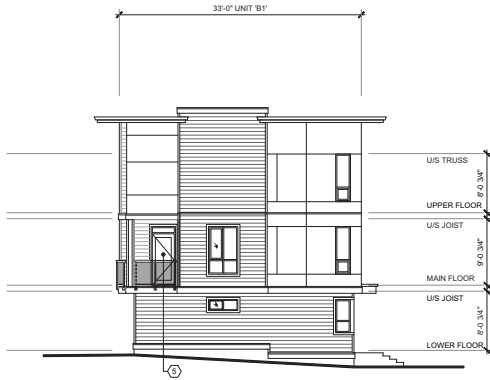
SEAL SHEET NO.



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



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



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



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

2018.10.17	DRG RESPONSES
2018.09.19	ADP RESPONSES
2018.08.07	ADP SUBMISSION
2018.05.18	REVISED RAOAS
2017.09.08	PLANNING REVISIONS
2017.08.01	DRPZ APPLICATION REVISIONS
CONSULTANT	

CLIENT
1098629 B.C. Ltd.

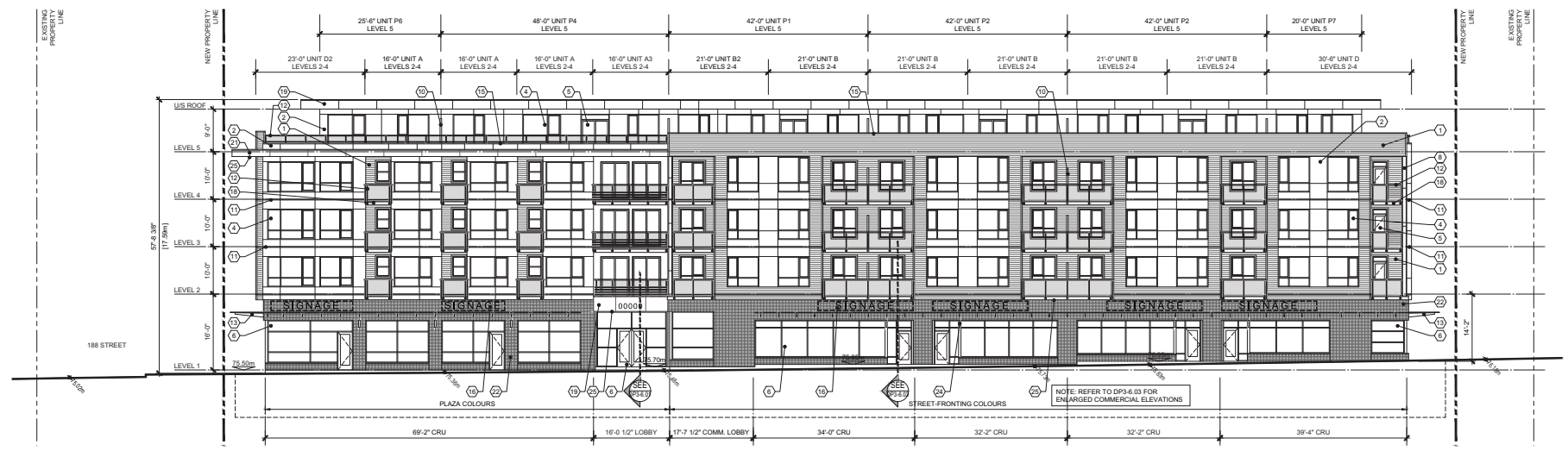
PROJECT
PROPOSED MIXED-USE DEVELOPMENT
184TH STREET & 72ND AVE.
SURREY, BC

DRAWING TITLE
AREA 3 BUILDING 2 ELEVATIONS

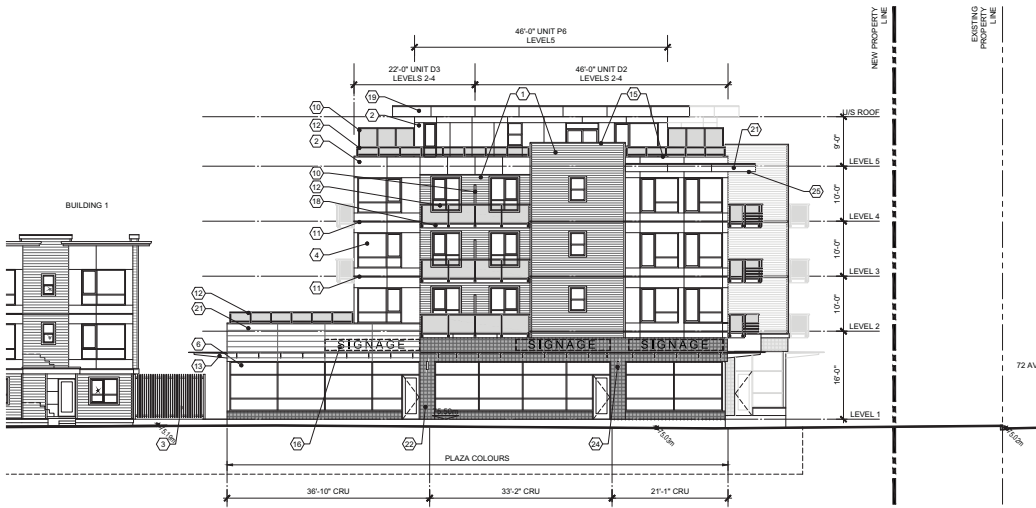
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DWN: **ALJ/D** **1702**
CHK: **CH**



MATERIAL	SCHEME 1	SCHEME 2	ELEVATION MATERIAL LEGEND
HORIZONTAL SIDING 1	ROYAL BUILDING PRODUCT: GRANITE	ROYAL BUILDING PRODUCT: SAND	① VINYL HORIZONTAL SIDING
HORIZONTAL SIDING 2	ROYAL BUILDING PRODUCT: SAND	ROYAL BUILDING PRODUCT: HAVARD SLATE	② CEMENT BOARD PANEL
CEMENT BOARD PANEL	JAMES HARDIE: HARDIEPANEL® - COBBLE STONE	JAMES HARDIE: HARDIEPANEL® - AGED PEWTER	③ PREFINISHED ALUMINUM GUTTER ON METAL FLASHING
CEMENT BOARD PANEL ACCENT	JAMES HARDIE: BENJAMIN MOORE - MAYFLOWER RED (HC-49)	JAMES HARDIE: BENJAMIN MOORE - MAYFLOWER RED (HC-49)	④ 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
TRIMS, FASCIA BOARDS, GUTTERS, DOWNSPOUTS, & ENTRY DOOR	JAMES HARDIE: BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)	JAMES HARDIE: BENJAMIN MOORE - MIDSUMMER NIGHT (2134-20)	⑤ SEALED DOUBLE GLAZED P.V.C. WINDOW DOOR OR SWING DOOR w/ TRANSOM OVER c/w 2x4 WOOD TRIM AROUND
METAL RAILING			⑥ ENTRY DOOR
WINDOW FRAME	BLACK	BLACK	⑦ OVERHEAD GARAGE DOORS
GARAGE DOORS	WHITE	WHITE	⑧ CEMENT BOARD PANEL ON BUILT UP WOOD COLUMN c/w CORNER TRIM
			⑨ 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
			⑩ 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
			⑪ PREFINISHED METAL THROUGH WALL FLASHING
			⑫ 42" HIGH GLASS AND METAL RAILING
			⑬ ACCENT PANEL
			⑭ BOARD PANEL FASCIA c/w PREFINISHED METAL FLASHING
			⑮ 2x4 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
			⑯ PRIVACY SCREEN



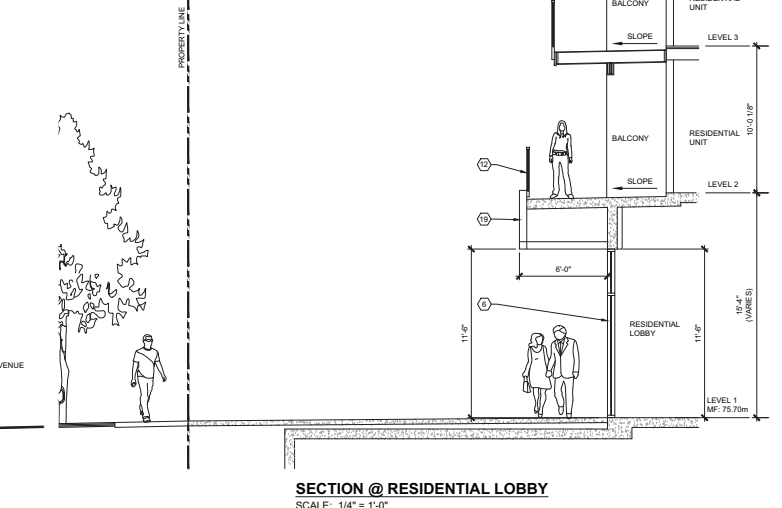
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL	PLAZA COLOURS
CEMENT BOARD SIDING	JAMES HARDIE: GRAY SLATE
CEMENT BOARD SMOOTH PANEL 1 (COLOUR MATCHED REVEALS)	JAMES HARDIE: COBBLE STONE
CEMENT BOARD SMOOTH PANEL 2 (COLOUR MATCHED REVEALS)	JAMES HARDIE: PAINTED BENJAMIN MOORE - MAYFLOWER RED (HC-49)
TRIMS, FASCIA BOARDS, STEEL CANOPY	BENJAMIN MOORE: MIDSUMMER NIGHT (2134-20)
ALUMINUM STOREFRONT	KAWNEER: CLEAR ANODIZED
METAL RAILING	KAWNEER: BLACK
RESIDENTIAL WINDOW FRAME	WHITE, BLACK WHERE FACING THE PLAZA
CONCRETE	BENJAMIN MOORE: CEMENT GRAY 2112-60
METAL PANEL SIDING	MAKIN METALS: CLEAR ANODIZED
BRICK VENEER	MUTUAL MATERIALS: EBONY MISSION, LIMESTONE MISSION UNDER WINDOWS

STREET-FRONTING COLOURS
JAMES HARDIE: GRAY SLATE
JAMES HARDIE: COBBLE STONE
JAMES HARDIE: GRAY SLATE (COLUMNS), PAINTED BENJAMIN MOORE - MAYFLOWER RED (HC-49)
BENJAMIN MOORE: MIDSUMMER NIGHT (2134-20)
KAWNEER: DARK BRONZE
KAWNEER: BLACK
WHITE
CEMENT GRAY 2112-60
MAKIN METALS: CLEAR ANODIZED
MUTUAL MATERIALS: LIMESTONE MISSION, EBONY MISSION UNDER WINDOWS



SECTION @ RESIDENTIAL LOBBY
SCALE: 1/4" = 1'-0"

ELEVATION MATERIAL LEGEND		
1 CEMENT BOARD HORIZONTAL SIDING	17 METAL OVERHEAD DOOR	22 BRICK VENEER
2 CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN c/w CORNER TRIM	18 PAINTED CONCRETE	23 BRICK SOLDIER COURSE W/CONCRETE
3 METAL PICKET FENCE, 8" HIGH WINDOW	19 METAL AND GLASS PRIVACY SCREEN FLASHING	24 GYP
4 SEALED DOUBLE GLAZED P.V.C.	20 PRE-FINISHED METAL FLASHING	25 BLADE SIGN
5 SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR WITH TRANSOM OVER	21 PRE-FINISHED METAL FLASHING	26 PRE-FINISHED METAL PANEL SOFFIT
6 ALUMINUM STOREFRONT DOOR/ WINDOW SYSTEM W/ CLEAR INSULATED GLAZING	22 GLASS AND METAL RAILING	
	23 STEEL & GLASS CANOPY	
	24 PAINTED STEEL DOOR AND FRAME	
	25 PRE-FINISHED METAL FLASHING	
	26 PRE-FINISHED METAL PANEL SIDING	

2018.10.17	DRG RESPONSES
2018.09.19	ADP RESPONSES
2018.08.09	ADP SUBMISSION
2018.05.18	REVISED ROADS
2017.09.08	PLANNING REVISIONS
2017.08.01	DRP2 APPLICATION
	REVISIONS
	CONSULTANT

CLIENT
108629 B.C. Ltd.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
148TH STREET & 72ND AVE.
SURREY, BC

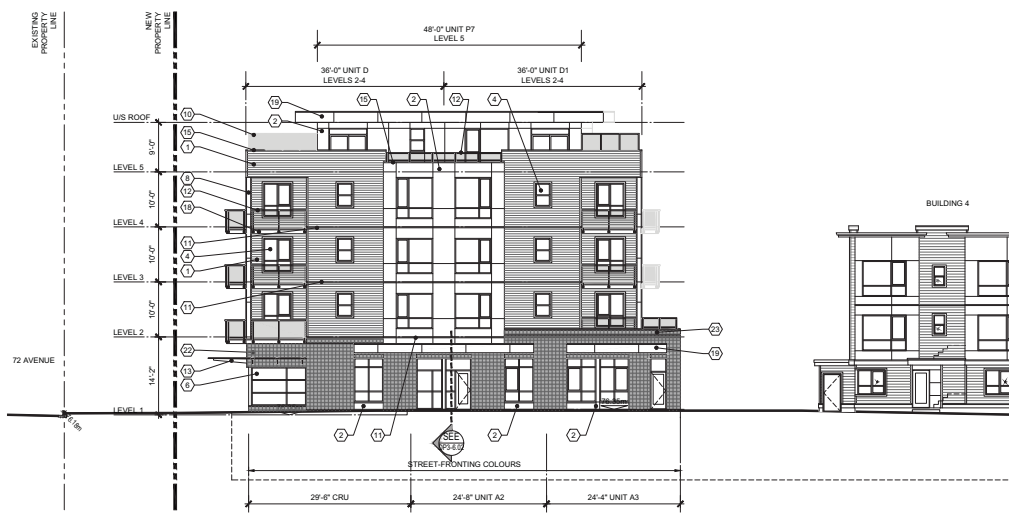
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BUILDING ELEVATIONS

DATE: 2018.01.03 FILE NO.
DWN: RW
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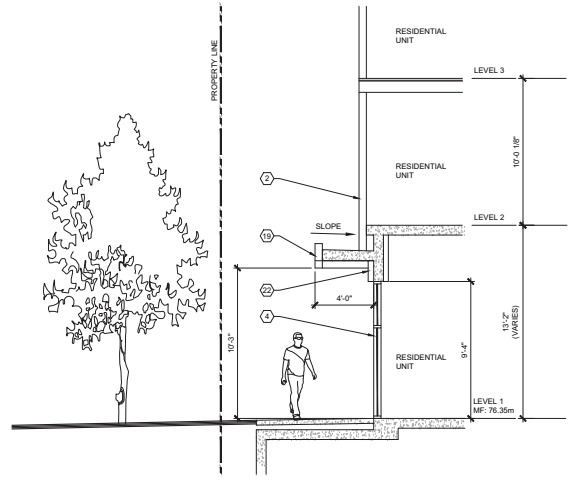
SEAL
SHEET NO.
AREA 3 DP3-6.01



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"



SECTION @ RESIDENTIAL CANOPY
SCALE: 1/4" = 1'-0"

<p>MATERIAL</p> <p>CEMENT BOARD SIDING CEMENT BOARD SMOOTH PANEL 1 (COLOUR MATCHED REVEALS) CEMENT BOARD SMOOTH PANEL 2 (COLOUR MATCHED REVEALS) ALUMINUM STOREFRONT METAL RAILING RESIDENTIAL WINDOW FRAME CONCRETE METAL PANEL SIDING BRICK VENEER</p>	<p>PLAZA COLOURS</p> <p>JAMES HARDIE: GRAY SLATE CORBLE STONE PAINTED BENJAMIN MOORE - MAYFLOWER RED (HC-49) BENJAMIN MOORE: MIDSUMMER NIGHT (2134-20) KAWNEER: CLEAR ANODIZED BLACK WHITE, BLACK WHERE FACING THE PLAZA CEMENT GRAY 2112-60 MKN METALS: CLEAR ANODIZED MUTUAL MATERIALS: EBONY MISSION, LIMESTONE MISSION UNDER WINDOWS</p>	<p>STREET-FRONTING COLOURS</p> <p>JAMES HARDIE: GRAY SLATE CORBLE STONE JAMES HARDIE: GRAY SLATE (COLUMNS), PAINTED BENJAMIN MOORE - MAYFLOWER RED (HC-49) BENJAMIN MOORE: MIDSUMMER NIGHT (2134-20) KAWNEER: DARK BRONZE BLACK WHITE CEMENT GRAY 2112-60 MKN METALS: CLEAR ANODIZED MUTUAL MATERIALS: LIMESTONE MISSION, EBONY MISSION UNDER WINDOWS</p>	<p>ELEVATION MATERIAL LEGEND</p> <p>① CEMENT BOARD HORIZONTAL SIDING ② CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN c/w CORNER TRIM ③ METAL PICKET FENCE, 8" HIGH ④ SEALED DOUBLE GLAZED P.V.C. ⑤ SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR WITH RAMPS OVER ⑥ ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM w/ CLEAR INSULATED GLAZING ⑦ METAL OVERHEAD DOOR ⑧ CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN c/w CORNER TRIM ⑨ PAINTED CONCRETE ⑩ METAL AND GLASS PRIVACY SCREEN FLASHING ⑪ PREFINISHED METAL THROUGH WALL FLASHING ⑫ GLASS AND METAL RAILING ⑬ STEEL & GLASS CANOPY ⑭ PAINTED STEEL DOOR AND FRAME ⑮ PRE-FINISHED METAL FLASHING ⑯ SIGNAGE w/ INTERNALLY ILLUMINATED AREA SIGN ⑰ 2x12 PAINTED WOOD FASCIA c/w PRE-FINISHED METAL FLASHING ⑱ 2x10 PAINTED WOOD TRIM c/w PRE-FINISHED METAL FLASHING ⑲ CEMENT BOARD PANEL FASCIA c/w PRE-FINISHED METAL FLASHING ⑳ METAL GRATE, PAINTED ㉑ PRE-FINISHED METAL PANEL SIDING ㉒ BRICK VENEER ㉓ BRICK SOLDIER COURSE W/CONCRETE c/w GFI ㉔ BLADE SIGN ㉕ PRE-FINISHED METAL PANEL SOFFIT</p>
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2018.10.17	DRG RESPONSES
2018.09.19	ADP RESPONSES
2018.08.07	ADP SUBMISSION
2018.05.18	REVISED ROADS
2017.09.08	PLANNING REVISIONS
2017.08.01	DREZ APPLICATION REVISIONS
CONSULTANT	

CLIENT
1098629 B.C. Ltd.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
188TH STREET & 72ND AVE.
SURREY, BC

DRAWING TITLE
BUILDING ELEVATIONS

DATE: 2018.01.03 FILE NO.
DWN: RW
CHK: CH **1702**

SEAL SHEET NO.

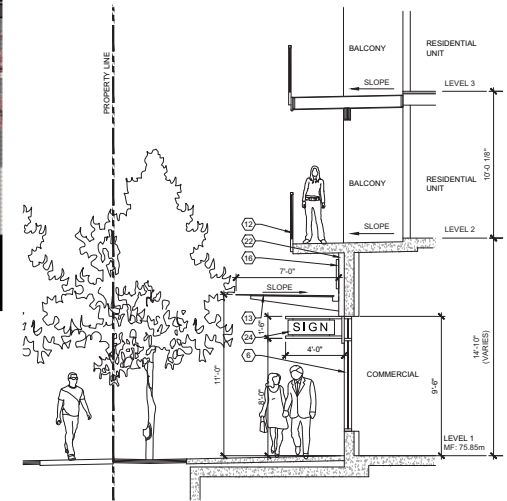
AREA 3 DP3-6.02



COMMERCIAL FRONTAGE (72 AVE.)
SCALE: 1/4" = 1'-0"



COMMERCIAL FRONTAGE CONT. (72 AVE.)
SCALE: 1/4" = 1'-0"



COMMERCIAL SECTION
SCALE: 1/4" = 1'-0"

2018.10.17	DRG RESPONSES
2018.09.19	ADP RESPONSES
2018.08.07	ADP SUBMISSION
2018.05.18	REVISED ROADS
2017.09.08	PLANNING REVISIONS
2017.08.01	DRPZ APPLICATION REVISIONS
CONSULTANT	

CLIENT
1098629 B.C. Ltd.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
18TH STREET & 72ND AVE.
SURREY, BC

DRAWING TITLE

COMMERCIAL ELEVATIONS

DATE: **2018.01.03** FILE NO.
DWN: **RW**
CHK: **CH** **1702**

SEAL SHEET NO.

<p>MATERIAL</p> <ul style="list-style-type: none"> CEMENT BOARD SIDING CEMENT BOARD SMOOTH PANEL 1 (COLOUR MATCHED REVEALS) CEMENT BOARD SMOOTH PANEL 2 (COLOUR MATCHED REVEALS) TRIMS, FASCIA BOARDS, STEEL CANOPY ALUMINUM STOREFRONT METAL RAILING RESIDENTIAL WINDOW FRAME CONCRETE METAL PANEL SIDING BRICK VENEER 	<p>PLAZA COLOURS</p> <ul style="list-style-type: none"> JAMES HARDIE: GRAY SLATE JAMES HARDIE: COBBLE STONE JAMES HARDIE: PAINTED BENJAMIN MOORE - MAYFLOWER RED (HC-49) BENJAMIN MOORE: CLEAR ANODIZED KAWNEER: BLACK WHITE, BLACK WHERE FACING THE PLAZA BENJAMIN MOORE: CEMENT GRAY 2112-60 MAKIN METALS: CLEAR ANODIZED MUTUAL MATERIALS: EBONY MISSION, LIMESTONE MISSION UNDER WINDOWS 	<p>STREET-FRONTING COLOURS</p> <ul style="list-style-type: none"> JAMES HARDIE: GRAY SLATE JAMES HARDIE: COBBLE STONE JAMES HARDIE: GRAY SLATE (COLUMNS), PAINTED BENJAMIN MOORE - MAYFLOWER RED (HC-49) BENJAMIN MOORE: MIDSUMMER NIGHT (2134-20) KAWNEER: DARK BRONZE WHITE BENJAMIN MOORE: CEMENT GRAY 2112-60 MAKIN METALS: CLEAR ANODIZED MUTUAL MATERIALS: LIMESTONE MISSION, EBONY MISSION UNDER WINDOWS 	<p>ELEVATION MATERIAL LEGEND</p> <ul style="list-style-type: none"> 1 CEMENT BOARD HORIZONTAL SIDING 2 CEMENT BOARD PANEL, WOOD/LUMBER MATCHED REVEALS 3 METAL PICKET FENCE, 8" HIGH WINDOW 4 SEALED DOUBLE GLAZED P.V.C. 5 SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR WITH TRANSOM OVER 6 ALUMINUM STOREFRONT DOOR/ WINDOW SYSTEM W/ CLEAR INSULATED GLAZING 7 METAL OVERHEAD DOOR 8 CEMENT BOARD PANEL ON BUILT UP WOOD COLUMN c/w CORNER TRIM 9 PAINTED CONCRETE 10 METAL AND GLASS PRIVACY SCREEN 11 PREFINISHED METAL THROUGH WALL FLASHING 12 GLASS AND METAL RAILING 13 STEEL & GLASS CANOPY 14 PAINTED STEEL DOOR AND FRAME 15 PRE-FINISHED METAL FLASHING 16 INDIVIDUALLY INTERNALLY ILLUMINATED SIGNAGE BY TENANT, WITHIN 20'2" SIGN AREA MAX. 17 2x12 PAINTED WOOD FASCIA c/w PRE-FINISHED METAL FLASHING 18 2x10 PAINTED WOOD TRIM c/w PRE-FINISHED METAL FLASHING 19 CEMENT BOARD PANEL, FASCIA c/w PRE-FINISHED METAL FLASHING 20 METAL GRATE, PAINTED 21 PRE-FINISHED METAL PANEL SIDING 22 BRICK VENEER 23 BRICK SOLDIER COURSE W/CONCRETE 24 BLADE SIGN 25 PRE-FINISHED METAL PANEL SOFFIT
--	--	---	--

AREA 3 DP3-6.03



A Cement Board Smooth Panel:
James Hardie
"Cobble Stone"

B Cement Board Smooth Panel:
Benjamin Moore
HC-49 "Mayflower Red"

C Horizontal Siding:
James Hardie
"Gray Slate"

D Concrete:
Benjamin Moore
2112-60 "Cement Gray"

E Fascia, Wood Trim, and Steel Canopy:
Benjamin Moore
2134-20 "Midsummer Night"

F Brick Veneer:
Mutual Materials
Ebony Mission

G Brick Veneer:
Mutual Materials
Limestone Mission

H Residential Window & Sliding Door Frames:
Vinyl - "White"
Vinyl - "Black" (facing Plaza only)

I Balcony Railings:
Aluminum - Black

J Aluminum Storefront:
Dark Bronze

Aluminum Storefront:
Clear Anodized

Metal Panel Fascia & Soffit:
Clear Anodized

2018-10-17	DRG RESPONSES
2018-09-19	ADP RESPONSES
2018-08-21	ADP SUBMISSION
2018-05-18	REVISED ROADS
2017-09-08	PLANNING REVISIONS
2017-08-31	DRPZ APPLICATION REVISIONS
CONSULTANT	

CLIENT
1098629 B.C. Ltd.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
18TH STREET & 72ND AVE.
SURREY, BC

DRAWING TITLE
COLOUR SCHEME, MIXED-USE BLDG.

DATE 2018.01.03 FILE NO.
DWN: RW
CHK: CH 1702

SEAL
SHEET NO.



SOUTHWEST VIEW

2018-10-17
ORD RESPONSES

2018-09-19
ADP RESPONSES

2018-08-01
ADP SUBMISSION

2018-05-18
REVISED ROADS

2017-08-01
DPR2 APPLICATION

REVISIONS

CONSULTANT

CLIENT
1098629 B.C. Ltd.

PROJECT
PROPOSED MIXED-USE
DEVELOPMENT

188TH STREET & 72ND AVE.
SURREY, BC

DRAWING TITLE

**MIXED-USE
BUILDING
3D VIEWS**

DATE:	2017.07.14	FILE NO.:	
DWN:	AL		1702
CHK:	CH		

SEAL
SHEET NO.

DP-0.0a



SOUTHEAST VIEW

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 e info@focusai.ca

- 2018.10.17
 DRG RESPONSES
 - 2018.09.19
 ADP RESPONSES
 - 2018.08.01
 ADP SUBMISSION
 - 2018.05.18
 REVISED ROADS
 - 2017.08.01
 DRP2 APPLICATION
- REVISIONS
- CONSULTANT

CLIENT
1098629 B.C. Ltd.

PROJECT
PROPOSED MIXED-USE
DEVELOPMENT

18TH STREET & 72ND AVE.
SURREY, BC

DRAWING TITLE
**MIXED-USE
BUILDING
3D VIEWS**

DATE	2017.07.14	FILE NO.
DWN.	AL	1702
CHK.	CH	

SEAL
SHEET NO.

DP-0.0b



188 STREET OVERALL STREETScape
SCALE: N.T.S.



188 STREET STREETScape (ENLARGED)
SCALE: N.T.S.



188 STREET STREETScape (ENLARGED)
SCALE: N.T.S.



72 AVENUE STREETScape
SCALE: N.T.S.

2018.10.17	ORD RESPONSES
2018.09.19	ADP RESPONSES
2018.08.01	ADP SUBMISSION
2018.05.18	REVISED ROADS
2017.08.01	DRP2 APPLICATION
REVISIONS	
CONSULTANT	

CLIENT
1098629 B.C. Ltd.

PROJECT
PROPOSED MIXED-USE
DEVELOPMENT

188TH STREET & 72ND AVE.
SURREY, BC

DRAWING TITLE

**COLOURED
STREETScapeS**

DATE: 2017.07.14 FILE NO.
DWN: AL 1702
CHK: CH

SEAL
SHEET NO.

DP-0.0h

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7	ISSUED FOR REVIEW	18-11-07
6	ISSUED FOR DP RESUBMISSION	18-10-17
5	AREA 3 ISSUED FOR ADP RESPONSES	18-09-21
4	ISSUED FOR AREA 3 ADP	18-08-01
3	REISSUED PER REVISED ROADS	18-06-18
2	ISSUED FOR ADP	17-11-15
1	ISSUED FOR DPRZ APPLICATION	17-09-01

REVISIONS

PROPOSED MIXED USE DEVELOPMENT
188th Street & 72nd Avenue
Surrey, BC

Scale:	1:300
Drawn:	KD
Reviewed:	DS
Project No.	06-553

LANDSCAPE LAYOUT SITE PLAN

AREA 3

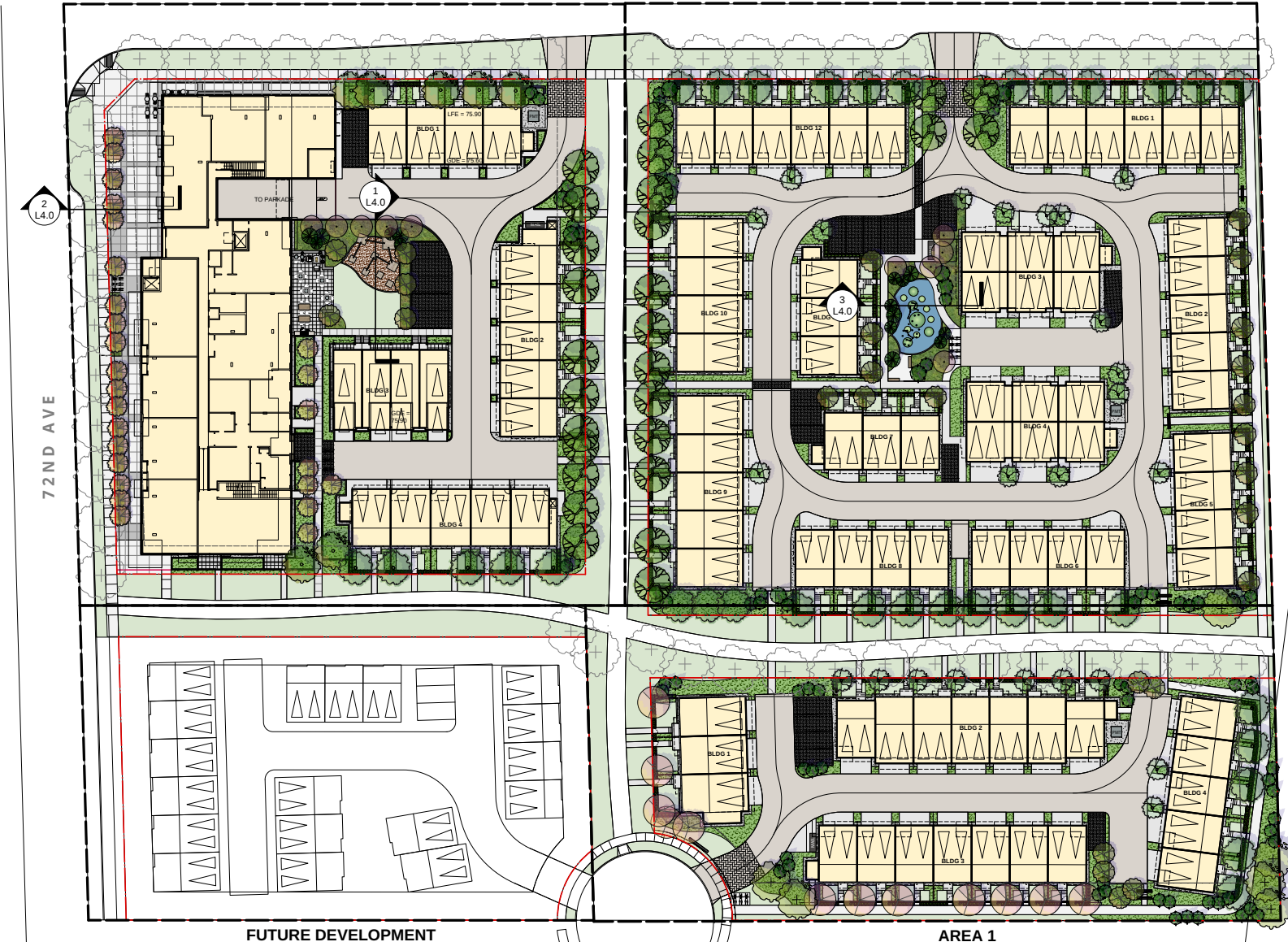
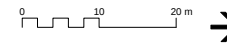
188TH ST

AREA 2

72ND AVE

FUTURE DEVELOPMENT

AREA 1






















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MATERIALS LEGEND

- CIP CONCRETE**
BROOM FINISH 
- GRAVEL EDGE**
PER PLANS AND DETAILS 
- PATIO PAVERS**
18" X 18" CONCRETE PAVERS 
- PEDESTRIAN PAVERS**
PER PLANS AND DETAILS 
- VEHICULAR PAVING**
PER PLANS & CIVIL 
- PROPOSED PLANTING**
PER PLANS AND DETAILS 
- SOD LAWN**
PER PLANS AND DETAILS 
- PROPOSED TREE**
PER PLANS AND DETAILS 
- HEDGE ROW**
PER PLANS AND DETAILS 
- STAMPED ASPHALT**
PER PLANS AT ENTRIES, BY OTHERS 
- CIP CONCRETE WALL**
PER PLANS AND DETAILS 
- 3' WOOD FENCE**
PER PLANS AND DETAILS 
- 6' PRIVACY SCREEN**
PER PLANS AND DETAILS 
- BBQ COUNTER**
PER PLAN 
- BIKE RACKS**
PER PLANS AND DETAILS 
- WOOD BENCH**
PER PLANS AND DETAILS 
- ENTRY TRELLIS**
PER PLANS AND DETAILS 
- WOOD PLAY ELEMENTS**
PER PLANS AND DETAILS 
- FIBER FALL SURFACING**
PER PLANS AND DETAILS 

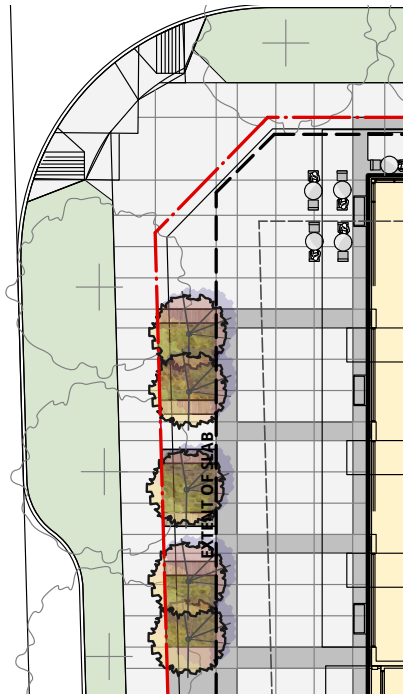
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7	ISSUED FOR REVIEW 18-11-07
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5	AREA 3 ISSUED FOR ADP RESPONSES 18-09-21
4	ISSUED FOR AREA 3 ADP 18-08-01
3	REISSUED PER REVISED ROADS 18-06-18
2	ISSUED FOR ADP 17-11-15
1	ISSUED FOR DPRZ APPLICATION 17-08-01

PROPOSED MIXED USE DEVELOPMENT

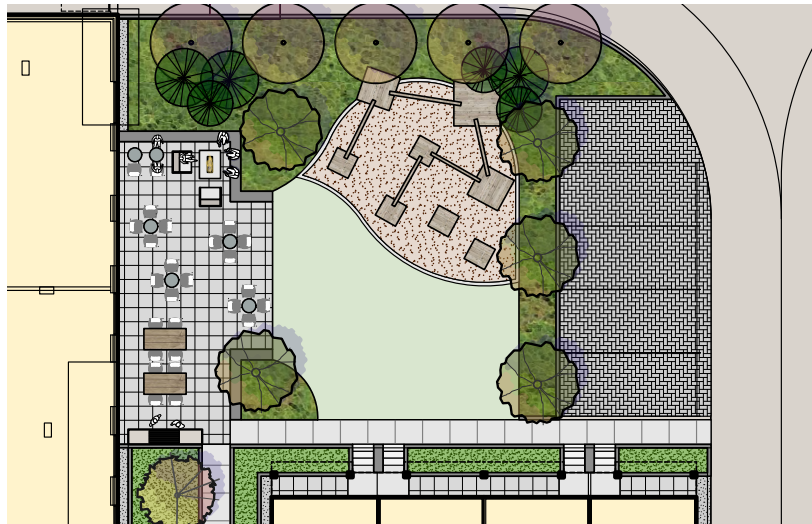
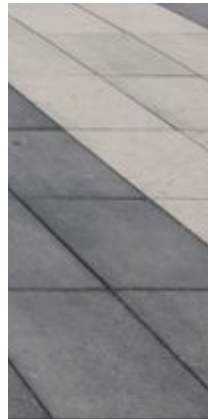
188th Street & 72nd Avenue
Surrey, BC

Scale: 1:150
Drawn: KD
Reviewed: DS
Project No. 06-553

LANDSCAPE LAYOUT AREA 3



1 AREA 3 COMMERCIAL PLAZA
Scale: 1:100



2 AMENITY - AREA 3
Scale: 1:100



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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4	ISSUED FOR AREA 3 ADP	18-08-01
3	REISSUED PER REVISED ROADS	18-06-16
2	ISSUED FOR ADP	17-11-15
1	ISSUED FOR DPR/Z APPLICATION	17-09-01

REVISIONS

PROPOSED MIXED USE DEVELOPMENT

188th Street & 72nd Avenue
Surrey, BC

Scale:	AS SHOWN
Drawn:	KD
Reviewed:	DS
Project No.	06-553

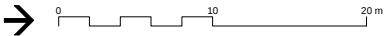
LANDSCAPE LAYOUT
AREA 3 ENLARGEMENTS

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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6	ISSUED FOR DP RESUBMISSION	18-10-17
5	AREA 3 ISSUED FOR ADP RESPONSES 18-09-21	
4	ISSUED FOR AREA 3 ADP	18-08-01
3	REISSUED PER REVISED ROADS	18-06-16
2	ISSUED FOR ADP	17-11-15
1	ISSUED FOR DPRZ APPLICATION	17-08-01
REVISIONS		



MATERIALS LEGEND

CIP CONCRETE BROOM FINISH	PROPOSED PLANTING PER PLANS AND DETAILS	CIP CONCRETE WALL PER PLANS AND DETAILS	BIKE RACKS PER PLANS AND DETAILS
GRAVEL EDGE PER PLANS AND DETAILS	SOD LAWN PER PLANS AND DETAILS	3' WOOD FENCE PER PLANS AND DETAILS	ENTRY TRELLIS PER PLANS AND DETAILS
PATIO PAVERS 18" X 18" CONCRETE PAVERS	PROPOSED TREE PER PLANS AND DETAILS	6' PRIVACY SCREEN PER PLANS AND DETAILS	WOOD BENCH PER PLANS AND DETAILS
PEDESTRIAN PAVERS PER PLANS AND DETAILS	HEDGE ROW PER PLANS AND DETAILS	BBQ COUNTER PER PLAN	PLAY MOUNDS PER PLANS AND DETAILS
VEHICULAR PAVING PER PLANS & CIVIL	STAMPED ASPHALT PER PLANS AT ENTRIES, BY OTHERS	PLAY FALL SURFACING PER PLANS	

PROPOSED MIXED USE DEVELOPMENT
188th Street & 72nd Avenue
Surrey, BC

Scale:	1:150
Drawn:	KD
Reviewed:	DS
Project No.	06-553

LANDSCAPE LAYOUT AREA 2 - WEST

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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7	ISSUED FOR REVIEW	18-11-07
6	ISSUED FOR DP RESUBMISSION	18-10-17
5	AREA 3 ISSUED FOR ADP RESPONSES 18-09-21	
4	ISSUED FOR AREA 3 ADP	18-09-01
3	REISSUED PER REVISED ROADS	18-06-16
2	ISSUED FOR ADP	17-11-15
1	ISSUED FOR DPRZ APPLICATION	17-09-01
REVISIONS		

PROPOSED MIXED USE DEVELOPMENT
188th Street & 72nd Avenue
Surrey, BC

Scale:	1:150
Drawn:	KD
Reviewed:	DS
Project No.	06-553

**LANDSCAPE LAYOUT
AREA 2 - EAST**

MATERIALS LEGEND

CIP CONCRETE BROOM FINISH	PROPOSED PLANTING PER PLANS AND DETAILS	CIP CONCRETE WALL PER PLANS AND DETAILS	BIKE RACKS PER PLANS AND DETAILS
GRAVEL EDGE PER PLANS AND DETAILS	SOD LAWN PER PLANS AND DETAILS	3' WOOD FENCE PER PLANS AND DETAILS	ENTRY TRELLIS PER PLANS AND DETAILS
PATIO PAVERS 18" X 18" CONCRETE PAVERS	PROPOSED TREE PER PLANS AND DETAILS	6' PRIVACY SCREEN PER PLANS AND DETAILS	WOOD BENCH PER PLANS AND DETAILS
PEDESTRIAN PAVERS PER PLANS AND DETAILS	HEDGE ROW PER PLANS AND DETAILS	BBQ COUNTER PER PLAN	PLAY MOUNDS PER PLANS AND DETAILS
VEHICULAR PAVING PER PLANS & CIVIL	STAMPED ASPHALT PER PLANS AT ENTRIES, BY OTHERS	PLAY FALL SURFACING PER PLANS	

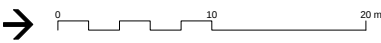
CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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4	ISSUED FOR AREA 3 ADP	18-08-01
3	REISSUED PER REVISED ROADS	18-05-18
2	ISSUED FOR ADP	17-11-15
1	ISSUED FOR DPR/2 APPLICATION	17-08-01

REVISIONS



MATERIALS LEGEND

CIP CONCRETE BROOM FINISH	PROPOSED PLANTING PER PLANS AND DETAILS	CIP CONCRETE WALL PER PLANS AND DETAILS	BIKE RACKS PER PLANS AND DETAILS
GRAVEL EDGE PER PLANS AND DETAILS	SOD LAWN PER PLANS AND DETAILS	3' WOOD FENCE PER PLANS AND DETAILS	ENTRY TRELLIS PER PLANS AND DETAILS
PATIO PAVERS 18" X 18" CONCRETE PAVERS	PROPOSED TREE PER PLANS AND DETAILS	6' PRIVACY SCREEN PER PLANS AND DETAILS	
PEDESTRIAN PAVERS PER PLANS AND DETAILS	HEDGE ROW PER PLANS AND DETAILS		
VEHICULAR PAVING PER PLANS & CIVIL	STAMPED ASPHALT PER PLANS AT ENTRIES, BY OTHERS		

PROPOSED MIXED USE DEVELOPMENT
158th Street & 72nd Avenue
Surrey, BC

Scale:	1:150
Drawn:	KD
Reviewed:	DS
Project No.	06-553

LANDSCAPE LAYOUT AREA 1

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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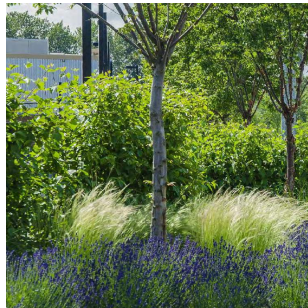
7	ISSUED FOR REVIEW	18-11-07
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REVISIONS

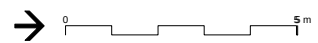
PROPOSED MIXED USE DEVELOPMENT
188th Street & 72nd Avenue
Surrey, BC

Scale:	AS SHOWN
Drawn:	KD
Reviewed:	DS
Project No.	06-553

**LANDSCAPE LAYOUT
AREA 2 ENLARGEMENT**

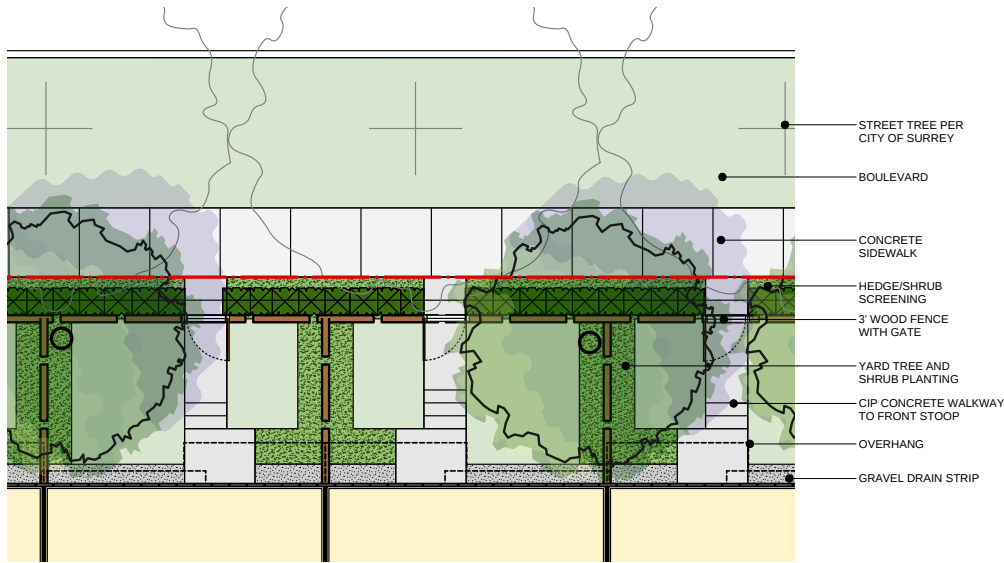


1 AMENITY - AREA 2 PLAY MOUNDS
Scale: 1:50

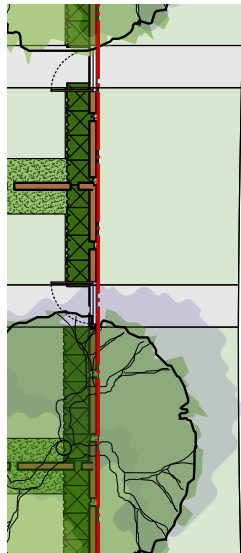


CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

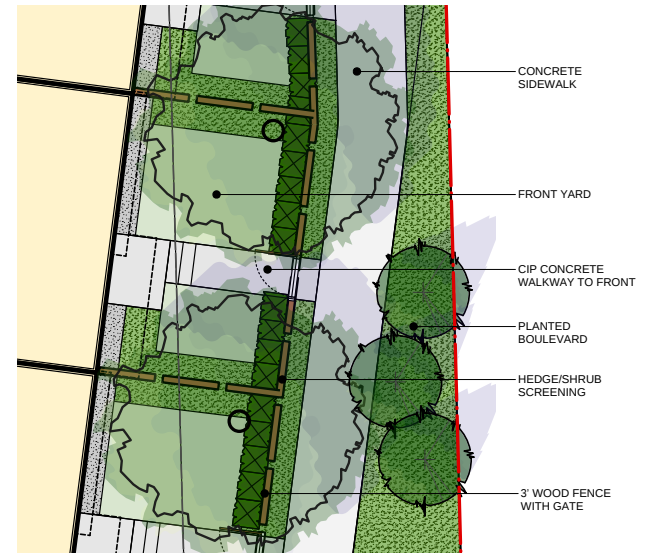
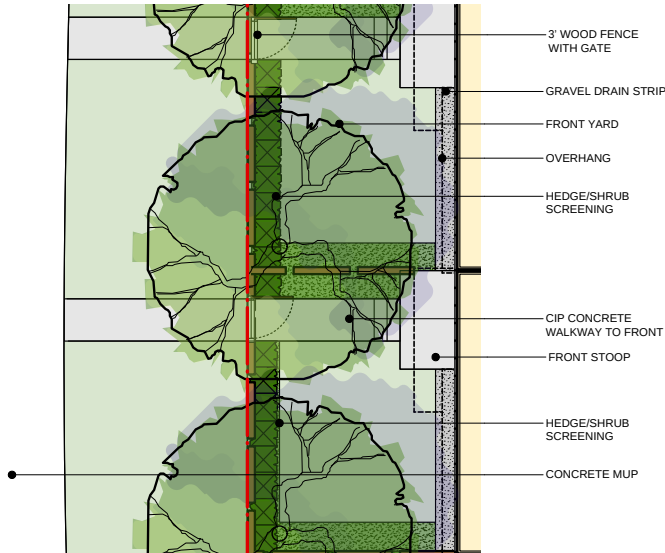
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.



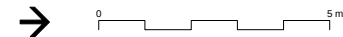
1 AREA 2 YARDS ALONG 188 STREET
Scale: 1:50



2 YARDS BETWEEN AREA 3 & 2
Scale: 1:50



3 AREA 1 YARDS NORTH PL YARDS
Scale: 1:50



REVISIONS	
7	ISSUED FOR REVIEW 18-11-07
6	ISSUED FOR DP RESUBMISSION 18-10-17
5	AREA 3 ISSUED FOR ADP RESPONSES 18-09-21
4	ISSUED FOR AREA 3 ADP 18-08-01
3	REISSUED PER REVISED ROADS 18-06-18
2	ISSUED FOR ADP 17-11-15
1	ISSUED FOR DPRZ APPLICATION 17-08-01

PROPOSED MIXED USE DEVELOPMENT
188th Street & 72nd Avenue
Surrey, BC

Scale: 1:50
Drawn: KD
Reviewed: DS
Project No. 06-553

**LANDSCAPE LAYOUT
YARD ENLARGEMENTS**

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

7	ISSUED FOR REVIEW	18-11-07
6	ISSUED FOR DP RESUBMISSION	18-10-17
5	AREA 3 ISSUED FOR ADP RESPONSES	18-09-21
4	ISSUED FOR AREA 3 ADP	18-08-01
3	REISSUED PER REVISED ROADS	18-06-16
2	ISSUED FOR ADP	17-11-15
1	ISSUED FOR DPRZ APPLICATION	17-08-01
REVISIONS		

PROPOSED MIXED USE DEVELOPMENT
188th Street & 72nd Avenue
Surrey, BC

Scale:	1:300
Drawn:	KD
Reviewed:	DS
Project No.	06-553

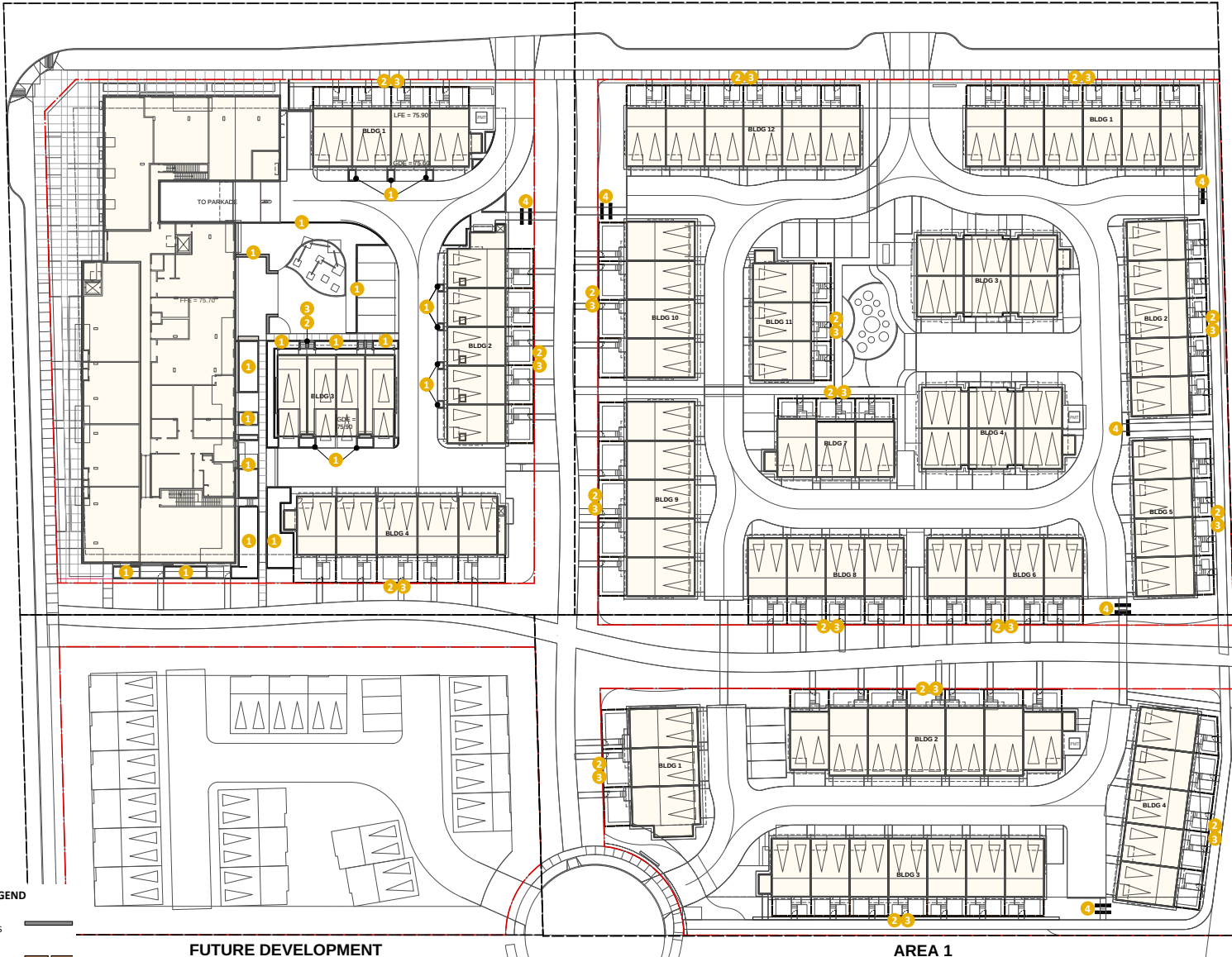
OVERALL SITE FENCE & WALL PLAN

AREA 3

188TH ST

AREA 2

72ND AVE



FENCE & WALL LEGEND

- 1** CIP CONCRETE WALL
PER PLANS AND DETAILS
- 2** 3' WOOD FENCE
PER PLANS AND DETAILS
- 3** WOOD GATE
PER PLANS AND DETAILS
- 4** WOOD TRELLIS
PER PLANS AND DETAILS

Connect Landscape Architecture Inc.

7	ISSUED FOR REVIEW	18-11-07
6	ISSUED FOR DP RESUBMISSION	18-10-17
5	AREA 3 ISSUED FOR ADP RESPONSES	18-09-21
4	ISSUED FOR AREA 3 ADP	18-08-01
3	REISSUED PER REVISED ROADS	18-05-18
2	ISSUED FOR ADP	17-11-15
1	ISSUED FOR DPR/2 APPLICATION	17-08-01

REVISIONS

PROPOSED MIXED USE DEVELOPMENT

158th Street & 72nd Avenue
Surrey, BC

Scale: N/A

Drawn: KD

Reviewed: DS

Project No. 06-553

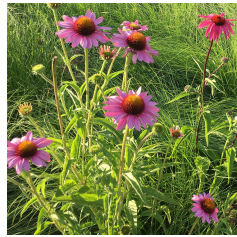
PLANT MATERIALS LOT 3



NATURALIZED LANDSCAPE



Calamagrostis x acutiflora 'Karl Foerster'
Karl Foerster Carex



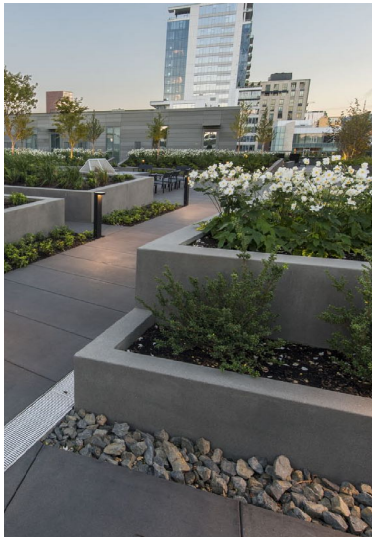
Echinacea purpurea
Purple Coneflower



Ceanothus griseus horizontalis
Creeping Ceanothus



Stipa tenuissima
Mexican Feather Grass



LAYERED AMENITY SPACES



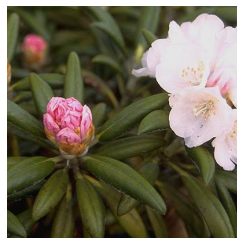
Hosta 'Blue Angel'
Blue Angel Hosta



Kalmia latifolia 'Elf'
Mountain Laurel



Lavandula angustifolium 'Hidecote'
English Lavender



Pink Rhododendron
Rhododendron 'Ken Janeck'

TREES

AREA 1	AREA 2	AREA 3	Greenway	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
0	0	7	0	Acer griseum	Paper Bark Maple	5cm cal., B&B	as shown
2	0	0	4	Acer macrophyllum	Big Leaf Maple	6cm cal., B&B	as shown
0	0	26	0	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	2.5M ht.	as shown
12	0	0	0	Acer rubrum 'Scarlet Sentinel'	Prairie Spire Green Ash	6cm cal., B&B	as shown
0	15	5	0	Cornus kousa	Prairie Spire Green Ash	6cm cal., B&B	as shown
0	16	0	0	Fraxinus pennsylvanica 'Prairie Spire'	Prairie Spire Green Ash	6cm cal., B&B	as shown
9	15	0	0	Liquidambar styraciflua 'Slender Silhouette'	Sweetgum	6cm cal., B&B	as shown
0	5	5	0	Prunus serrulata amanogawa	Japanese Flowering Cherry	5cm cal., B&B	as shown
38	31	11	0	Picea omorika	Serbian Spruce	2.5M ht., B&B	as shown
0	9	6	0	Picea orientalis 'Aurea'	Oriental Spruce	2.5M ht., B&B	as shown
5	23	5	0	Stewartia pseudocamellia	Japanese Stewartia	6cm cal., B&B	as shown
0	12	19	0	Street Trees - Final selection to be approved by City of Surrey			

SHRUBS

☑	Cornus sericea 'Kelsey'	Dwarf Red Osier Dogwood	#2 pot	24" o.c.
☑	Ilex crenata	Japanese Holly	#5 pot	24" o.c.
☑	Kalmia latifolia 'elf'	Mountain Laurel	#5 pot	36" o.c.
☑	Lavandula angustifolium 'Hidecote'	English Lavender	#1 pot	18" o.c.
☑	Lonicera pileata	Privet Honeysuckle	#2 pot	24" o.c.
☑	Photinia x fraseri	Photinia	#5 pot	36" o.c.
☑	Pieris japonica 'Forest Flame'	Lily-of-the-Valley Shrub	#5 pot	36" o.c.
☑	Polystichum munitum	Western Sword Fern	#1 pot	24" o.c.
☑	Potentilla fruticosa 'Tangerine'	Tangerine Cinquefoil	#2 pot	24" o.c.
☑	Prunus laurocerasus 'Zabeliana'	Zabel's Cherry Laurel	#2 pot	24" o.c.
☑	Rhododendron 'Hotei'	Yellow Rhododendron	#3 pot	36" o.c.
☑	Rhododendron 'Ken Janeck'	Pink Rhododendron	#3 pot	24" o.c.
☑	Sarcococca hookerana humilis	Himalayan Sweet Box	#2 pot	24" o.c.
☑	Skimmia japonica	Japanese Skimmia	#2 pot	24" o.c.
☑	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	#2 pot	24" o.c.
☑	Taxus x media 'Hicksii'	Hick's Yew	#2 pot	18" o.c.
☑	Vaccinium ovatum	Evergreen Huckleberry	#2 pot	24" o.c.

GROUNDCOVERS AND VINES

☑	Akebia quinata	Chocolate Vine	#2 pot	as shown
☑	Ceanothus griseus horizontalis	Creeping Ceanothus	4"(10cm) pot	15" o.c.
☑	Clematis armandii	Evergreen Clematis	#2 pot	as shown
☑	Fragaria chiloensis	Beach Strawberry	4"(10cm) pot	15" o.c.
☑	Rubus calycinoides	Emerald Carpet	4"(10cm) pot	15" o.c.
☑	Oxalis oregana	Redwood Sorrel	4"(10cm) pot	15" o.c.
☑	Pachysandra terminalis	Japanese Spurge	4"(10cm) pot	15" o.c.

GRASSES AND SEDGES

☑	Stipa tenuissima	Mexican Feather Grass	#1 pot	24" o.c.
☑	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Carex	#1 pot	24" o.c.
☑	Hakonechloa macra 'Aureola'	Japanese Forest Grass	#1 pot	18" o.c.

PERENNIALS, BULBS, AND ANNUALS

☑	Dicentra formosa	Western Bleeding Heart	4"(10cm) pot	18" o.c.
☑	Echinacea purpurea	Purple Coneflower	4"(10cm) pot	15" o.c.
☑	Hosta 'Blue Angel'	Blue Angel Hosta	4"(10cm) pot	18" o.c.
☑	Rudbeckia hirta	Black-Eyed Susan	4"(10cm) pot	18" o.c.
☑	Sedum 'Autumn Joy'	Autumn Joy Sedum	4"(10cm) pot	18" o.c.

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

FROM: **Development Engineer, Engineering Department**

DATE: **Dec 11, 2018** PROJECT FILE: **7817-0347-00**

RE: **Engineering Requirements
Location: 18805/43 72 Ave**

OCP AMENDMENT/NCP AMENDMENT

The existing sanitary and storm downstream infrastructure may not have adequate capacity to service the increase in density for the proposed development and an analysis must be completed. Any required upgrades must be completed at the developers' expense as a condition of the NCP Amendment/ OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 5.942-metre along 72 Avenue to the ultimate 32.0-metre arterial road standard.
- dedicate 12.0-metre along 188 Street, to the ultimate 24-metre collector road standard.
- dedicate 72A Avenue cul-de-sac bulb with a radius of 14.0-metre.
- dedicate 5.0-metre x 5.0-metre corner cut at 72 Avenue and 188 Street.
- dedicate 10.0-metre for the walkways as per the NCP
- register 0.5-metre statutory right-of-way along all road frontages.

Works and Services

- construct east side of 188 Street to the Collector road standard.
- construct 72A Avenue cul-de-sac bulb.
- construct 3.0-metre wide concrete walkways complete with pedestrian lighting.
- construct storm, sanitary, and watermains and service connections to service the development and meet frontage requirements, and abandon existing temporary mains.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Acting Development Services Manager

SK2



September 17, 2018
Planning

School Enrolment Projections and Planning Update:
 Katzie Elementary was open in the spring of 2014 to relieve pressure at the existing Clayton Elementary. Hazelgrove Elementary 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 the East Clayton NCP and development of the Aloha Estates. As of September 2017, Clayton Elementary has 5 portables on site used for enrolling spaces plus 2 all day kindergarten modular buildings.
 To meet the increasing demand for enrolling space in this area, the district is currently in design and construction for two new 605 capacity elementary schools: Madaugh Road and Regent Road are targeted to open September 2020. Until these facilities open, enrolment growth will have to be accommodated in portables.
 As part of the District's 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a site expansion along with a 445 capacity addition to the existing Clayton Elementary targeted to open September 2024 to meet future growth in the community. This project has yet to be approved for capital funding by the Ministry of Education.
 As of September 2018, Ecole Salish Secondary was opened. The new boundaries have been established dividing the existing Clayton Heights Secondary into two catchments. Clayton Elementary will now feed the new Ecole Salish Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0347 00

SUMMARY

The proposed 96 townhouse units and 71 lowrise units are estimated to have the following impact on the following schools:

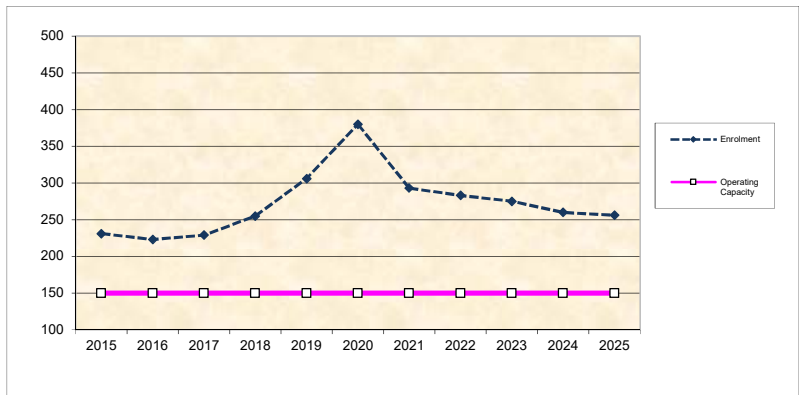
Projected # of students for this development:

Elementary Students:	28
Secondary Students:	16

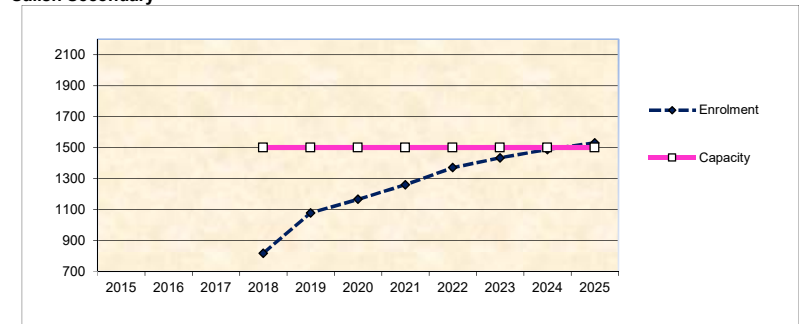
September 2017 Enrolment/School Capacity

Clayton Elementary	
Enrolment (K/1-7):	36 K + 193
Operating Capacity (K/1-7)	57 K + 93
Salish Secondary	
Enrolment (8-12):	#N/A
Capacity (8-12):	#N/A

Clayton Elementary



Salish 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.

APPENDIX F

TREE PRESERVATION SUMMARY



Appendix _____

TREE PRESERVATION SUMMARY

Surrey Project No.: _____
Project Address: 18805 – 18855 72 Avenue, Surrey, BC
Consulting Arborist: Nick McMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	153
Bylaw Protected Trees to be Removed	153
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	0
Replacement Trees Required: Alder and Cottonwood at 1:1 ratio: 111 times 1 = 111 All Other Bylaw Protected Trees at 2:1 ratio: 42 times 2 = 84 TOTAL:	195
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

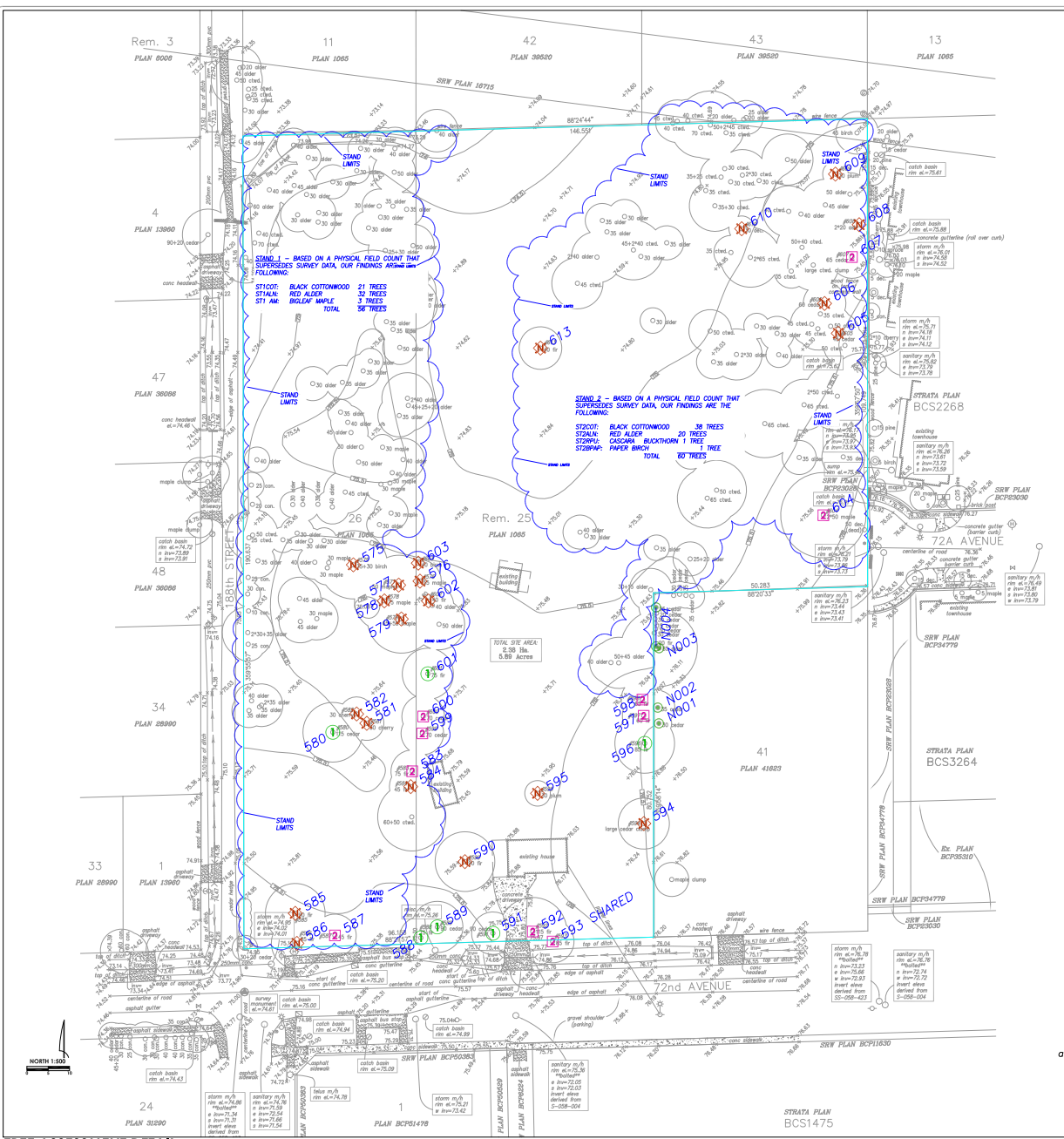
OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	5
Replacement Trees Required: Alder and Cottonwood at 1:1 ratio: 1 times 1 = 1 All Other Bylaw Protected Trees at 2:1 ratio: 4 times 2 = 8 TOTAL:	9
Replacement Trees Proposed	0
Replacement Trees in Deficit	9

N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:

Nick McMahon, Consulting Arborist Dated: May 23, 2018

Direct: 604 812 2986
Email: nick@aclgroup.ca



LEGEND - TREE ASSESSMENT:

- 1 KX: denotes a tree number or ID reference (specifies PROPERTY # and SITE# for preservation purposes). For change in preservation (specifies PROPERTY # and SITE# for preservation). Possible conditions related to tree (specify other conditions) (specify other conditions).
- 2: denotes a tree number or ID reference (specifies PROPERTY # and SITE# for preservation purposes). For change in preservation (specifies PROPERTY # and SITE# for preservation). Possible conditions related to tree (specify other conditions) (specify other conditions).
- N: denotes a tree number or ID reference (specifies PROPERTY # and SITE# for preservation purposes). For change in preservation (specifies PROPERTY # and SITE# for preservation). Possible conditions related to tree (specify other conditions) (specify other conditions).
- S: denotes a tree number or ID reference (specifies PROPERTY # and SITE# for preservation purposes). For change in preservation (specifies PROPERTY # and SITE# for preservation). Possible conditions related to tree (specify other conditions) (specify other conditions).
- D: denotes a tree number or ID reference (specifies PROPERTY # and SITE# for preservation purposes). For change in preservation (specifies PROPERTY # and SITE# for preservation). Possible conditions related to tree (specify other conditions) (specify other conditions).

TREE ASSESSMENT DETAIL

APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 1

ARBORTECH CONSULTING

PROJECT: PROPOSED DEVELOPMENT
ADDRESS: 1885 - 1885 72nd AVE
CITY: SURREY
CITY REF: R26
PLOT SIZE: 22'x34' | **REV #14** | **DATE:** MAY 23, 2018

Present:

Chair - L. Mickelson
Panel Members:
K. Johnston
M. Enns
R. Sethi
A. Politano

Guests:

Colin Hogan, Focus Architecture
Oren Mizrahi, Connect Landscape
Architect
Larry Adams, NSDA Architects
Peter Kreuk, Durante Kreuk

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Maleknia, Urban Design Planner
L. Blake, Administrative Assistant

B. NEW SUBMISSIONS

1. 4:00 p.m.

File No.:	7917-0347-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP and NCP amendment, Rezoning and Development Permit to permit the construction of a 5-storey mixed-use building containing approximately 71 residential dwelling units and 806 square metres of ground floor commercial with one level of underground parking, and 96 townhouse units.
Address:	18805, 18843 & 18855 - 72 Avenue in Clayton Village
Developer:	1098629 B.C. Ltd. - John Rempel
Architect:	Colin Hogan Focus Architecture Incorporated
Landscape Architect:	Connect Landscape Architecture
Planner:	Leita Martin
Urban Design Planner:	Ann McLean

The City Architect advised the project generally complies with the Neighbourhood Context Plan (NCP), with the proposed 5th storey having Staff support. Staff have expressed concerns regarding the interface of the amenity space and the use of interior bedrooms. The City Architect requested that comments be focussed on the mixed-use five storey building, in particular the proposed public realm and plaza, and architectural expression and materials. In addition comments on the interface of the townhomes with the mixed-use development were requested.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations and highlighted the following information:

- The project has been designed so that the commercial space addresses the corner of 72 Avenue and 188 Street, as the Neighbourhood Context Plan (NCP) designation for the site is commercial. The project follows the contemporary style of the existing adjacent commercial building.

- The outdoor amenity space has been located as far north as possible so that it is not in the shadow of the building, while still allowing loading uses near the vehicle entrance.
- The top floor is set back 10 - 12 feet in order to reduce the appearance of the height of the building.
- The commercial space has been extended to create rooftop patios for the residential units while keeping the mass of the building away from the mass of the townhomes.

The Landscape Architect presented an overview of the general concept for the Landscape plans. It was noted that the corner has been left open for clear visibility and access.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by K. Johnston

Seconded by M. Enns

That the Advisory Design Panel (ADP) is in

CONDITIONAL SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.

Carried

Form and Character

- Building and massing appear appropriate and create a good street wall.
- The project provides a good transition from the adjacent three storey buildings
- The idea of the plaza and its intended use requires additional detail work and should be addressed, as it is considered a "landmark corner". **Focus: the plaza has been enhanced with bands of coloured concrete, aligned with the added brick columns on the façade, to break down the scale of the plaza and provide informal organization for café patios or retail goods to be displayed. Permanent benches have been added adjacent to the planters to give people places to rest and gather and more trees have been added to the planters. A large cantilevered roof at level 4 has been added at the plaza to help define this as a landmark corner.**
- Suggest extending the plaza around the corner. **Focus: the plaza is in front of the 'step' in the building to help define/contain the plaza area and make it a landmark public space.**
- Encourage enhancing or strengthening the base of the commercial space. **Focus: the material has been changed from Hardie panel to brick and metal panel siding. Brick columns have been added to help define each CRU space and break up the repetition of the glazing. Doorway alcoves have been introduced to the 4 CRU's on the east side to break up the long façade. The glazing mullion spacing has been increased to reduce repetition.**

- The commercial side of the building experiences a loss of character due to the strong repetition of the glazing. **Focus: see response in item immediately above**
- Integration of signage is important to the layering of the context of the corner. The implementation of the signage does not achieve the layering. **Focus: Blade signs have been added on the new brick pilasters to add pedestrian level signage and achieve layering.**
- Recommend additional development regarding the signage plan. The ventilation system for the CRU units could impact the signage. **Focus: The CRU entrance doors have been shifted to one side of the CRU frontage, the signage has also been shifted over to be located above the door. This will allow for ventilation system louvers to be located away from the signage.**
- Suggest strengthening the commercial and residential entrances. **Focus: Brick columns have been added to help define each CRU space and each entry door is located next to a brick column. The residential entry has been pulled forward closer to the plane of the commercial suites. A large solid canopy has been added at the residential entry and the suites located directly above have been revised to have more glazing and a different balcony design.**
- Consider weather protection for ground level residential units. **Focus: Weather protection has been added.**
- Reconsider the use of Hardie board for durability. **Focus: the Hardie material has been removed at the commercial level and replaced with brick and metal panel.**
- Recommend color matched trim be utilized for Hardie board panels. **Focus: colour matched trim has now been specified**
- While interior bedrooms for smaller units are more common, some concerns were expressed regarding interior bedrooms in larger units. **Focus: To provide a range of unit sizes and affordability, there are suites with internal bedrooms. This has proven successful in previous projects. By internalizing a bedroom, we put living spaces on the exterior walls where the windows are located, providing natural light in the areas utilized more during daytime hours. The building will be fully sprinklered and internal bedrooms (which are allowed by code) will have the proper code required mechanical ventilation.**

Landscape

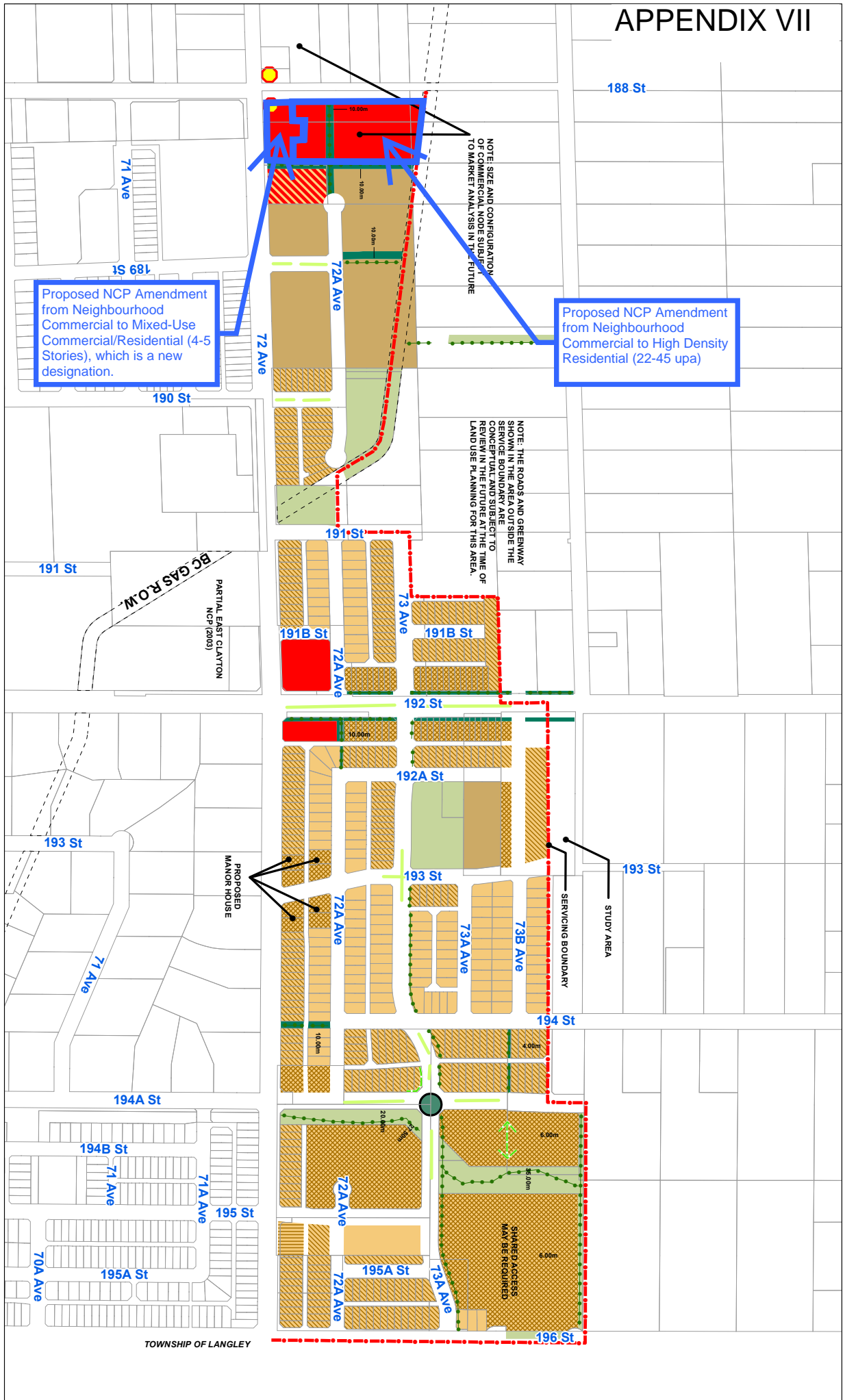
- The planting palette is appropriate.
- The amenity space appears well thought out.
- Suggest emphasizing the corner plaza with a design element to create a feature and a destination for residents. **Focus: the plaza has been enhanced with bands of coloured concrete, aligned with the added brick columns on the façade, to break down the scale of the plaza and provide informal organization for café patios or retail goods to be displayed. Permanent benches have been added adjacent to the planters to give people places to rest and gather and more trees have been added to the planters.**

CPTED

- The location of the commercial lobby in the parkade could present CPTED concerns. **Focus: the lobby has been revised to be more visible to the parkade area.**

Access

- Commend the implementation of three disabled parking stalls.
- Recommend that all entrance doors be power operated. **Focus: we will take this under consideration**
- Recommend installing emergency call buttons at all parking lobbies. **Focus: we will take this under consideration**
- Recommend accessible washrooms in all indoor amenity areas. **Focus: at least one universal accessible washroom will be provided in the indoor amenity area.**
- Consider the elevator and entrance call button panel be placed horizontally. **Focus: we will do this**



EAST CLAYTON EXTENSION - NORTH OF 72 AVENUE

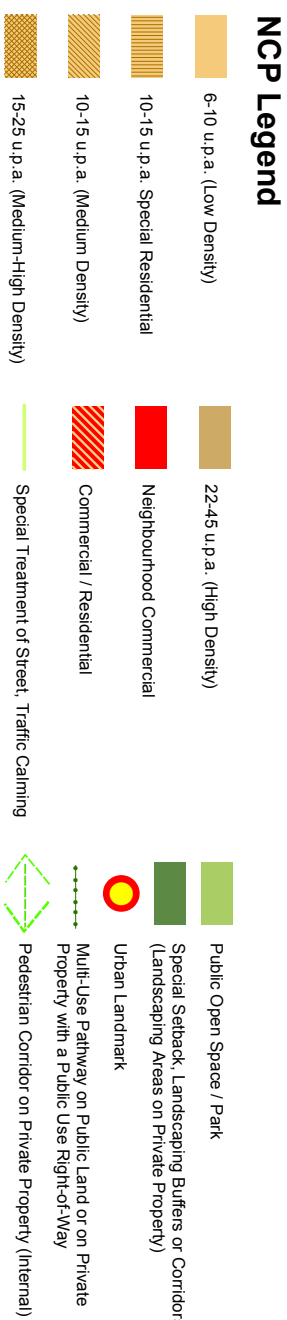
LAND USE PLAN

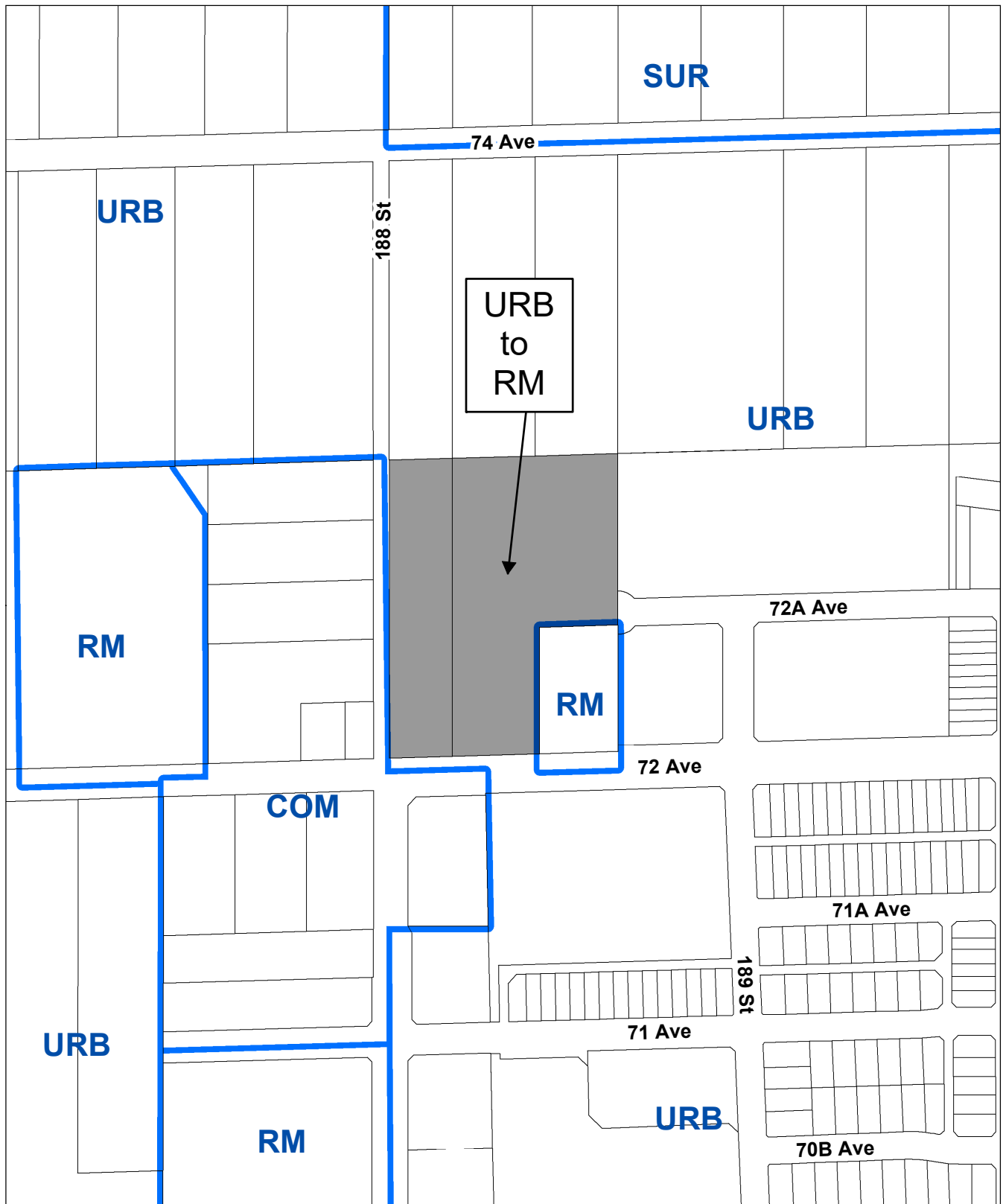
CITY OF SURREY

PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council on June 27, 2005
Amended 16 July 2016

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OCP Amendment 7917-0347-00

Proposed amendment from Urban 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: 011-991-640
 Lot 25 Except: Part Subdivided by Plan 41623, Block 1 Section 21 Township 8 New Westminster
 District Plan 1065
 18855 - 72 Avenue

Parcel Identifier: 003-985-008
 Lot 26 Block 1 Section 21 Township 8 New Westminster District Plan 1065
 18805 - 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*.

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 Matthew Onderwater, B.C.L.S. on the 21st day of November, 2018.

B. Permitted Uses

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

1. Block A

- (a) *Multiple unit residential building and ground-oriented multiple unit residential buildings.*
- (b) The following uses are permitted, provided that they are restricted to the ground floor and form part of a *multiple unit residential building*:
 - i. *Retail stores excluding adult entertainment stores, auction houses, secondhand stores and pawnshops;*
 - ii. *Personal service uses, limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops;*
 - iii. *Office uses excluding social escort services and methadone clinics;*
 - iv. *General service uses excluding funeral parlours and drive-through banks and vehicles rentals;*
 - v. *Indoor recreational facilities;*
 - vi. *Community services; and*
 - vii. *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.].*

2. Block B

- (a) *Ground-oriented multiple unit residential buildings.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 1.09.
2. The *unit density* shall not exceed 90 *dwelling units* per hectare [37 u.p.a.].
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.1 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 43%.
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 not less than those *setbacks* as shown on Schedule B attached hereto and forming part of this By-law.
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*.
4. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No.12000, as amended, up to 4 risers are permitted within the *setback* area.

G. Height of Buildings

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

1. Block A

(a) Principal buildings: The *building height* shall not exceed 18 metres [59 ft.]; and

(b) Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

2. Block B

(a) Principal buildings: The *building height* shall not exceed 13 metres [43 ft.]; and

(b) Other accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Block A

(a) *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;

(b) All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*;

(c) Tandem parking is not permitted; and

(d) 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 0.6 metre (2 ft.) from the *front lot line* or a *lot line* along a *flanking street*.

2. Block B

(a) Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended;

- (b) Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*;
- (c) *Tandem parking for ground-oriented multiple unit residential buildings* shall be permitted as follows:
 - i. A maximum of five percent (5%) of all required resident *parking spaces* may be provided as *tandem parking spaces*;
 - ii. *Dwelling units* with *tandem parking spaces* shall not be permitted direct vehicular access to an adjacent *highway*;
 - iii. Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits;
 - iv. *Tandem parking spaces* must be enclosed and attached to each *dwelling unit*; and
 - v. Both *tandem parking spaces* must be held by the same owner.

I. Landscaping

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

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>
16,137 sq.m. [4.0 acre]	70 metres [230 ft.]	70 metres [230 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, 2016, No. 18664, 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 of Block A, the C-5 Zone for the commercial portion of Block A and the RM-30 Zone for Block B.
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 *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, 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__ .

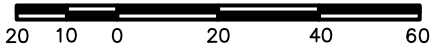
_____ MAYOR

_____ CLERK

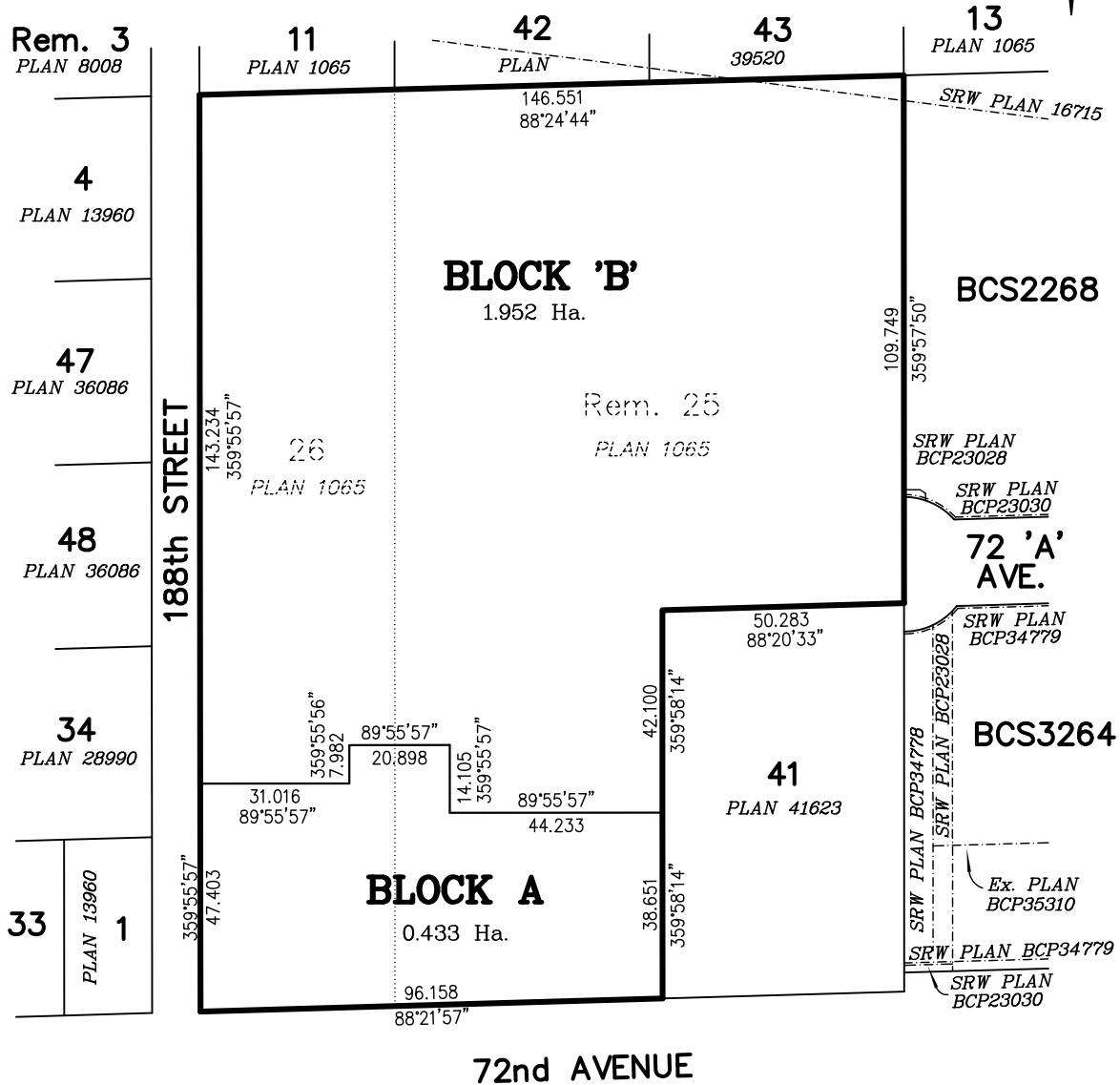
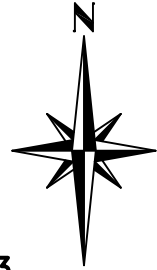
SCHEDULE A

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW #_____ OF LOT 25 EXCEPT: PART SUBDIVIDED BY PLAN 41623, AND OF LOT 26, BOTH OF BLOCK 1, SECTION 21, TOWNSHIP 8, NEW WESTMINSTER DISTRICT PLAN 1065.

SCALE 1:1500



All Distances are in Metres.



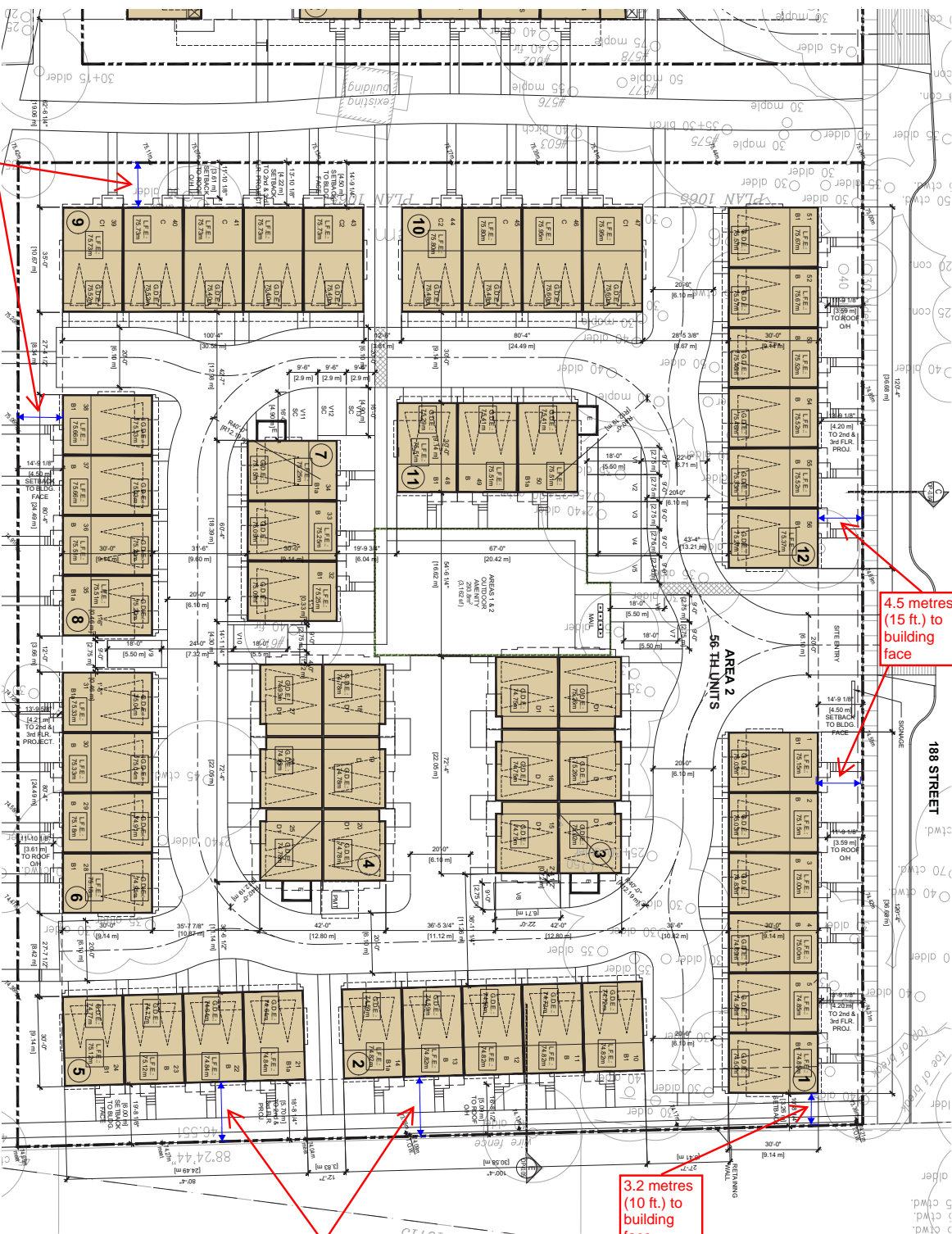
Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS17-134_RZ_REV

Certified correct, completed on the 21st day of November, 2018.

©

*This Plan Lies Within The
Metro Vancouver Regional District*

B.C.L.S.



4.5 metres
(15 ft.) to
building
face

4.5 metres
(15 ft.) to
building
face

3.2 metres
(10 ft.) to
building
face

6.0 metres
(20 ft.) to
building
face

TOWNHOUSE UNIT FLOOR AREA BREAKDOWN

UNIT TYPE	LOWER FLOOR	MAIN FLOOR	ROOF DECK	TOTAL AREA
B	109 sq. ft. 17.7 m ²	386 sq. ft. 54.4 m ²	643 sq. ft. 97.7 m ²	1498 sq. ft. 131.8 m ²
B1 & B1A	109 sq. ft. 17.8 m ²	603 sq. ft. 60.0 m ²	611 sq. ft. 61.4 m ²	1323 sq. ft. 113.2 m ²
C	208 sq. ft. 20.9 m ²	603 sq. ft. 60.7 m ²	703 sq. ft. 65.3 m ²	1514 sq. ft. 132.9 m ²
C1 & C2	208 sq. ft. 21.1 m ²	624 sq. ft. 62.4 m ²	691 sq. ft. 69.8 m ²	1523 sq. ft. 133.5 m ²
D	47 sq. ft. 4.4 m ²	620 sq. ft. 62.8 m ²	508 sq. ft. 51.8 m ²	1175 sq. ft. 103.4 m ²
D1	47 sq. ft. 4.4 m ²	501 sq. ft. 54.0 m ²	618 sq. ft. 62.2 m ²	1166 sq. ft. 102.9 m ²
TOTAL				12219 sq. ft. 1072.9 m²

FLOOR AREAS SUMMARY - AREA 2

UNIT TYPE	No. of Units	%	FLOOR AREA	TOTAL AREA
B	13	23%	1498 sq. ft. 131.8 m ²	19474 sq. ft. 1720.4 m ²
B1 & B1A	19	34%	1323 sq. ft. 113.2 m ²	25000 sq. ft. 2162.3 m ²
C	10	18%	1514 sq. ft. 132.9 m ²	15140 sq. ft. 1329.0 m ²
C1 & C2	5	9%	1523 sq. ft. 133.5 m ²	7615 sq. ft. 665.7 m ²
D	4	7%	1175 sq. ft. 103.4 m ²	4700 sq. ft. 460.7 m ²
D1	8	14%	1166 sq. ft. 102.9 m ²	9328 sq. ft. 900.7 m ²
TOTAL	56		80201 sq. ft. 7298.4 m²	

SITE RECONCILIATION

PROPOSED AREA 2

NET SITE AREA: 91,076 sq. ft. 8,461.1 m² (2,091 ac @ 0.8461/ha)

NET SITE COVERABLE: 57,803 sq. ft. 5,307.6 m² (1,317 ac @ 0.4117/ha)

ROAD JUNK DIVERSION: 26,088 sq. ft. 2,417.0 m² (5.97 ac @ 0.4032/ha)

TOTAL: 83,891 sq. ft. 7,724.6 m² (1.91 ac @ 0.4032/ha)

FLOOR AREA: 80,691 sq. ft. 7,479.9 m² (1.84 ac @ 0.4032/ha)

PARKINGS: 96 UNITS x 222 CAR/S UNIT = 21222 CAR/S (INCL. VISITORS)

PROPOSED: INCREASE (56 UNITS x 21 = 1172 CAR/S) MIN. 38.6 AC

TOTAL PROVIDED: 125 CAR/S

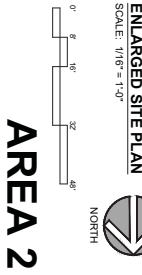
RECYCLED SPACES: 6 VISITOR SPACES PROVIDED

ODD/OVERCOURTMENT (AREA 2 & 3): 228 m²

RECYCLED: 7577 UNITS x 30 m² = 228,300 m²

RECYCLED SPACES: 228 m²

SEE AREA 2



AREA 2

DP2-0.01

AREA 2 ENLARGED SITE PLAN

DATE: 2017/06/21 (REVISION)

OWN: AL 1702

CON: CH

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
14701 STREET & FINCH AVE.
SURREY, BC

DRAWING TITLE
AREA 2 ENLARGED SITE PLAN

CLIENT
1098209 B.C. Ltd.

DESIGNER
ARCHITECTURE
2017/06/21

REVISIONS

1. 2017/06/21: INITIAL DESIGN

2. 2017/06/21: REVISED DESIGN

3. 2017/06/21: REVISED DESIGN

4. 2017/06/21: REVISED DESIGN

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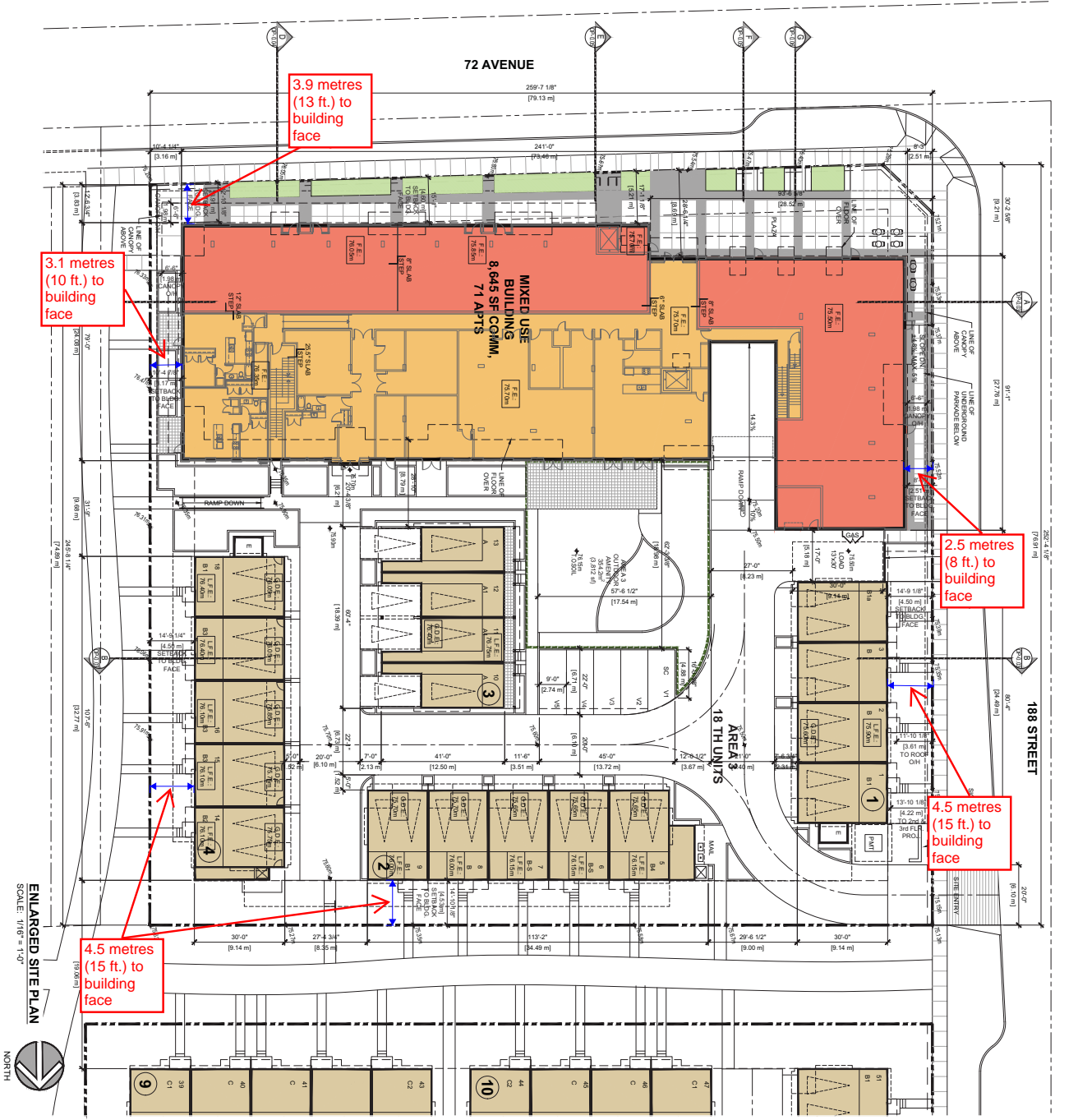
99. 2017/06/21: REVISED DESIGN

100. 2017/06/21: REVISED DESIGN

FOCUS

ARCHITECTURE

14701 STREET & FINCH AVE.
SURREY, BC V3R 1Y1
TEL: 604.591.1234
WWW.FOCUSARCHITECTURE.COM



ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"



AREA 3
DP3-0.01

UNIT TYPE	No. of UNITS	%	FLOOR AREA	TOTAL AREA
A	2	11%	1,467 sq.ft. / 130.7 m ²	2,934 sq.ft. / 271.4 m ²
A1	3	15%	1,320 sq.ft. / 122.4 m ²	3,960 sq.ft. / 364.8 m ²
B	3	15%	1,470 sq.ft. / 135.8 m ²	4,410 sq.ft. / 409.1 m ²
B1	3	15%	1,470 sq.ft. / 135.8 m ²	4,410 sq.ft. / 409.1 m ²
C	4	20%	1,498 sq.ft. / 138.1 m ²	5,992 sq.ft. / 554.1 m ²
C1	3	15%	1,498 sq.ft. / 138.1 m ²	4,494 sq.ft. / 414.7 m ²
C2	1	5%	1,498 sq.ft. / 138.1 m ²	1,498 sq.ft. / 138.1 m ²
D	14	69%	1,498 sq.ft. / 138.1 m ²	20,972 sq.ft. / 1,943.3 m ²

UNIT TYPE	LOWER FLOOR	UPPER FLOOR	TOTAL AREA
A	89 sq.ft. / 8.3 m ²	1,437 sq.ft. / 132.8 m ²	1,526 sq.ft. / 141.1 m ²
A1	89 sq.ft. / 8.3 m ²	1,261 sq.ft. / 116.4 m ²	1,350 sq.ft. / 125.4 m ²
B	100 sq.ft. / 9.3 m ²	1,372 sq.ft. / 126.3 m ²	1,472 sq.ft. / 136.6 m ²
B1	100 sq.ft. / 9.3 m ²	1,372 sq.ft. / 126.3 m ²	1,472 sq.ft. / 136.6 m ²
C	102 sq.ft. / 9.5 m ²	1,396 sq.ft. / 128.3 m ²	1,498 sq.ft. / 138.1 m ²
C1	200 sq.ft. / 18.6 m ²	1,298 sq.ft. / 120.2 m ²	1,498 sq.ft. / 138.1 m ²
C2	102 sq.ft. / 9.5 m ²	1,396 sq.ft. / 128.3 m ²	1,498 sq.ft. / 138.1 m ²
D	102 sq.ft. / 9.5 m ²	1,396 sq.ft. / 128.3 m ²	1,498 sq.ft. / 138.1 m ²

UNIT TYPE	1ST FL.	2ND FL.	3RD FL.	4TH FL.	5TH FL.	TOTAL	%
A1 (1 BED)	0	4	4	4	0	14	20
B1 (2 BED 2 BA UNIT)	2	7	7	7	0	21	30
C1 (2 BED 2 BA)	0	4	4	4	0	12	17
D1 (2 BED 2 BA)	0	4	4	4	0	12	17
P1 (2.5 BED)	0	0	0	0	9	9	13
TOTAL	2	20	20	20	9	71	100

FLOOR	AREA	UNITS
1ST FLOOR	10,990 sq.ft.	2 UNITS
2ND FLOOR	10,992 sq.ft.	20 UNITS
3RD FLOOR	10,994 sq.ft.	20 UNITS
4TH FLOOR	10,994 sq.ft.	20 UNITS
5TH FLOOR	10,990 sq.ft.	9 UNITS
GROSS FLOOR AREA	77,750 sq.ft.	71 UNITS
UNDERGROUND PARKING	80,319 sq.ft.	

SITE RECONCILIATION
PROPOSED AREA 3

NET SITE AREA: 63,188.0 sq.ft. / 5,879.9 m² / 1,430.0 (0.4587) ha

SITE COVERAGE: 31,791.9 sq.ft. / 2,944.4 m² / 0.502 (0.1543) ha

BLANKET AREA: 43,396.1 sq.ft. / 4,025.0 m² / 1.000 (0.2924) ha

TOTAL: 43,396.1 sq.ft. / 4,025.0 m² / 1.000 (0.2924) ha

FLOOR AREA RATIO: 100,000 sq.ft. / 9,290.1 sq.ft. = 10.76 (100,000 sq.ft. / 9,290.1 sq.ft. = 10.76)

RECOMMENDATIONS:

- 18 TH UNITS = 2 UNITS UNIT = 360 CONS
- APARTMENT 72 BED 1 1/2 GARAGE UNIT = 65 CONS
- APARTMENT 72 BED 2 GARAGE UNIT = 120 CONS
- APARTMENT 72 BED 2.5 GARAGE UNIT = 142 CONS
- TOTAL RECOMMENDED = 647 CONS

PROPOSED:

- 71 GARAGE 18 TH UNITS 2 1/2 = 96 CONS
- APARTMENT RESIDENT = 109 CONS
- TOTAL PROPOSED = 205 CONS

NETS SECTION E-SKETCHES: 6 VISITOR SPACES PROVIDED FOR 18 TH UNITS

REVISIONS: 6 VISITOR SPACES PROVIDED FOR APARTMENT FLOOR

1. UNIT 'X' UNITS = 882 REDUCED

2. UNIT 'Y' UNITS = 882 REDUCED

97 PROVIDED

COMMENTS:

- CONTRACTOR TO VERIFY: 100' x 1,000' = 242.5 STALLS
- PROPOSED: 33 STALLS
- RECOMMENDED: 89 UNITS 9.5 m² = 297 m²
- PROVIDED: 554 m²
- RECOMMENDED: 96 TRAILERS 7.5 m² = 288 m²
- PROVIDED: 501 m²
- TOTAL RECOMMENDED: 589 m²
- PROVIDED: 501 m²



Cloverdale Community Association

Website: www.cloverdalecommunity.org

March 12, 2018

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

Re: 7917-0347-00 / 18855, 18805 and 18843-72 Avenue

Dear Ms. Martin:

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

While the overall development seems to be reasonable, we are concerned about the lack of parking for the residents and retail customers since the developer is proposing a high density and commercial development. We can only support such a high-density project if the developer will be providing underground parking for the apartment units and side by side, double car garage parking for the townhouse units. The retail parking space should be able to accommodate large vehicles like full size pickup trucks as lot of the local residents have large vehicles for self employment and pleasure use.

Furthermore, the City created an NCP which is supposed to be followed yet we developers like this one asking for an amendment to an NCP which was designed based on high density and other factors. What it seems like is that the developer is trying and the City is supporting, to stretch the NCP as much as possible so the developer can maximize the benefits instead of using a balanced approach meaning build within the NCP "as-is" since it was created with public input.

Please note, the developer for this project has not consulted with the association like others have done so in the past and therefore we are responding directly to the City of Surrey's preliminary notice received in the mail or by email.

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.



Cloverdale Community Association

Website: www.cloverdalecommunity.org

Sincerely,

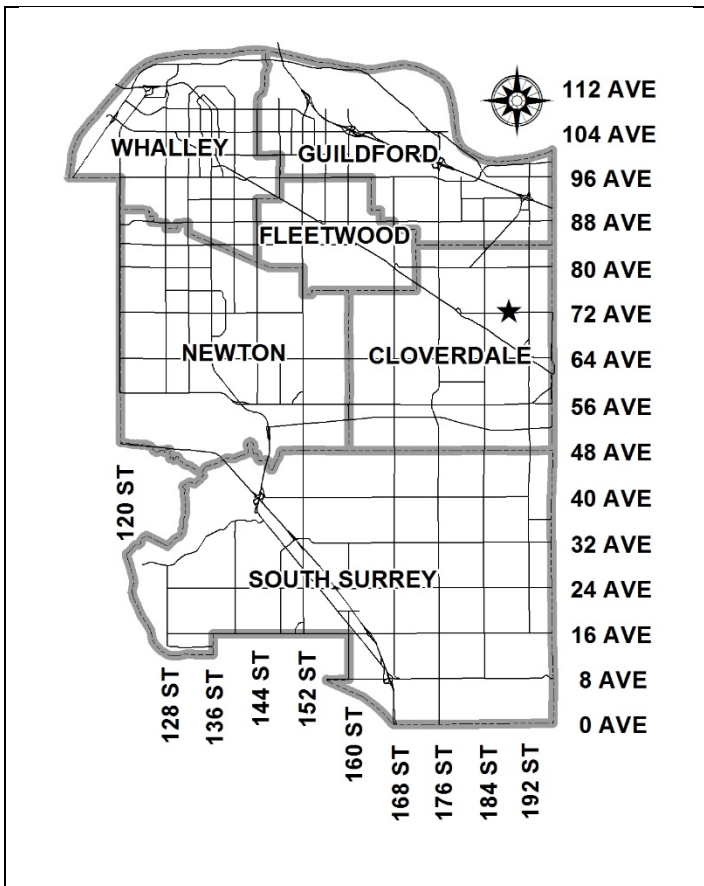
Mike Bola
President
Cloverdale Community Association
604-318-0381

Cc: Board of Directors

City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7917-0347-00

Planning Report Date: February 11, 2019



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **NCP amendment** of a portion from Neighbourhood Commercial to High Density Residential (22-45 upa) and Mixed-Use Commercial/Residential (4-5 storeys)
- **Rezoning** from RA to CD (based on C-5, RM-45 and RM-30)
- **Development Permit**

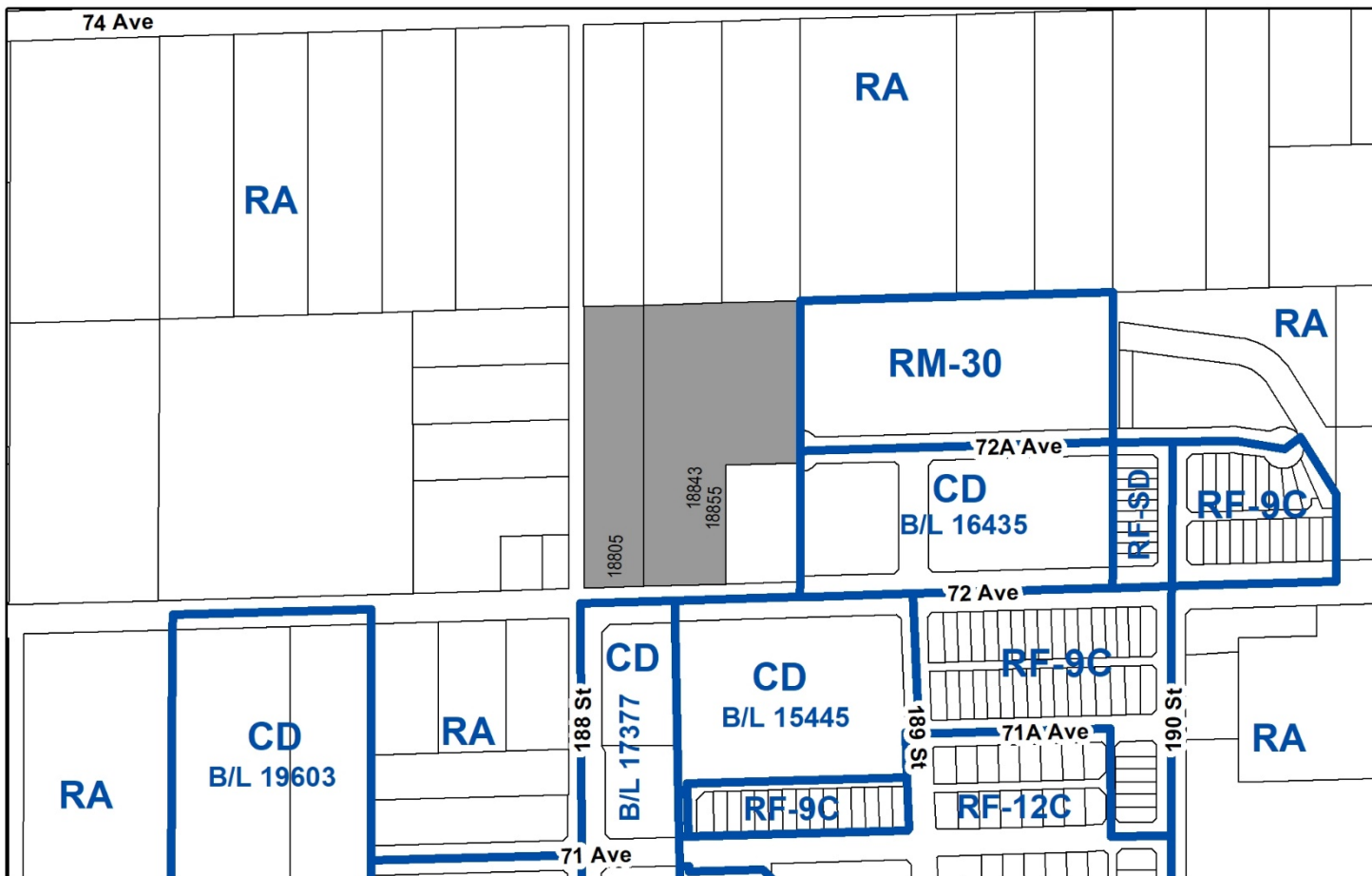
to permit the development of a 5-storey mixed-use building and 96 townhouse units.

LOCATION: 18855 - 72 Avenue
 18805 - 72 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Neighbourhood Commercial, High Density Residential (22-45 upa), Special Setback Landscaping Buffers or Corridors



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 Urban to Multiple Residential.
- Proposing an amendment to the East Clayton Extension North of 72 Avenue Neighbourhood Concept Plan (NCP) to:
 - redesignate a portion from "Neighbourhood Commercial" to "High Density Residential (22-45 upa)"; and
 - redesignate a portion from "Neighbourhood Commercial" to "Mixed Use Commercial/Residential (4-5 storeys)", which is a new land use designation.

RATIONALE OF RECOMMENDATION

- At the December 17, 2018 Regular Council – Land Use meeting, Council considered the subject application and passed the following motion (RES.R18-2360):
 - That Application No. 7917-0347-00 be referred back to staff to ensure that the project is completed concurrently to the completion of the new local elementary school.
- Following Council's direction, staff have held discussions with the applicant and the Surrey School District regarding phasing of the proposed development and timelines for new school construction in the area.
- As a result of these discussions, the applicant has provided a project phasing plan which aligns with the completion of the new local elementary schools.
- The proposed timeline would see students entering the newly constructed Maddaugh Road Elementary School and Regent Road Elementary School in September 2021.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7917-0347-00 from Urban to Multiple Residential 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. 7917-0347-00 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 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 to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (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; and

- (j) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
6. Council pass a resolution to amend the East Clayton Extension North of 72 Avenue Neighbourhood Concept Plan to redesignate a portion of the land identified as Block 2 on the Survey Plan attached as Appendix I, from "Neighbourhood Commercial" to "High Density Residential (22-45 upa)" and a portion of the land identified as Block 1 on the Survey Plan from "Neighbourhood Commercial" to "Mixed Use Commercial/Residential (4-5 storeys)", which is a new land use designation, when the project is considered for final adoption.

REFERRALS

School District:

Projected number of students from this development:

29 Elementary students at Regent Road School (catchment boundaries to be determined)

16 Secondary students at Salish Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by between June 2021 and March 2022 (Appendix II).

BACKGROUND

- At the Regular Council – Land Use meeting of December 17, 2018, Council considered an initial Planning Report (Appendix III) which proposed the following, in order to allow a 5-storey mixed-use building (8 commercial/retail units and 71 apartment units) and approximately 96 townhouse units:
 - OCP Amendment from Urban to Multiple Residential;
 - East Clayton Extension North of 72 Avenue NCP Amendment to:
 - redesignate a portion from "Neighbourhood Commercial" to "High Density Residential (22-45 upa)"; and
 - redesignate a portion from "Neighbourhood Commercial" to "Mixed Use Commercial/Residential (4-5 storeys)", which is a new land use designation.
 - Rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on C-5, RM-45 and RM-30); and
 - Development Permit for Form and Character.

- Subsequently, Council passed the following resolution (RES.R18-2360):
 - That Application No. 7917-0347-00 be referred back to staff to ensure that the project is completed concurrently to the completion of the new local elementary school.

DISCUSSION

- Since the December 17, 2018 Regular Council – Land Use meeting, staff have held discussions with the applicant and the Surrey School District regarding phasing of the proposed development and new school construction in the area.
- 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 complete construction in January 2021 and June 2021, respectively. Both schools are targeted to open in September 2021. The catchment boundaries for the elementary schools have not been finalized.
- The applicant has provided a project phasing plan (Appendix II) and has worked with the School District to project the number of students that will be generated in each phase.
- The phasing timeline, as shown in Table 1 below, would see the generation of approximately 45 students upon completion of the entire project who would attend the local public elementary and secondary schools.
- The construction of the proposed townhouses in Phase 1 are targeted for completion in June 2021, during the summer months before the opening of the new elementary schools in September 2021. Subsequent phases will complete after the schools are open.

Table 1.

Phase	Number of Units	Targeted Completion	Projected Student Enrollment from the Subject Site*			Additional Approved Seats		Additional Requested Seats
			Elementary	High School	Total	Maddaugh Road	Regent Road	Clayton Elementary
1	56 townhouses	Jun. 2021	14	7	21	-----	-----	-----
2	18 apartments	Sep. 2021	5	2	7	605	605	-----
3	71 townhouses	Nov. 2021	4	4	8	-----	-----	-----
4	22 townhouses	Mar. 2022	6	3	9	-----	-----	-----
-----	-----	Sep. 2024	-----	-----	-----	-----	-----	445
Total			29	16	45	605	605	445

* Includes both the townhouse and apartment portions of the site.

- A new 1500-capacity high school, Ecole Salish Secondary, opened in September 2018 and is below capacity.

- On this basis, Council is requested to consider the project for By-law introduction and schedule a date for Public Hearing.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Survey Plan
Appendix II.	Phasing Site Plan
Appendix III.	School District Comments
Appendix IV.	December 17, 2018 Planning Report (without the appendices)

original signed by Ron Gill

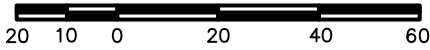
Jean Lamontagne
General Manager
Planning and Development

LM/cm

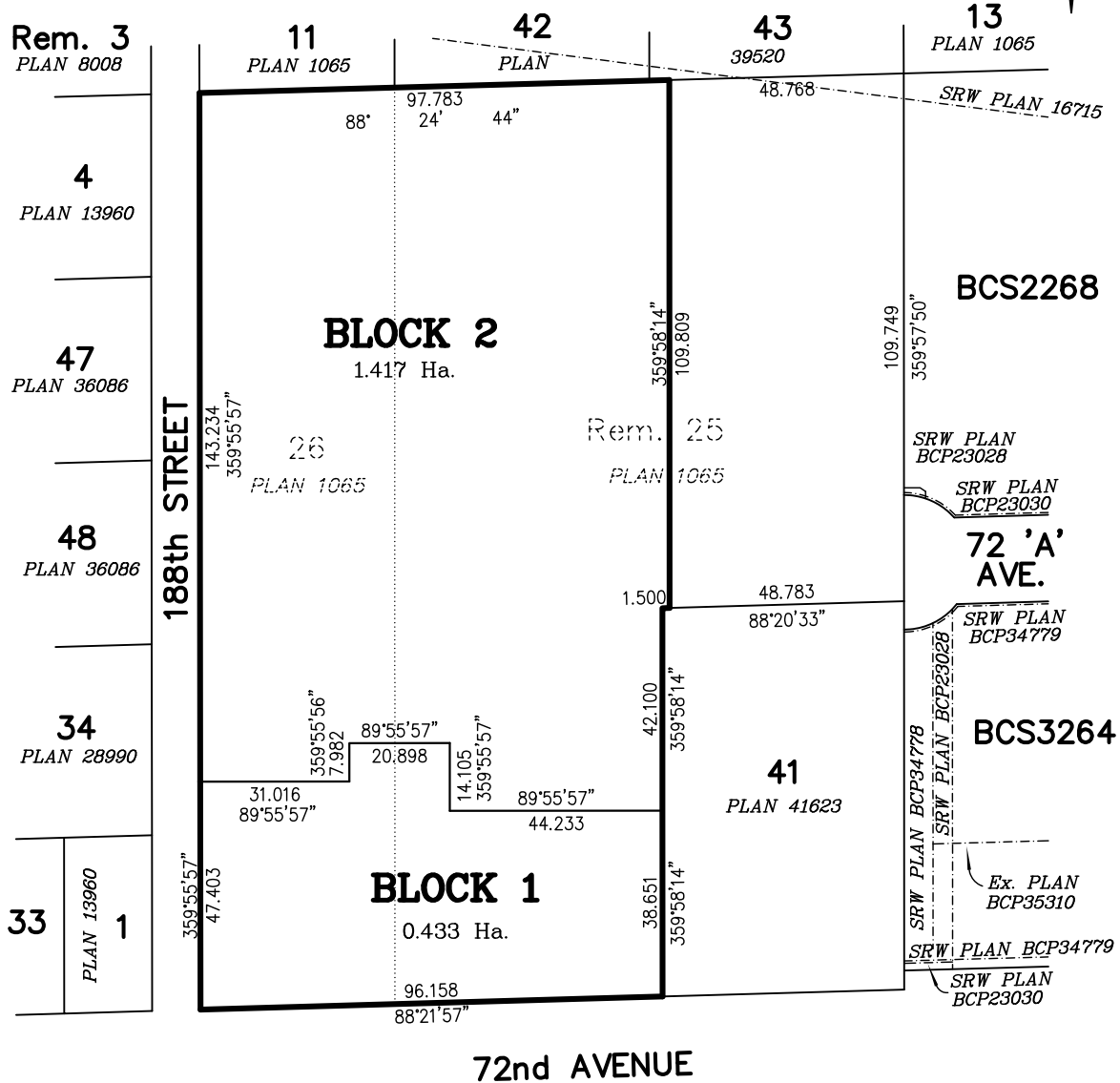
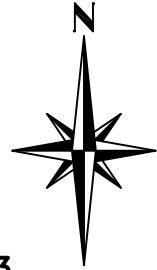
APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW #_____ OF PART OF LOT 25 EXCEPT: PART SUBDIVIDED BY PLAN 41623 AND OF LOT 26, BOTH OF BLOCK 1, SECTION 21, TOWNSHIP 8, NEW WESTMINSTER DISTRICT PLAN 1065.

SCALE 1:1500



All Distances are in Metres.



Onderwater Land Surveying Ltd.
 B.C. Land Surveyors
 #104 - 5830 176 'A' Street
 Cloverdale, B.C.
 FILE: JS17-134_RZ3

Certified correct, completed on the 4th day of December, 2018.

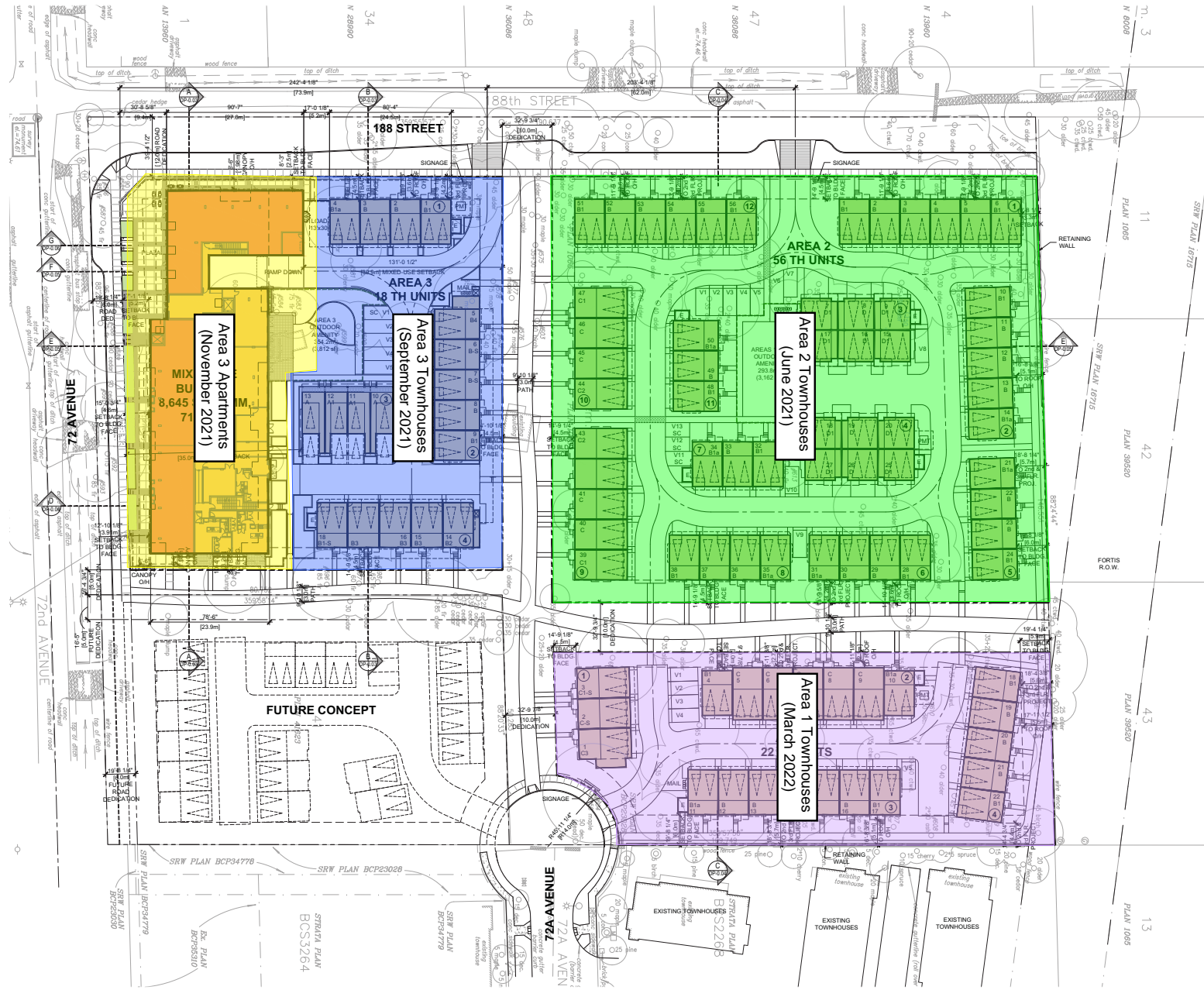
©

This Plan Lies Within The Metro Vancouver Regional District

B.C.L.S.

SITE RECONCILIATION

LEGAL DESCRIPTION:	18805, 18843, 18855 72 AVENUE, SURREY BC
CIVIC ADDRESSES:	18805, 18843, 18855 72 AVENUE, SURREY BC
OCIP LAND USE:	URBAN
NEIGHBOURHOOD PLAN:	EAST CLAYTON EXTENSION NORTH OF 72 AVE
ZONE:	EXISTING: RA (ONE ACRE RESIDENTIAL ZONE) PROPOSED: CD
LOT AREAS:	
GROSS SITE AREA:	256,717.9 sf / 23,849.9 m ² / 5.893 ac / 2,385 ha
DEDICATIONS:	56,833.6 sf / 5,280.0 m ² / 1,305 ac / 0.528 ha
NET SITE AREA:	199,884.3 sf / 18,569.9 m ² / 4,589 ac / 1,857 ha
AREA 1:	40,221.5 sf / 3,736.7 m ² / 0.923 ac / 0.374 ha
AREA 2:	95,075.1 sf / 8,461.2 m ² / 2.091 ac / 0.846 ha
AREA 3:	64,587.7 sf / 6,000.4 m ² / 1.483 ac / 0.600 ha
TOTAL:	199,884.3 sf / 18,569.9 m ² / 4,589 ac / 1,857 ha
OVERALL SITE COVERAGE:	85,041.7 sf / 199,884.3 sf = 42.5%
OVERALL DENSITY:	167 UNITS / 1,807 ha = 89.9 uph (net) 167 UNITS / 4,589 ac = 36.4 uph (net)
OVERALL FLOOR AREA RATIO:	217,789 / 199,884.3 sf = 1.09 (net) 217,789 / 256,717.9 sf = 0.85 (gross)



2018.10.17	ORD RESPONSES
2018.09.19	ADP RESPONSES
2018.08.01	ADP SUBMISSION
2018.05.18	REVISED ROADS
2017.08.01	DREP APPLICATION
REVISIONS	
CONSULTANT	

CLIENT
1098629 B.C. Ltd.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
188TH STREET & 72ND AVE, SURREY, BC

DRAWING TITLE
OVERALL SITE PLAN

DATE: 2017.07.14 FILE NO.
DWN: RW 1702
CHK: CH

OVERALL SITE PLAN
SCALE: 1" = 30'-0"
NORTH

SEAL
SHEET NO.
DP-0.01



Planning

January 30, 2019

School Enrolment Projections and Planning Update:

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

Katzie Elementary was open in the spring of 2014 to relieve pressure at the existing Clayton Elementary. Hazelgrove Elementary 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 the East Clayton NCP and development of the Aloha Estates. As of September 2018, Clayton Elementary has 5 portables on site used for enrolling spaces plus 2 all day kindergarten modular buildings.

To meet the increasing demand for enrolling space in this area, the district is currently in design and construction for two new 605 capacity elementary schools: Maddaugh Road and Regent Road are targeted to open September 2021. Until these facilities open, enrolment growth will have to be accommodated in portables.

As part of the District's 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a site expansion along with a 445 capacity addition to the existing Clayton Elementary targeted to open September 2024 to meet future growth in the community. This project has yet to be approved for capital funding by the Ministry of Education.

As of September 2018, Ecole Salish Secondary was opened. The new boundaries have been established dividing the existing Clayton Heights Secondary into two catchments. Clayton Elementary will now feed the new Ecole Salish Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0347 00 (Area 2)

SUMMARY

The proposed 56 townhouse units are estimated to have the following impact on the following schools:

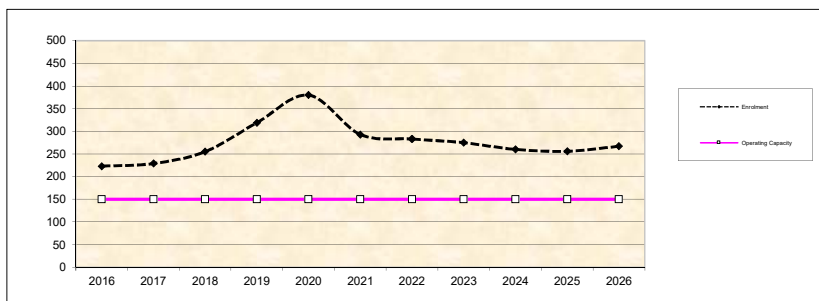
Projected # of students for this development:

Elementary Students:	14
Secondary Students:	7

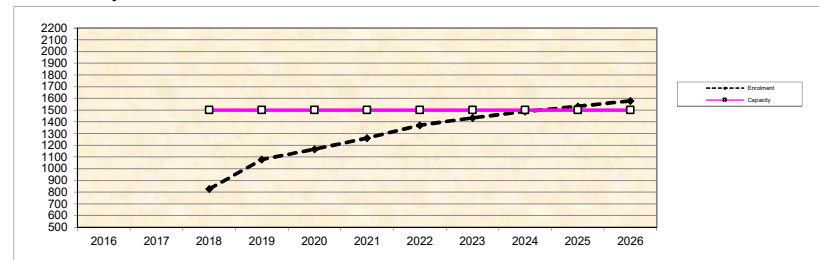
September 2018 Enrolment/School Capacity

Clayton Elementary	
Enrolment (K/1-7):	41 K + 214
Operating Capacity (K/1-7)	57 K + 93
Salish Secondary	
Enrolment (8-12):	826
Capacity (8-12):	1500

Clayton Elementary



Salish 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.

School Enrolment Projections and Planning Update:

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

Katzie Elementary was open in the spring of 2014 to relieve pressure at the existing Clayton Elementary. Hazelgrove Elementary 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 the East Clayton NCP and development of the Aloha Estates. As of September 2018, Clayton Elementary has 5 portables on site used for enrolling spaces plus 2 all day kindergarten modular buildings.

To meet the increasing demand for enrolling space in this area, the district is currently in design and construction for two new 605 capacity elementary schools: Maddaugh Road and Regent Road are targeted to open September 2021. Until these facilities open, enrolment growth will have to be accommodated in portables.

As part of the District's 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a site expansion along with a 445 capacity addition to the existing Clayton Elementary targeted to open September 2024 to meet future growth in the community. This project has yet to be approved for capital funding by the Ministry of Education.

As of September 2018, Ecole Salish Secondary was opened. The new boundaries have been established dividing the existing Clayton Heights Secondary into two catchments. Clayton Elementary will now feed the new Ecole Salish Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0347 00 (Area 3 Townhouse only)

SUMMARY

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

18 townhouse units

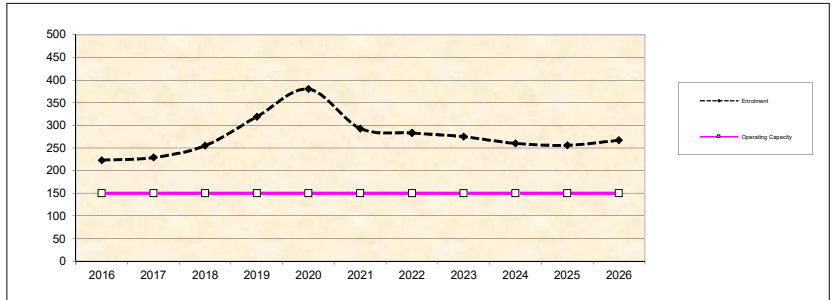
Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

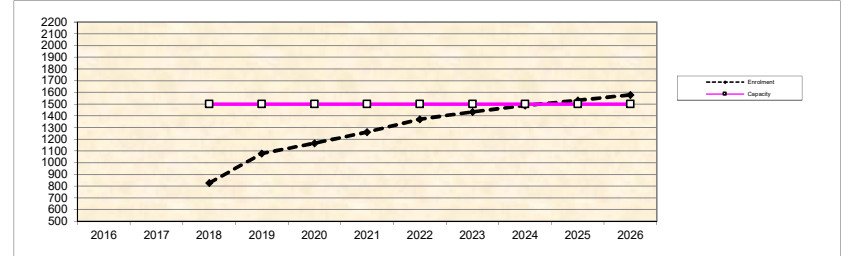
September 2018 Enrolment/School Capacity

Clayton Elementary	
Enrolment (K/1-7):	41 K + 214
Operating Capacity (K/1-7)	57 K + 93
Salish Secondary	
Enrolment (8-12):	826
Capacity (8-12):	1500

Clayton Elementary



Salish 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.

School Enrolment Projections and Planning Update:

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

Katzie Elementary was open in the spring of 2014 to relieve pressure at the existing Clayton Elementary. Hazelgrove Elementary 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 the East Clayton NCP and development of the Aloha Estates. As of September 2018, Clayton Elementary has 5 portables on site used for enrolling spaces plus 2 all day kindergarten modular buildings.

To meet the increasing demand for enrolling space in this area, the district is currently in design and construction for two new 605 capacity elementary schools: Madaugh Road and Regent Road are targeted to open September 2021. Until these facilities open, enrolment growth will have to be accommodated in portables.

As part of the District's 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a site expansion along with a 445 capacity addition to the existing Clayton Elementary targeted to open September 2024 to meet future growth in the community. This project has yet to be approved for capital funding by the Ministry of Education.

As of September 2018, Ecole Salish Secondary was opened. The new boundaries have been established dividing the existing Clayton Heights Secondary into two catchments. Clayton Elementary will now feed the new Ecole Salish Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0347 00 (Area 3 Apartment only)

SUMMARY

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

71 lowrise units

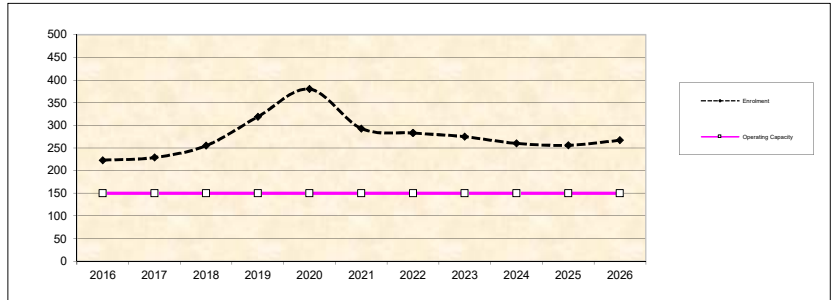
Projected # of students for this development:

Elementary Students:	4
Secondary Students:	4

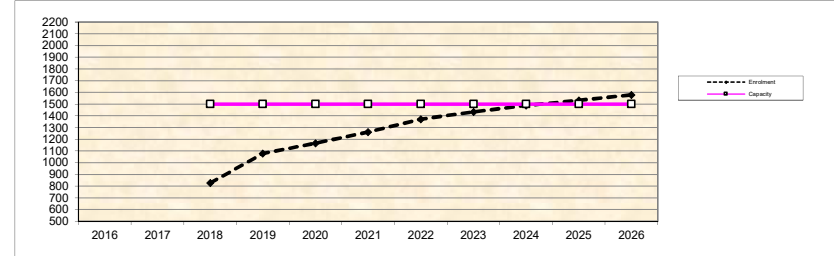
September 2018 Enrolment/School Capacity

Clayton Elementary	
Enrolment (K/1-7):	41 K + 214
Operating Capacity (K/1-7)	57 K + 93
Salish Secondary	
Enrolment (8-12):	826
Capacity (8-12):	1500

Clayton Elementary



Salish 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.

School Enrolment Projections and Planning Update:

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

Katzie Elementary was open in the spring of 2014 to relieve pressure at the existing Clayton Elementary. Hazelgrove Elementary 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 the East Clayton NCP and development of the Aloha Estates. As of September 2018, Clayton Elementary has 5 portables on site used for enrolling spaces plus 2 all day kindergarten modular buildings.

To meet the increasing demand for enrolling space in this area, the district is currently in design and construction for two new 605 capacity elementary schools: Madaugh Road and Regent Road are targeted to open September 2021. Until these facilities open, enrolment growth will have to be accommodated in portables.

As part of the District's 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a site expansion along with a 445 capacity addition to the existing Clayton Elementary targeted to open September 2024 to meet future growth in the community. This project has yet to be approved for capital funding by the Ministry of Education.

As of September 2018, Ecole Salish Secondary was opened. The new boundaries have been established dividing the existing Clayton Heights Secondary into two catchments. Clayton Elementary will now feed the new Ecole Salish Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0347 00 (Area 1)

SUMMARY

The proposed 22 townhouse units are estimated to have the following impact on the following schools:

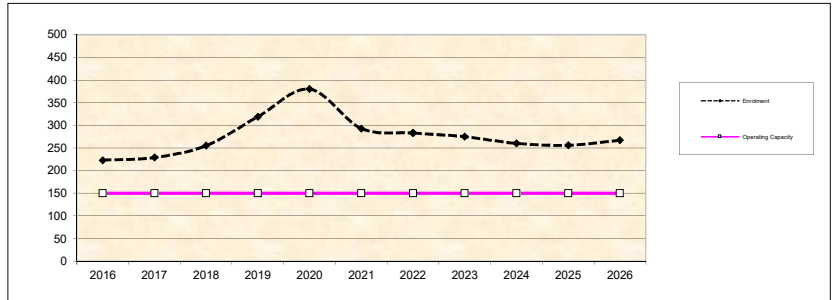
Projected # of students for this development:

Elementary Students:	6
Secondary Students:	3

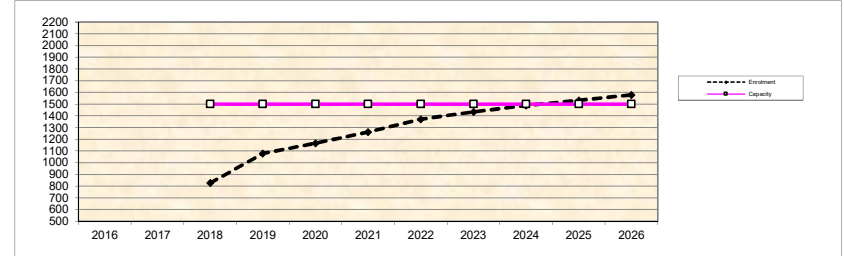
September 2018 Enrolment/School Capacity

Clayton Elementary	
Enrolment (K/1-7):	41 K + 214
Operating Capacity (K/1-7)	57 K + 93
Salish Secondary	
Enrolment (8-12):	826
Capacity (8-12):	1500

Clayton Elementary



Salish Secondary

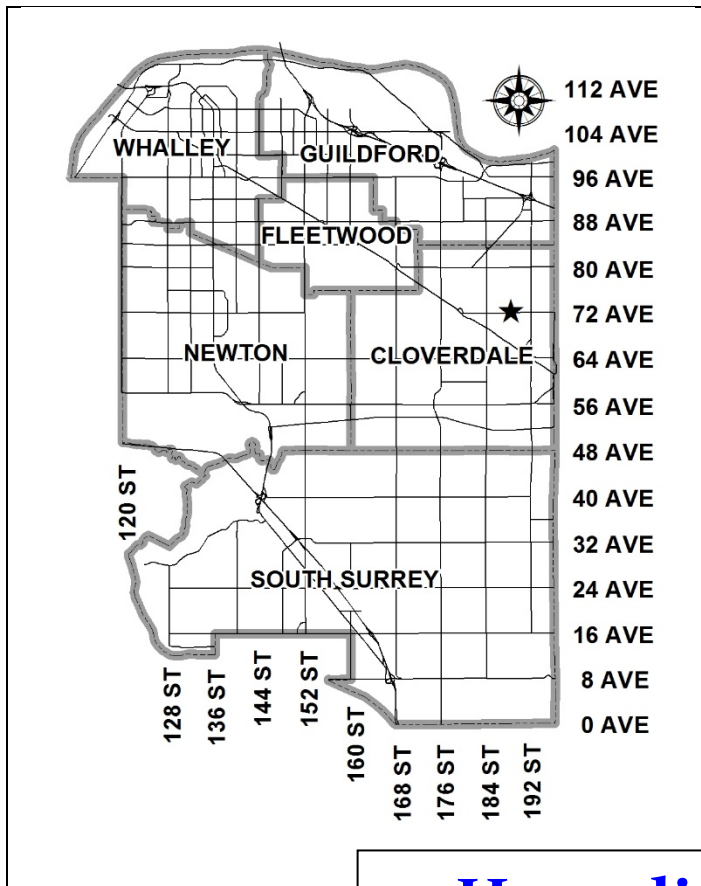


* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0347-00

Planning Report Date: December 17, 2018



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **NCP Amendment** of a portion from Neighbourhood Commercial to High Density Residential (22-45 upa) and Mixed-Use Commercial/Residential (4-5 stories)
- **Rezoning** from RA to CD (based on C-5, RM-45 and RM-30)
- **Development Permit**

to permit the development of a 5-storey mixed-use building and 96 townhouse units.

LOCATION: 18855 - 72 Avenue
 18805 - 72 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Neighbourhood Commercial, High Density Residential (22-45 upa), Special Setback Landscaping

[Hyperlink to Report](#)
[7917-0347-00 dated](#)
[December 17, 2018 \(click\)](#)

