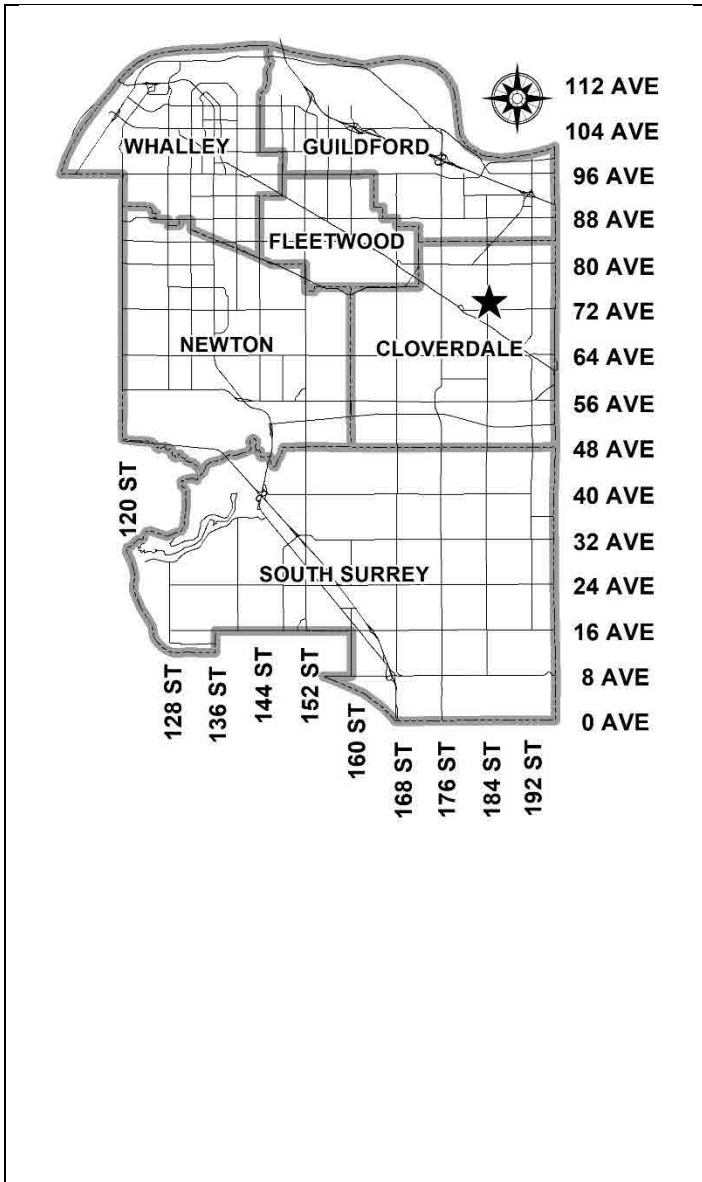


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0242-00

Planning Report Date: December 2, 2024



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential for a portion of the site.
- **OCP Text Amendment** to permit a higher density under the Multiple Residential designation.
- **NCP Amendment** to introduce two new land use designations: Low Rise Residential (2.5 FAR) and Commercial (1.5 FAR).
- **NCP Amendment** from "Neighbourhood Commercial" to "Commercial" for one portion of the subject site and from "Townhouse Residential (22 + 5 UPA Bonus)" to "Low Rise Residential" for another portion of the subject site.
- **Rezoning** from RA to CD (based on C-5) for one portion of the subject site and from RA to CD (based on RM-70) for another portion of the subject site.
- **Development Permit**

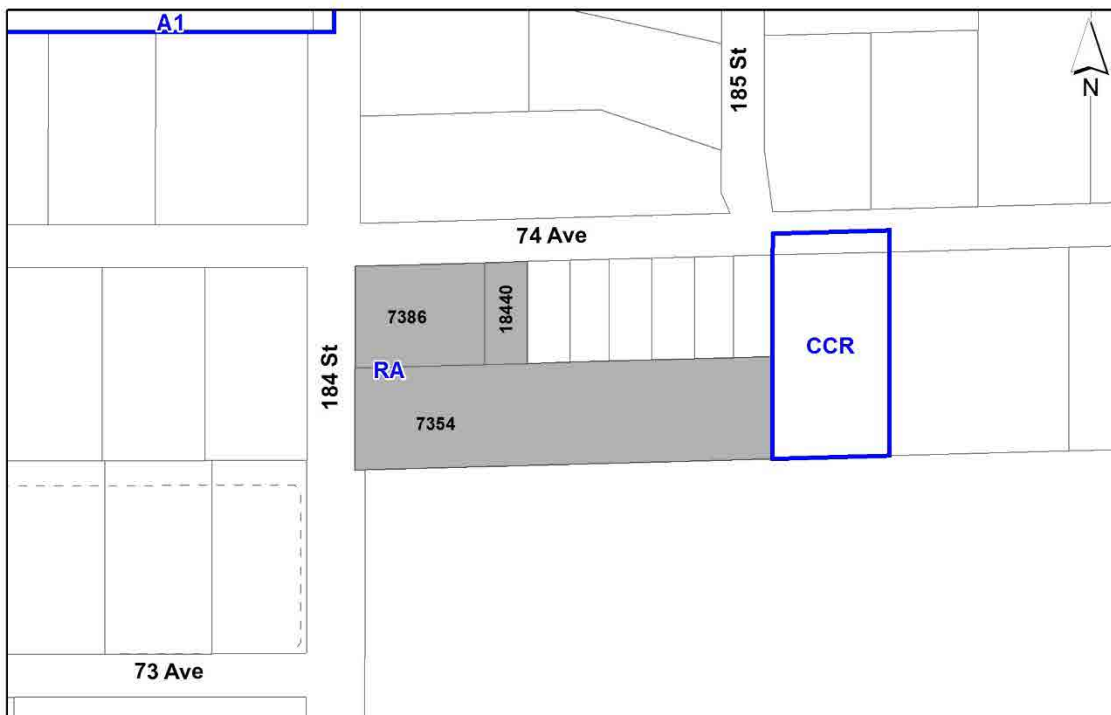
to permit the development of two three-storey, multi-tenant commercial buildings as well as a 5-storey residential apartment building in West Clayton.

LOCATION: 18440 - 74 Avenue
7354 and 7386 - 184 Street

ZONING: RA

OCP DESIGNATION: Commercial and Urban

NCP DESIGNATION: Neighbourhood Commercial and Townhouse Residential (22 + 5 UPA Bonus).



RECOMMENDATION SUMMARY

- OCP Amendment, OCP Text Amendment and Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character and Sensitive Ecosystems (Streamside Areas).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from "Urban" to "Multiple Residential" over a portion of the subject site.
- Proposing an OCP Text Amendment to "Table 7A: Land Use Designation Exemptions" to allow for the proposed density of 1.9 Floor Area Ratio (FAR) under the Multiple Residential designation.
- Proposing an amendment to the West Clayton Neighbourhood Concept Plan (NCP) to introduce two new land use designations: Low Rise Residential (2.5 FAR) and Commercial (1.5 FAR).
- Proposing an amendment to the West Clayton NCP from "Neighbourhood Commercial" to "Commercial" for a portion of the subject site and from "Townhouse Residential (22 +5 UPA Bonus)" to "Low Rise Residential" for the remaining portion of the subject site.

RATIONALE OF RECOMMENDATION

- The proposal complies with the "General Urban" designation in the Metro Vancouver *Regional Growth Strategy* (RGS).
- The three-storey commercial buildings on proposed Lot 1 comply with the current "Commercial" designation over that portion of the subject site under the Official Community Plan (OCP), which supports densities of up to 1.5 FAR (Net).
- The subject site is located within the Tier 3 (400 to 800 metre) radius of the Provincial Transit-Oriented Area (TOA) associated with the future Hillcrest – 184 Street SkyTrain Station along Fraser Highway. As such, the proposed low-rise residential building complies with the minimum allowable density and height in the OCP with a proposed Floor Area Ratio (FAR) of 1.9 (Net) and a building height of 5-storeys.
- The proposed five-storey residential apartment building on proposed Lot 2 does not comply with the current "Urban" designation over that portion of the subject site under the OCP. Therefore, an OCP Amendment from "Urban" to "Multiple Residential" as well as an OCP Text Amendment to increase the allowable FAR under the Multiple Residential designation from 1.5 to 1.9 FAR, based on the net site area, is proposed.

- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject OCP Amendment and Rezoning application as the proposed density is consistent with Transit-Oriented Area (TOA) density and height provisions in the OCP. As such, Council is requested to endorse the Public Notification to proceed for the proposed OCP Amendment and Rezoning By-laws. The By-laws will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposed development will not be subject to density bonus amenity contributions consistent with Tier 2 Community-Specific Community Amenity Contributions (CACs) as the proposed density complies with the 3.0 FAR (Net) permitted on the subject site through the Provincial TOA legislation.
- The proposal does not comply with the "Neighbourhood Commercial" or "Townhouse Residential (22 + 5 UPA Bonus)" designations of the subject site under the West Clayton Neighbourhood Concept Plan (NCP).
- However, both the proposed NCP amendment to introduce two new land use designations and to amend the West Clayton NCP designations on the subject site is supportable as it conforms with the goal of achieving higher density residential development and supporting neighbourhood-servicing commercial development along the Surrey-Langley SkyTrain corridor, while at the same time providing an appropriate site-specific density and built form.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character (DP1).
- The proposed setbacks along both 74 Avenue and 184 Street achieve a more urban, pedestrian-oriented streetscape in accordance with the DP1 design guidelines in the OCP as well as in compliance with the West Clayton NCP.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- A Class B (yellow-coded) watercourse has been identified flowing east-to-west immediately adjacent to the southern lot line of the subject site. The project Qualified Environmental Professional (QEP) has confirmed that the watercourse would require a 15-metre setback, as measured from top-of-bank, under Part 7A Streamside Protection of the Surrey Zoning Bylaw. In addition, the QEP has indicated, and the Province has confirmed, that the watercourse would require a 10-metre Riparian Areas Protection Regulation (RAPR) setback, as measured from top-of-bank.
- The applicant is proposing to use flex provisions under Part 7A "Streamside Protection" in the Surrey Zoning Bylaw, which permits the minimum distance from top-of-bank to be reduced by no more than 5.0 metres and increased by no more than 10.0 metres provided there is no loss to the total streamside setback area. The proposed Part 7A reductions, generally adjacent to the proposed 5-storey apartment building, result in a minimum top-of-bank setback of approximately 12.0 metres thereby exceeding RAPR requirements.

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- The applicant is proposing to convey, without compensation, the entirety of the Part 7A Streamside Protection area to the City for riparian protection purposes in accordance with the Maximum Safeguarding requirements of the Sensitive Ecosystems Development Permit guidelines in the OCP. The applicant is conveying additional land for parks purposes consistent with requirements specified in the West Clayton NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for an OCP By-law to:
 - (a) amend OCP Figure 3: General Land Use Designations for a portion of the subject site from Urban to Multiple Residential; and
 - (b) amend OCP Table 7A: Land Use Designations by adding the following site-specific notation:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # xxxxx	Multiple Residential	7354 – 184 Street (portion of)	Density permitted up to 1.9 FAR (Net)"

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. Council endorse the Public Notification to proceed for a By-law to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on C-5) and Block B on the attached Survey Plan from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on RM-70).
4. Council authorize staff to draft Development Permit No. 7922-0242-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) submission of a finalized Ecosystem Development to the satisfaction of City staff;
 - (i) conveyance of the Part 7A Streamside Protection area to the City, without compensation, for riparian protection purposes;
 - (j) conveyance of a portion of 18440 – 182 Street (Block C) for open space purposes;
 - (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (l) 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 with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department;
 - (m) registration of a volumetric statutory right-of-way for public rights-of-passage over the proposed publicly accessible plaza at the north-west corner of proposed Lot 1.
6. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to introduce two new land use designations: Low Rise Residential (2.5 FAR) and Commercial (1.5 FAR) and to redesignate the land from "Neighbourhood Commercial" to "Commercial" and from "Townhouse Residential (22 + 5 UPA Bonus)" to "Low Rise Residential" (see Appendix VI) when the project is considered for Final Adoption.

SITE CONTEXT & BACKGROUND

<u>Direction</u>	<u>Existing Use</u>	<u>NCP Designation</u>	<u>Existing Zone</u>
Subject Site	Acreage residential lots.	Neighbourhood Commercial and Townhouse Residential (22 + 5 UPA Bonus)	RA
North (Across 74 Avenue):	City-owned parkland (58C – Neighbourhood Park)	Proposed Park	RA

<u>Direction</u>	<u>Existing Use</u>	<u>NCP Designation</u>	<u>Existing Zone</u>
East:	Undersized acreage residential lot and vacant acreage residential lot under Surrey File No. 7917-0486-00 for 21 townhouse units (3 rd Reading).	Townhouse Residential (22 +5 UPA Bonus) and Proposed Park	RA and CCR
South:	Ecole Salish Secondary School	Proposed Elementary School	RA
West (Across 184 Street):	Vacant acreage lot under Surrey File No. 7920-0130-00 for 26 semi-detached residential lots (3 rd Reading).	Urban Residential (10 +4 UPA Bonus)	RA

Context & Background

- The 1.33-hectare site is comprised of three (3) existing acreage residential lots – 18440 – 74 Avenue as well as 7354 and 7386 – 184 Street – at the south-east corner of the intersection of 74 Avenue and 184 Street in West Clayton.
- The subject site is designated a combination of "Commercial" and "Urban" under the Official Community Plan (OCP), "Neighbourhood Commercial" and "Townhouse Residential (22 + 5 UPA Bonus)" under the West Clayton Neighbourhood Concept Plan (NCP) and is currently zoned "Acreage Residential Zone (RA)".
- The site is located within the Tier 3 (400- to 800-metre) radius of the Transit-Oriented Area (TOA) associated with the future Hillcrest – 184 Street SkyTrain Station in the OCP, which permits a minimum allowable residential density and building height of 3.0 FAR (Net) and 8-storesys, respectively.
- In addition, the subject site is located within the future Clayton Corridor Plan boundary, with Stage 1 of the Clayton Corridor Plan currently in development with City staff.
- A Class B (yellow-coded) "Channelized Stream" runs east-to-west abutting the southern lot line of the subject site. As such, the subject site is located within a Sensitive Ecosystems (Streamside Protection) Development Permit area.
- A portion of an existing Fortis Gas right-of-way is located along the east property line of the subject site. This will be included in the parkland conveyance to the City.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of two, 3-storey commercial buildings (Lot 1) and a 5-storey residential apartment building (Lot 2) in West Clayton, the applicant is proposing the following:
 - **OCP Amendment** from "Urban" to "Multiple Residential" for a portion of the subject site;

- **OCP Text Amendment** to permit a higher density of 1.9 FAR under the Multiple Residential designation;
- **NCP Amendment** to introduce two new land use designations: Low Rise Residential (2.5 FAR) and Commercial (1.5) in the West Clayton Neighborhood Concept Plan (NCP);
- **NCP Amendment** from "Neighbourhood Commercial" to "Commercial" for a portion of the subject site and from "Townhouse Residential (22 + 5 UPA Bonus)" to "Low Rise Residential" for the remainder of the subject site in the West Clayton NCP;
- **Rezoning** from RA to CD (based on C-5) for a portion of the subject site and from RA to CD (based on RM-70) for the remainder of the subject site;
- **Development Permit** for Form and Character as well as Sensitive Ecosystems (Streamside Protection); and
- **Subdivision** from three (3) lots to two (2) development lots and two (2) lots to be conveyed to the City for riparian protection and parks purposes.

Proposed	
Lot Area	
Gross Site Area:	12,976 sq.m.
Road Dedication:	1,923 sq.m.
Parkland Area:	430 sq.m.
Part 7A Streamside Area:	2,407 sq.m.
Net Site Area:	<u>Lot 1:</u> 4,858 sq.m. <u>Lot 2:</u> 3,358 sq.m. Total: 8,216 sq. m.
Number of Lots:	2
Building Height:	<u>Lot 1:</u> 12.5 m. <u>Lot 2:</u> 16.1 m.
Floor Area Ratio (FAR):	<u>Lot 1:</u> 1.1 FAR (Net) <u>Lot 2:</u> 1.9 FAR (Net)
Floor Area	
Residential:	6,313 sq.m.
Retail/Office:	4,980 sq.m.
Total:	11,293 sq.m.
Residential Units:	
Studio:	20 dwelling units (23% of total units)
1-Bedroom:	32 dwelling units (36% of total units)
1-Bedroom plus Den:	30 dwelling units (33% of total units)
<u>2-Bedroom:</u>	<u>8 dwelling units (9% of total units)</u>
Total:	90 dwelling units

Referrals

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

School District: **The School District has advised that there will be approximately 14 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

4 Elementary students at Regent Road Elementary School
8 Secondary students at Ecole Salish Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

Parks, Recreation & Culture: Clayton Park is the closest active park with amenities including playgrounds, tennis courts, softball diamonds and is approximately 550 metres walking distance from the subject site. Clayton Park also contains several natural areas.

Surrey Fire Department: No concerns. Surrey Fire Department comments provided are to be addressed as part of the Building Permit application.

Advisory Design Panel: At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits multi-family proposals that are greater than 6-storeys or commercial proposals that are greater than 3-storeys, to proceed to Council for By-law introduction, without review and/or comment from the ADP.

While the subject development proposal is generally supported, City staff have requested, and the applicant has agreed, to bring the application to ADP for review/comment following Council consideration. The applicant has agreed to resolve any outstanding items, identified by the ADP, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.

Transportation Considerations

Road Network and Infrastructure:

- The applicant will be required to provide the following road dedication and improvements as part of the subject development application:
 - Dedicate and construct the south side of 74 Avenue (sidewalk);
 - Dedicate and construct the west side of 184 Street (MUP/sidewalk);
 - Register a 2.7-metre wide statutory right-of-way along the 184 Street frontage to accommodate the proposed 2.2-metre wide MUP

- Dedicate between 13.5 metres to 20.0 metres and construct 184A Street to the Limited Local Road Standard;
- Dedicate appropriate corner cuts at all existing and proposed intersections; and
- Register a 0.5-metre statutory right-of-way along all existing and proposed frontages.

Access and Parking:

- The proposed commercial lot will be accessed from both 184 Street and future 184A Street, with the 184 Street entrance limited to right-in, right-out access only.
- The applicant is proposing 132 commercial parking spaces on proposed Lot 1 (22 at-grade and 110 within two (2) levels of underground parking) which complies with the Surrey Zoning By-law requirements for the proposed combination of retail and office uses.
- The proposed residential lot will be accessed from 184A Street via an underground parkade entrance at the south-west corner of the subject lot.
- Section D. Required Parking Space of Part 5 Off-Street Parking and Loading/Unloading does not apply to the residential portion of the proposed development, aside from the required accessible parking spaces, as the subject site is located within a Provincially designated Transit-Oriented Area (TOA). However, the applicant is proposing 125 residential parking spaces and 18 visitor parking spaces, equivalent to 1.4 residential parking spaces and 0.2 visitor parking spaces per dwelling unit, respectively.

Traffic Impacts:

- The proposed development is anticipated to generate approximately two (2) vehicle trips per minute during the peak hour, according to industry standard rates. A site-specific Transportation Impact Analysis (TIA) is not required as the proposal is generally consistent with the preferred Clayton Corridor Plan designations of the subject site, with the anticipated land-use and density to be taken into account as part of the Stage 2 TIA for the entire Clayton Corridor Plan area, should Council endorse Stage 1 of the Clayton Corridor Plan.

Transit and/or Active Transportation Routes:

- The subject site is located approximately 750 metres walking distance from the future Hillcrest – 184 Street SkyTrain Station along Fraser Highway to the south.
- The subject site is in proximity to stops serviced by TransLink Bus Route Nos. 372 (Clayton Heights/Langley Centre), 502 (Langley Centre/Surrey Central Station), and 503 (Aldergrove/Surrey Central Station).
- The applicant will be required to construct a portion of the Armstrong Greenway along the 184 Street frontage of the subject site.

Parkland and/or Natural Area Considerations

- The applicant is proposing to convey, without compensation, the entirety of the Part 7A Streamside Protection area identified on the subject site, which complies with the Maximum Safeguarding provisions of the Sensitive Ecosystems Development Permit guidelines in the Official Community Plan (OCP).

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

School Capacity Considerations

- The School District has advised that, as of September 2024, Regent Road Elementary School is operating at 56% capacity. It is anticipated that local elementary schools will be able to handle student population growth over the coming years. Enrolment projects will need to be updated with the upcoming Clayton Corridor Plan and Provincial Housing Legislation changes. Future schools will be required to accommodate the future buildout of this area.
- The School District has advised that, as of September 2024, Ecole Salish Secondary School is operating at 104% capacity. Enrolment is expected to grow because of strong in-migration of new secondary school students into the community. The growth trend will surpass capacity in 2024, with enrolment continuing to grow in this school beyond 2024.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposed development complies with the current "General Urban" designation of the subject site under Metro Vancouver's *Metro 2050: Regional Growth Strategy* (RGS).

Official Community Plan

Land Use Designation

- The subject site is currently designated "Commercial" and "Urban" in the Official Community Plan (OCP).
- The proposed commercial portion of the subject development application complies with the existing "Commercial" designation, which supports densities of up to 1.5 FAR.
- An OCP Amendment from "Urban" to "Multiple Residential" is required over the western portion of the subject site for the proposed residential portion of the subject development.

Amendment Rationale

- The subject site is located approximately 750 metres walking distance from the future Hillcrest – 184 Street SkyTrain Station along Fraser Highway to the south, along 184 Street. As such, the proposed residential density and building form are appropriate for this part of West Clayton in proximity to the Surrey-Langley SkyTrain corridor.
- Furthermore, as the subject site is located within Tier 3 (400 to 800 metres) of the Provincial Transit-Oriented Area (TOA) associated with the future Hillcrest – 184 Street SkyTrain Station, the proposal complies with the minimum allowable residential density and height in the OCP with proposed FAR of 1.9 (Net) and a building height of 5-storeys.
- The proposed development will not be subject to density bonus amenity contributions consistent with Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) as the proposed density complies with the "base" residential density permitted on the subject site through Provincial Transit-Oriented Area (TOA) legislation and in the OCP.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character as well as Sensitive Ecosystems (Streamside Areas).

Public Consultation for Proposed 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.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management:
 - Growth Priorities: Support Frequent Transit Corridors, Frequent Transit Development Areas and SkyTrain Planning Areas as priority development areas for Surrey to accommodate an increased proportion of density and growth.
 - Accommodating Higher Density: Ensure redevelopment along Frequent Transit Corridors, Frequent Transit Development Areas and SkyTrain Planning Areas are required to be sufficient to support rapid transit infrastructure investments.
 - Efficient New Neighbourhoods: Plan and develop new neighbourhoods with an emphasis on compact forms of development.
 - Centres, Corridors, and Neighbourhoods:
 - Transit Corridors: Support higher-density residential in appropriate locations along existing and planned Frequent Transit Corridors and SkyTrain Corridor Planning Areas outside of Surrey's Town Centres.
 - Transit Corridors: Encourage development that supports increased transit, pedestrian and cycle use along existing or planned Frequent Transit Corridors, including SkyTrain Corridor Planning Areas.

Secondary Plans

Land Use Designation

- The proposal does not comply with West Clayton Neighbourhood Concept Plan (NCP) designation of the subject site, which is a combination of "Neighbourhood Commercial" or "Townhouse Residential (22 + 5 UPA Bonus)".
- The proposal includes the introduction of two new land use designations, Low Rise Residential (2.5 FAR) and Commercial (1.5 FAR) and to redesignate the subject site from "Townhouse Residential (22 + 5 UPA Bonus)" to "Low Rise Residential" and from "Neighbourhood Commercial" to "Commercial".

Amendment Rationale

- The subject site is located approximately 450 metres walking distance from the future Hillcrest – 184 Street Skytrain Station along Fraser Highway. As such, the proposed density and building form are appropriate for this part of West Clayton in close proximity to the Surrey-Langley Skytrain corridor.
- The proposed NCP amendment to introduce two new land use designations and to amend the West Clayton NCP designations on the subject site is supportable as it conforms with the goal of achieving higher density residential development and supporting neighbourhood-servicing commercial development along the Surrey-Langley SkyTrain corridor, while at the same time providing an appropriate site-specific density and built form.
- The proposed development will not be subject to a density bonus amenity contribution consistent with Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) as the proposed density complies with the "base" density permitted on the subject site through Provincial Transit-Oriented Area (TOA) legislation and in the OCP.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed 3-storey commercial and 5-storey residential buildings on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Neighbourhood Commercial Zone (C-5)" and the "Multiple Residential 70 Zone (RM-70)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-5 Zone, RM-70 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	C-5 Zone (Part 35)	RM-70 Zone (Part 24)	Proposed CD Zone
Floor Area Ratio:	0.5 (Net)	1.5 (Net)	<u>Lot 1 (Block A): 1.1 (Net)</u> <u>Lot 2 (Block B): 1.9 (Net)</u>
Lot Coverage:	50%	33%	<u>Lot 1 (Block A): 33%</u> <u>Lot 2 (Block B): 35%</u>

Yards and Setbacks	7.5 metres from all lot lines		<u>Lot 1 (Block A):</u> <ul style="list-style-type: none"> North: 2.0 metres East: 2.0 metres South: 13.2 metres West: 4.7 metres <u>Lot 2 (Block B):</u> <ul style="list-style-type: none"> North: 10.0 metres East: 4.5 metres South: 5.5 metres West: 6.0 metres
Principal Building Height:	9.0 metres	50.0 metres	<u>Lot 1 (Block A):</u> 12.5 <u>Lot 2 (Block B):</u> 16.0
Permitted Uses:	<ul style="list-style-type: none"> Neighbourhood scale commercial uses (listed in Sections B.1 and B.2 of the C-5 Zone). 	<ul style="list-style-type: none"> Multiple unit residential buildings. Ground-oriented multiple unit residential buildings. Accessory child care centres. 	<u>Lot 1 (Block A):</u> <ul style="list-style-type: none"> Neighbourhood scale commercial uses (listed in Sections B.1 and B.2 of the C-5 Zone) <u>Lot 2 (Block B):</u> <ul style="list-style-type: none"> Multiple unit residential buildings.
Amenity Space			
Indoor Amenity:	N/A	3.0 sq.m. per unit (270 sq.m.)	The proposed 272 m² meets the Zoning By-law requirement.
Outdoor Amenity:	N/A	3.0 sq.m. per unit (270 sq.m.)	The proposed 320 m² meets the Zoning By-law requirement.
Parking (Part 5)		Required	Proposed
Number of Stalls			
Commercial:		131	132
Residential:		N/A	125
<u>Residential Visitor:</u>		<u>N/A</u>	<u>19</u>
Residential Total:		N/A	143
Bicycle Spaces			
Long-Term Residential:		118	118
Short-Term Visitor:		6	6

- The proposed CD Zone is based on both the C-5 Zone (Lot 1 - Commercial) and the RM-70 Zone (Lot 2 - Residential) with modifications made to permitted uses, maximum permitted density, lot coverage, minimum building setbacks, building heights and the location of the underground parkade in relation to the lot lines on the two proposed lots.
- The proposed modifications are generally consistent with more recent multi-storey commercial and residential developments in West Clayton.

- The Floor Area Ratio (FAR) has been increased from 0.5 FAR (Net) in the C-5 Zone to 1.1 FAR (Net) for Lot 1 (Block A), and from 1.5 FAR (Net) in the RM-70 Zone to 1.9 FAR (Net) for Lot 2, (Block B) to accommodate the proposed development.
- The maximum lot coverage has decreased from 50% in the C-5 Zone to 33% for Lot 1 and increased from 33% in the RM-70 Zone to 35% for Lot 2. The proposed decrease to the maximum permitted lot coverage on proposed Lot 1 is to reflect the increased building density and height of the subject proposal which results in a lower lot coverage than a more traditional one-storey C-5 Zone development.
- The proposed setbacks along all street frontages on both Lots 1 and 2 will allow for improved connectivity with the adjacent street, providing a more pedestrian-oriented and urban streetscape in line with both OCP and West Clayton design guidelines.
- As the subject site is located within a Provincial Transit-Oriented Area (TOA) there are no minimum residential parking requirements. However, the applicant is proposing 128 residential parking spaces and 19 visitor parking spaces, equivalent to a rate of 1.3 residential parking spaces and 0.2 visitor parking spaces per dwelling unit, respectively.
- Given the dimensional constraints of proposed Lot 2 the proposed CD Zone will allow the outdoor amenity space to be located within the required building setbacks.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No.Ro46;2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Building Permit issuance. The current rate is \$2,227.85 per new dwelling unit.
- The proposed development will not be subject to density bonus amenity contributions consistent with Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) as the proposed residential density complies with the 3.0 Floor Area Ratio (FAR), based on the net site area, permitted on the subject through Provincial Transit-Oriented Area (TOA) legislation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new dwelling unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 10, 2024, and the Development Proposal Signs were installed on June 13, 2024. To date, staff have received no responses from neighbouring residents with respect to the subject development proposal.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to, and generally complies with, the Form and Character Development Permit guidelines in the Official Community Plan (OCP) as well as the urban design guidelines in the West Clayton Plan.
- The applicant has worked with staff to address grading concerns in relation to the proposed building layout, massing, internal circulation as well as commercial street interfaces (74 Avenue and 184 Street).

Building Design – Commercial

- The applicant is proposing two, three-storey rectilinear commercial buildings with several ground floor commercial-retail units (CRU) and upper storey offices totaling approximately 4,830 square metres.
- Finishes include the extensive use of metal panels and vertical/horizontal cladding in white, grey and wood-grain tones as well as the extensive use of clear glass curtain wall glazing systems throughout. Metal canopies along both the west and south elevations are supported by wood glulam columns and finished concrete bases.
- Rooftop mechanical units have been set back from the roof edge and will be appropriately screened by aluminum screening.
- The proposed building includes two (2) levels of underground parking as well limited surface parking located within the interior of the site in order to maintain a pedestrian-oriented streetscape along both 74 Avenue, 184 Street and 184A Street.

- The proposed building achieves an attractive architectural form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality in order to achieve a positive urban experience between the proposed building and the public realm.

Signage

- The applicant is proposing several fascia signs along the 74 Avenue, 184 Street and 184A Street frontages in association with the individual CRUs. The proposed signage will be required to comply with all relevant provisions of the Sign By-law and will be subject to review through future Sign Permit applications by individual businesses.
- No free-standing signage is proposed.

Building Design – Residential

- The applicant is proposing a rectangular, 5-storey, wood-framed residential apartment building containing approximately 98 market strata dwelling units over two (2) levels of underground parking and one (1) partially underground level of underground parking.
- The proposed units consist of 20 studio units, 32 1-bedroom units, 30 1-bedroom plus den, and 8 2-bedroom units that range in size from 450 to 820 square metres in size. The applicant is proposing a total of 19 adaptable units which is equivalent to 21% of all proposed dwelling units.
- Finishes include the extensive use of metal panel siding in grey, light grey and beige, as well as wood-toned horizontal siding to accentuate a series of one- to two-storey building extrusions along the north, south and west building facades.
- The main lobby, adjacent to 184A Street, features extensive glazing and metal canopy as well as external tiered landscaping

Landscaping

- The landscape plans include a mixture of deciduous and coniferous trees, low-lying shrubs, groundcover, and grasses to be extensively planted throughout the subject site, as well as hardscaping, fencing, furnishing plans, details and specifications.
- Each ground-level unit will be provided with a semi-private outdoor patio space screened via tiered landscaping. These would be accessed directly from the dwelling unit.
- Tiered landscape planters are proposed along the 74 Avenue and 184 Street frontages in addition to a publicly accessible open space at the north-west corner of the commercial site.
- Landscaped islands containing low-lying shrubs and ground cover are proposed throughout the commercial surface parking lot, however, further coordination between the applicant and staff is required to determine if additional trees can be planted within as per OCP DP1.1 guidelines.

- Exterior lighting will be designed to reduce light pollution while still providing adequate wayfinding and community safety as per Crime Prevention Through Environmental Design (CPTED) principles.

Indoor Amenity

- The required indoor amenity for the proposed residential portion of the subject development application is 270 square metres, based on a minimum of 3.0 square metres per dwelling unit. The applicant is proposing 272 square metres of indoor amenity space at the north-east corner of the ground floor of the 5-storey residential building, directly adjacent to the proposed outdoor amenity space, which meets the Zoning By-law requirement.
- Further refinement of the programmatic spaces within the proposed indoor amenity spaces will be a condition of Final Adoption of the OCP Amendment and Rezoning By-laws.

Outdoor Amenity

- The required outdoor amenity for the proposed residential portion of the subject development application is 270 square metres, based on a minimum of 3.0 square metres per dwelling unit. The applicant is proposing approximately 320 square metres of outdoor amenity space at the north-east corner of the subject lot, directly adjacent to the proposed indoor amenity space, which meets the Zoning By-law requirement.
- The proposed outdoor amenity space contains a variety of programmatic features such as social gathering spaces with a variety of seating options, an outdoor kitchen and communal dining area, and a playground with fixed play equipment.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include further refinement of the proposed public realm interface along the north and west portions of proposed Lot 1.

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse immediately abutting the south property line of the subject site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) Channelized Stream requires a minimum streamside setback of 15.0 metres, as measured from the top-of-bank.
- Given the dimensional constraints of the subject site, the applicant is using the "flex provisions" of Part 7A of the Zoning By-law, which permits the minimum distance from top-of-bank to be reduced by no more than 5 metres and increased by no more than 10 metres provided there is no loss to the total size of the streamside setback area.

- In support of the proposed reduction to the Part 7A setback the project Qualified Environmental Professional (QEP) completed an on-site watercourse assessment to confirm that the subject watercourse had a Riparian Areas Regulation Protection (RAPR) setback of 10.0 metres, as measured from top-of-bank. Subsequently, the RAPR assessment was reviewed and accepted by the Province.
- The applicant is proposing to reduce the minimum Part 7A setback by approximately 3.0 metres and increase the minimum Part 7A setback by approximately 1.0 to 10 metres throughout the subject site which results in an overall net gain to the streamside setback area of approximately 28.9 square metres.
- The streamside setback area is proposed to be conveyed to the City, without compensation, as a lot for conservation purposes as a condition of Final Adoption of the Rezoning By-law, to ensure safeguarding and maintenance in perpetuity, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Mark C. Gollner, *R.P. Bio.*, of Marlim Ecological Consulting Ltd., and dated May 31, 2024, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

TREES

- Tim Van, ISA-Certified Arborist of Mike Fadum & Associates Ltd., prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix IV):
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

Table 1: Summary of Proposed Onsite Tree Preservation by Tree Species:

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	34	34	0
Alder/Cottonwood (within riparian area)	11	5	6
Deciduous Trees	23	22	1
Coniferous Trees	26	26	0
Onsite Tree Totals	94	87	7
Onsite Replacement Trees Proposed	62		
Total Onsite Retained and Replacement Trees	69		

- The Arborist Assessment states that there is a total of 94 bylaw protected trees on the site. Additionally, there are eight (8) off-site bylaw protected trees within proximity of the proposed development. The applicant proposes to retain seven (7) onsite trees as part of this development proposal, all of which are located within the Part 7A Streamside Protection area to be conveyed to the City. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. Additionally, three (3) of offsite trees are proposed for removal to accommodate the dedication and construction of 184A Street or due to impacts associated with the removal of existing buildings and structures on 7354 – 184 Street in association with the proposed development.
- 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, including those Alder and Cottonwood trees that are within a streamside protection area. This will require a proposed total of 141 replacement trees on the site. As only 62 replacement trees can be accommodated on the site, the proposed deficit of 79 replacement trees will require an estimated cash-in-lieu payment of \$43,450.00 representing or \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Paperbark Birch, Red Japanese Maple, Columnar Armstrong Maple, October Glory Maple, Shademaster Honey Locust, Japanese Snowbell and Ivory Silk Japanese Lilac.
- In summary, a total of 69 trees are proposed to be retained or replaced on the site with an estimated contribution of \$43,450.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Rezoning Block Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	OCP Redesignation Map: Figure 3
Appendix VI.	West Clayton NCP Land Use Map
Appendix VII.	Ecosystem Development Plan (EDP) Site Plan

approved by Shawn Low

Ron Gill
General Manager
Planning and Development

CRL/cb

SURVEY PLAN TO ACCOMPANY CITY OF SURREY
 BYLAW NO. _____ OF LOT 1 AND LOT 2 PLAN 14742 AND PARCEL "B"(N110326E)
 OF LOT 4 PLAN 3435 ALL OF SECTION 21 TOWNSHIP 8 NEW WESTMINSTER DISTRICT

FOR REZONING PURPOSES

B.C.G.S: 92G.017
 CITY OF SURREY

SCALE=1: 750

Civic Address:
 7354, 7386-184th Street
 18440-74th Avenue
 Surrey, B.C.

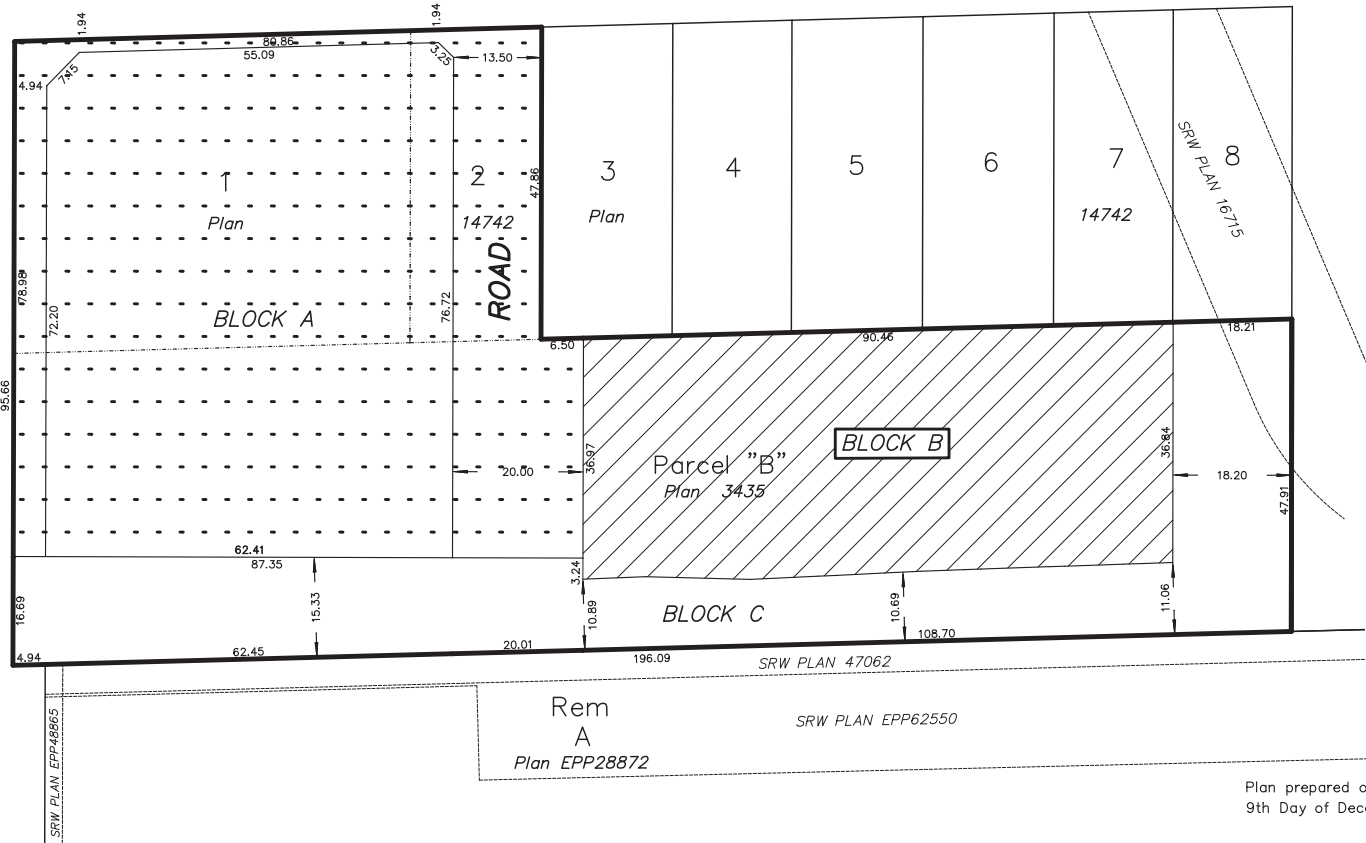
P.I.D. 005-698-031 (Lot 1)
 P.I.D. 009-995-790 (Lot 2)
 P.I.D. 010-989-188 (Pcl B)

74th AVENUE

184th STREET

BOOK OF REFERENCE	
BLOCK	AREA
BLOCK A	6,700.8m ²
BLOCK B	3,359.8m ²
BLOCK C (Stream protection)	3,188.9m ²
TOTAL:	13,249.4m ²

BOOK OF REFERENCE	
PART BLOCK A	AREA
7354-184th (Pcl "B")	2833.3m ²
Proposed Road (Pcl B)	822.9m ²



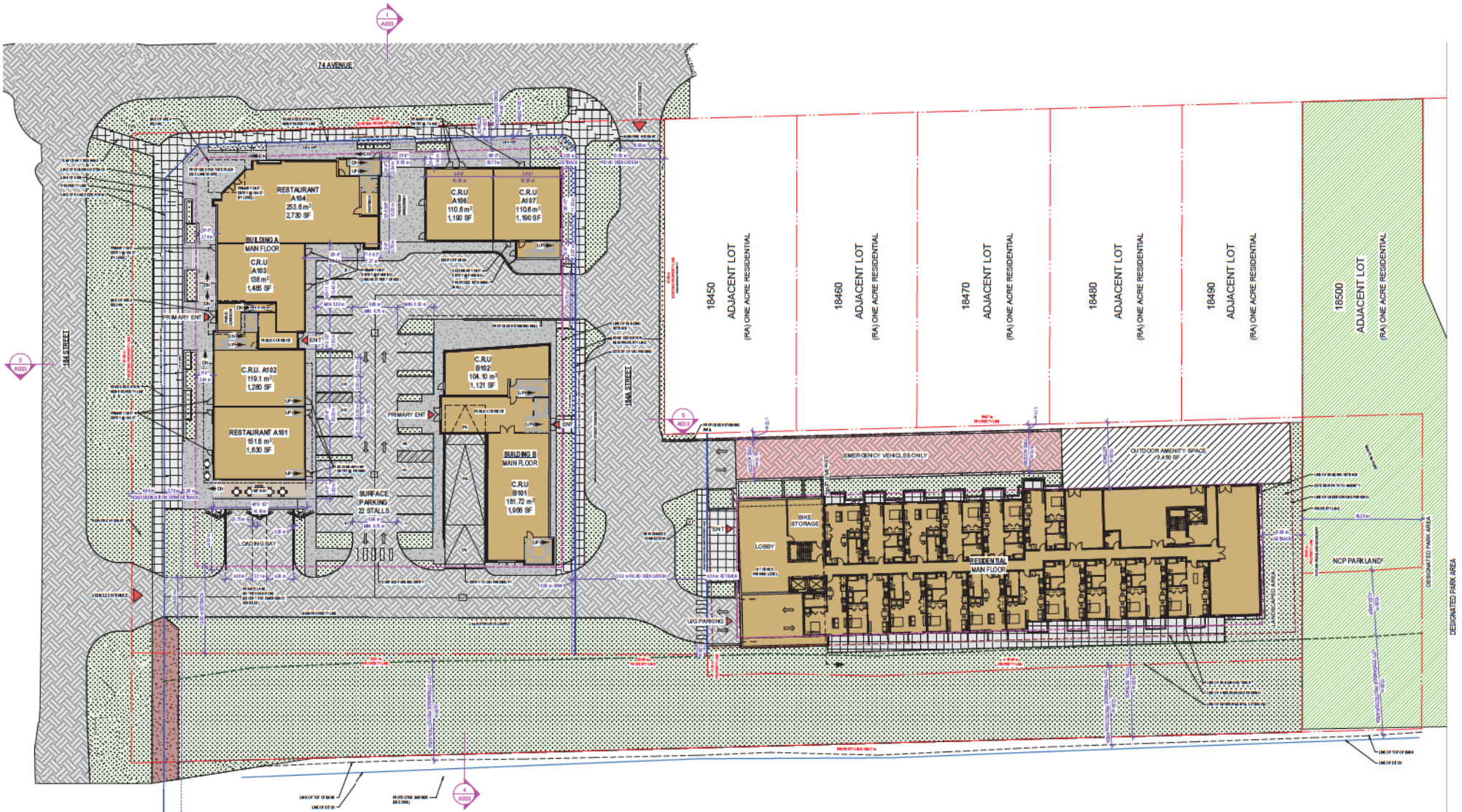
Plan prepared on the
 9th Day of December, 2024

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 DHALIwal AND ASSOCIATES
 LAND SURVEYING INC.
 #216-12899 76th Avenue
 Surrey, B.C. V3W 1E6
 phone: 604-501-6188
 E: info@dhalivalsurvey.com
 File: 1903001-204a

THIS PLAN LIES WITHIN THE
 METRO VANCOUVER REGIONAL DISTRICT

THIS DOCUMENT IS NOT VALID UNLESS
 DIGITALLY SIGNED AND SEALED

Lorin
 Levac
 99R9K7
 Digitally signed by Lorin
 Levac 99R9K7
 DN: c=CA, cn=Lorin Levac
 99R9K7, o=BC Land
 Surveyor, ou=Verify ID at
 www.juricert.com/
 LKUP.cfm?id=99R9K7
 Date: 2024.12.09 14:45:46
 -08'00'
 Lorin Levac BCLS 881



1 SITE PLAN
3/6" = 1'-0"



SKArchitect
4120 - 853 Sandstone Ave.
Port Courtenay, BC
T: 804.935.9366
www.skarchitect.com



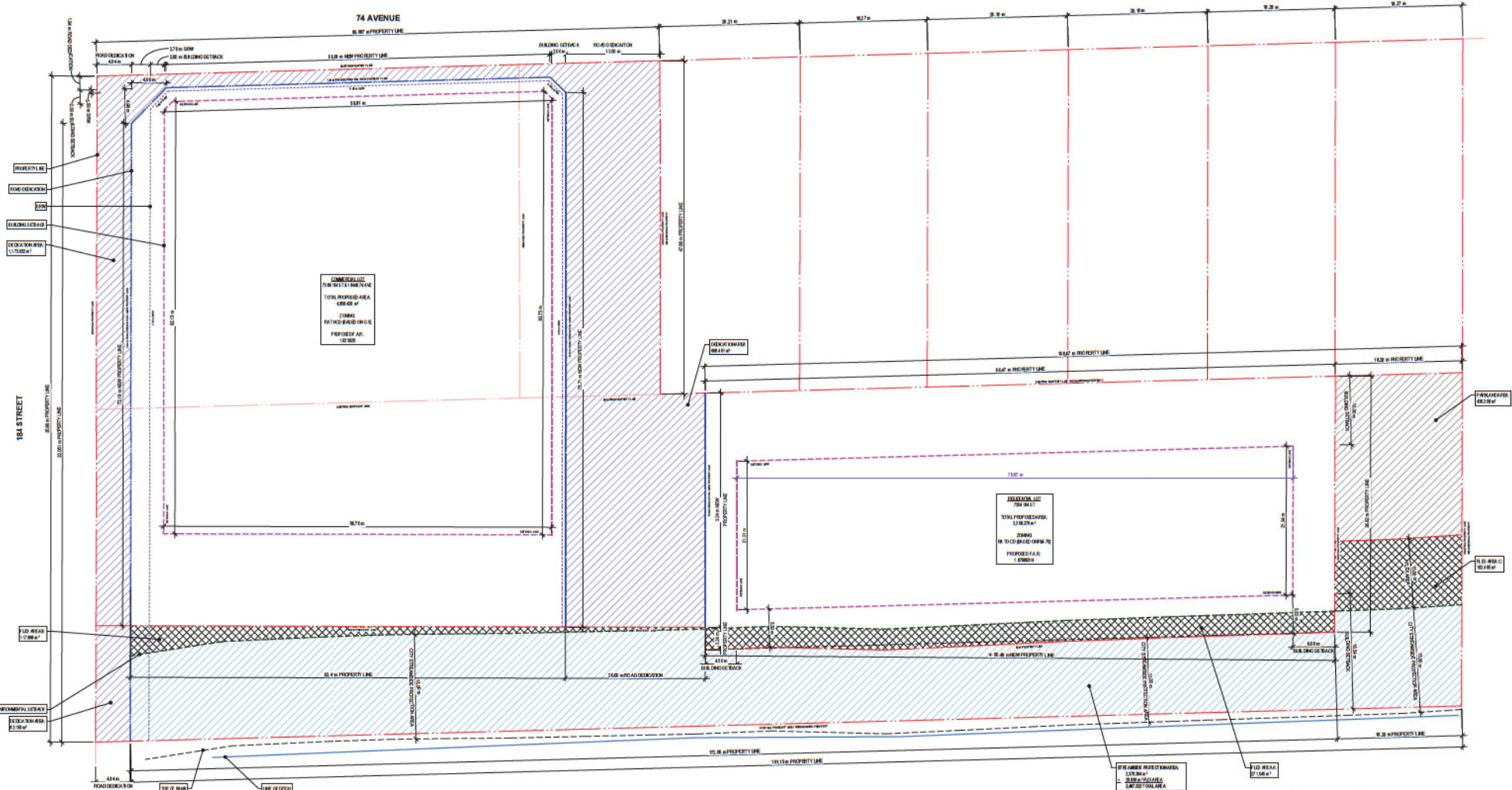
ATRIUM DEVELOPMENT

SITE PLAN | 7354, 7386 184 Street & 18440
74 Ave, Surrey, BC

2016 | A007



ISSUED FOR CP PERMITS ON: 2014-11-11
ISSUED FOR CP PERMITS ON: 2014-11-28
Date



COMMERCIAL
IN DISTRICT AREA
TOTAL PROVIDED AREA
4850 sq ft
ZONING
PARTICULARS (M.C.C.)
PROVIDED A.D.
S. 2006

RESIDENTIAL
TOTAL PROVIDED AREA
3330 sq ft
ZONING
M.T.O. (M.C.C.)
PROVIDED A.D.
S. 2006

<p>PERMITS REQUIRED:</p> <ul style="list-style-type: none"> 1. 100% OF TOTAL 2. 100% OF TOTAL 3. 100% OF TOTAL 	<p>TOTAL ROAD SETBACK:</p> <ul style="list-style-type: none"> 1. 100% OF TOTAL 2. 100% OF TOTAL 3. 100% OF TOTAL 	<p>PARKING:</p> <ul style="list-style-type: none"> 1. 100% OF TOTAL AREA 2. 100% OF TOTAL AREA 3. 100% OF TOTAL AREA
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1 BASE PLAN
36" = 1'-0"



6. ISSUED FOR CP REVISION ON	2004-11-20
7. ISSUED FOR CP REVISION ON	2004-11-20
No.	Date

COMMERCIAL SUMMARY

CIVIC ADDRESS
7386 184 ST & 18440 74 AVE, SURREY, B.C.

PID:
005-099-031, 009-995-790

LEGAL DESCRIPTION
LOT 1 SECTION 21 TOWNSHIP 8 PLAN NW/14/2 NMD PART SW1/4,
MANUFACTURED HOME REG. # 40549,
LOT 2 SECTION 21 TOWNSHIP 8 PLAN NW/14/2 NMD

ZONING
EXISTING: RA (ONE-ACRE RESIDENTIAL ZONE)
PROPOSED: CD (COMPREHENSIVE DEVELOPMENT), BASED ON C-5

DCP DESIGNATION (EXISTING TO REMAIN)
URBAN

LOT AREA
4,898.420 m² (5,2296.6 SF) (1.20542 ACRES)

LOT COVERAGE
BUILDING (A&B) AREA: 1,455 m²
LOT SIZE: 4,515.96 m²
PROPOSED COVERAGE: 32.22%

DENSITY, FLOOR AREA RATIO
P2 (PARKING): 95 m² (1,025 SF)
P1 (PARKING): 545 m² (5,895 SF)
GROUND FLOOR: 1,400 m² (15,070 SF)
SECOND FLOOR: 1,860 m² (20,020 SF)
THIRD FLOOR: 910 m² (9,795 SF)
TOTAL: 4,810 m² (51,775 SF)

PROPOSED F.A.R.: 1.025025

GROSS FLOOR AREA
P2 (PARKING): 110 m² (1,175 SF)
P1 (PARKING): 570 m² (6,135 SF)
GROUND FLOOR: 1,455 m² (15,690 SF)
SECOND FLOOR: 1,905 m² (20,505 SF)
THIRD FLOOR: 940 m² (10,120 SF)
TOTAL: 4,900 m² (53,005 SF)

FLOOR AREA BY OCCUPANCIES

RETAIL
P1, GROUND FLOOR BUILDINGS A & B
TOTAL: 1,135 m² (12,220 SF)

RESTAURANT
P1, PATIO, GROUND FLOOR BUILDING A
GF: 407.9 m² (4,390 SF)
PATIO: 35 m² (375 SF)
TOTAL: 442.9 m² (4,765 SF)

OFFICE
SECOND TO THIRD FLOOR, BUILDINGS A & B
TOTAL: 2,085 m² (22,445 SF)

SETBACKS

FRONT (NORTH): 2.00 m
REAR (SOUTH): 11.20 m
SIDE (WEST): 2.00 m
SIDE (EAST): 2.00 m

BUILDING HEIGHT

PROPOSED:
BUILDING A: AVERAGE GRADE: 45.66 m
TOP OF BUILDING: 56.21 m
BUILDING B: AVERAGE GRADE: 47.04 m
TOP OF BUILDING: 59.42 m

PARKING CALCULATIONS

BY-LAW REQUIRED PARKING
RETAIL: 34.05 STALLS
RESTAURANT: 44.29 STALLS
OFFICE: 52.13 STALLS
TOTAL REQUIRED PARKING: 130.47 STALLS

PROVIDED PARKING
SURFACE PARKING: 22 STALLS
UNDERGROUND PARKING (P1): 80 STALLS
UNDERGROUND PARKING (P2): 50 STALLS
TOTAL PROVIDED PARKING: 152 STALLS

ACCESSIBLE PARKING
CALCULATION: 132 x 2%
TOTAL REQUIRED: 2,64 STALLS
PROVIDED: 6 ACCESSIBLE STALLS (2 @ EACH LEVEL)

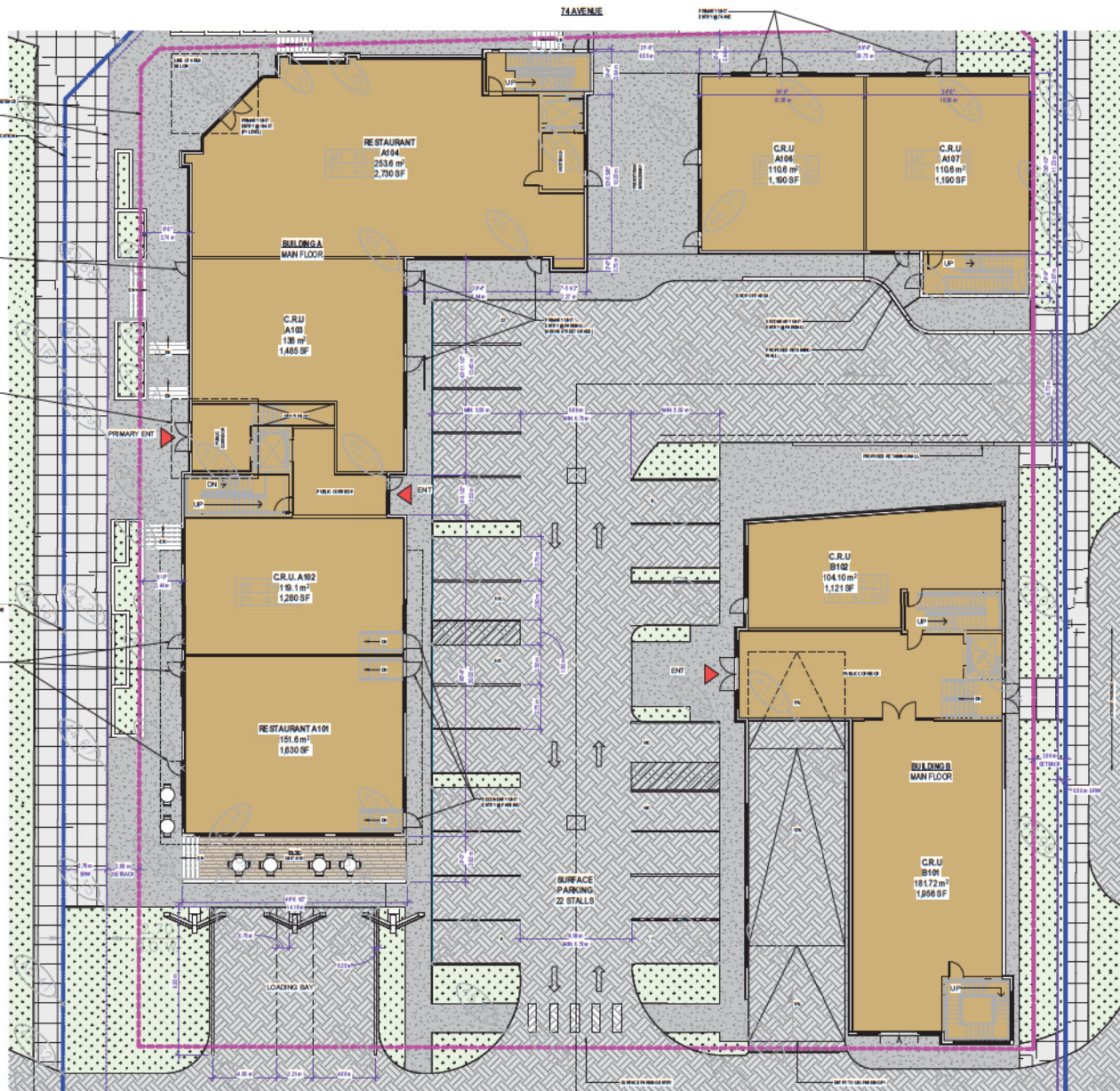
SMALL CAR PARKING
CALCULATION: 132 x 35%
TOTAL PERMITTED: 48.2 STALLS
PROPOSED: 7 SMALL CAR STALLS

LOADING/UNLOADING:
2 STALLS LOCATED ON SURFACE

BICYCLE PARKING:
RETAIL: 1.14 STALLS
RESTAURANT: 0.27 STALLS
OFFICE: N/A

TOTAL REQUIRED STALLS
1.41 STALLS = 1
0.27 SECURE STALLS = 0

PROVIDED: 1 BICYCLE RACK
(REFER TO LANDSCAPING)



1 COMMERCIAL SITE PLAN
302" = 1" = 0"

SKArchitect
4120 - 893 Sandstone Ave,
Port Courtenay, BC T. 804.935.3356
www.skarchitect.com



ATRIUM DEVELOPMENT

COMMERCIAL ANALYSIS | 7354, 7386 184 Street & 18440
74 Ave, Surrey, BC

2016 | A010



6. ISSUED FOR CP REVISIONS ON: 2014-11-20
7. ISSUED FOR CP REVISIONS ON: 2014-11-20
No. Description Date

RESIDENTIAL SUMMARY

CIVIC ADDRESS
7384 184 ST, SURREY, B.C.

PID
010-980-188

LEGAL DESCRIPTION
LOT 2 SECTION 21 TOWNSHIP 8 PLAN NWP14742 NWD
SECTION 21 TOWNSHIP 8 PLAN NWP3435 NWD PARCEL B OF LOT 4, P.C.L.B
(N1 103265)

ZONING
EXISTING: RA (ONE-ACRE RESIDENTIAL ZONE)
PROPOSED: CD (COMPREHENSIVE DEVELOPMENT), BASED ON C-5

DCP DESIGNATION
URBAN

LOT AREA
3,358.276 m² (8,148.18 SF) (0.829848 ACRES)

TOTAL FLOOR AREA
6,313.2 m² (67,965 SF)

DENSITY
MAX ALLOWED F.A.R. 1.50 (3.00 w/ PROVINCIAL T.O.A)
PROPOSED F.A.R. 1.87986314

FLOOR AREA

FLOOR **FLOOR AREA**
(ALL CALCULATIONS ARE TO THE EXTERIOR SHEATHING OR CENTERLINE OF INTERIOR WALLS)

P2 PARKING: 178.1 m² (1,895 SF)
(INCLUDES ELEVATORS, STAIRS, MECH + ELEC, UTILITY, VESTIBULES. EXCLUDES VEHICLE AND BIKE PARKING.)

P1 PARKING: 88.3 m² (950 SF)
(INCLUDES ELEVATORS, STAIRS, MECH + ELEC, UTILITY, VESTIBULES. EXCLUDES VEHICLE AND BIKE PARKING.)

RES. LOBBY/P10 PARKING: 205.3 m² (2,210 SF)
(INCLUDES LOBBY, ELEVATORS, STAIRS, VESTIBULES. EXCLUDES VEHICLE AND BIKE PARKING.)

RES. LEVEL 1: 1,272.8 m² (13,700 SF)
(ALL FLOOR AREA. EXCLUDES INDOOR AMENITY.)

RES. LEVEL 2: 1,580.8 m² (16,800 SF)
(ALL FLOOR AREA.)

RES. LEVEL 3: 1,557.2 m² (16,765 SF)
(ALL FLOOR AREA.)

RES. LEVEL 4: 1,452.5 m² (15,635 SF)
(ALL FLOOR AREA.)

ROOF LEVEL: NO PROPOSED FACILITIES

TOTAL FLOOR AREA: 6,313.2 m² (67,965 SF)

AMENITY AREA

REQUIRED:
OUTDOOR AMENITY SPACE: 3.0 x 9.0 = 27.0 m² (2,910 SF)
INDOOR AMENITY SPACE: 3.0 x 9.0 = 27.0 m² (2,910 SF)
BALCONIES: 4.6 PER UNIT OR 5% (WHICHEVER IS GREATER)

PROPOSED:
OUTDOOR AMENITY SPACE: 320.5 m² (3,450 SF)
INDOOR AMENITY SPACE: 27.2 m² (2,925 SF)
BALCONIES: 4.6 m² (50 SF) / 11% - 6%

COVERAGE

REQUIRED: 45%
PROPOSED: 2,678.86 / 7,503 = 35%

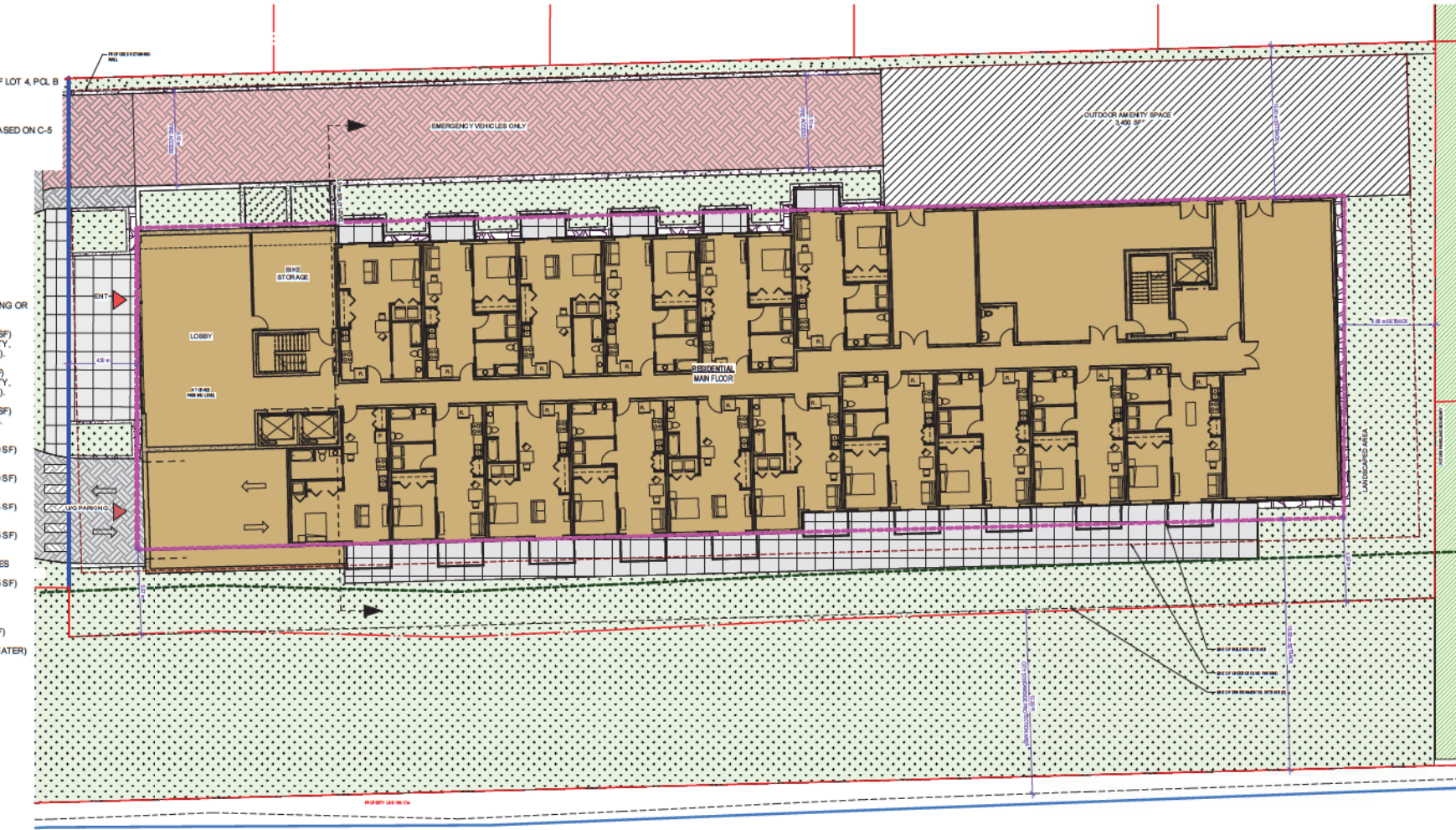
SETBACKS

MIN REQUIRED:
NORTH: 6.0 m
SOUTH: 6.0 m
EAST: 4.5 m
WEST: 6.0 m

PROPOSED:

NORTH: 10.0 m
SOUTH: +/- 5.50 m
EAST: 4.5 m
WEST: 6.0 m

BUILDING HEIGHT
MAX ALLOWED: 13 m
PROPOSED: 15.99 m



RESIDENTIAL SITE PLAN
3/82" = 1'-0"

UNIT BREAKDOWN:			
TYPE	AMOUNT	SIZE RANGE	ADAPTABLE
STUDIO	9	450 - 510 SF	8
1 BED	32	560 - 575 SF	10
1 BED + DEN	30	575 SF	0
2 BED	8	800 SF	1
TOTAL	90 UNITS	450 - 820 SF	19 UNITS

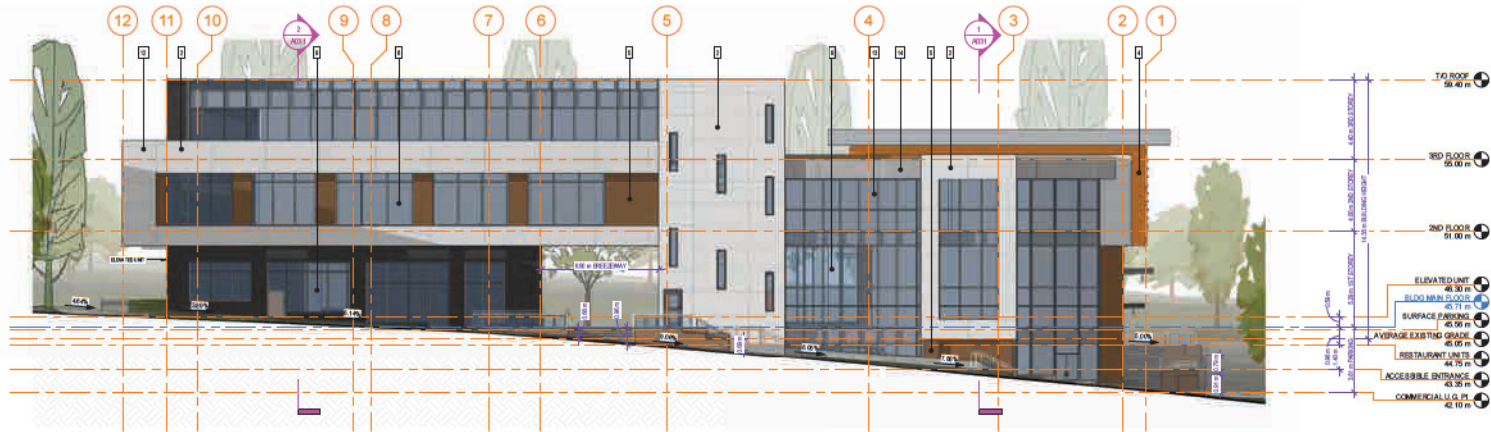
PARKING BREAKDOWN:			
TYPE	AMOUNT	REQUIRED:	
STUDIO	20	1.3 STALLS = 26	
1 BED	32	1.3 STALLS = 42	
1 BED + DEN	30	1.3 STALLS = 39	
2 BED	8	1.5 STALLS = 12	
TOTAL	90	119 STALLS	
TOTAL:		119 STALLS	-20% VISITOR
			142.8 STALLS

PROPOSED: 143 STALLS
(NON-GROUND ORIENTED)

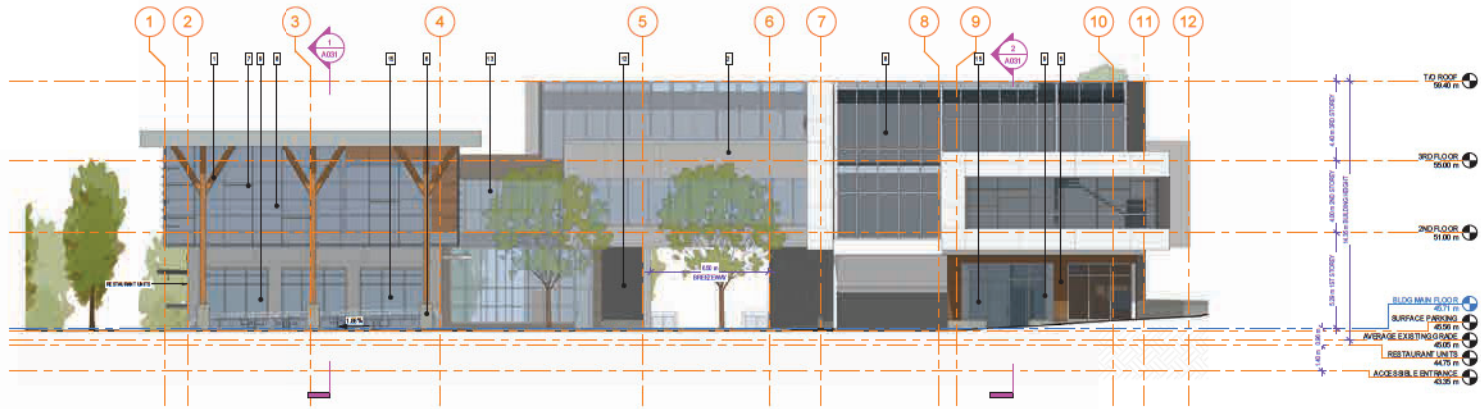
BICYCLE PARKING BREAKDOWN:			
TYPE	AMOUNT	REQUIRED:	
SECURE	90 UNITS	1.2 STALLS = 108 SECURE	
REGULAR	PER BLDG	1 REGULAR	
TOTAL	6 REGULAR + 108 SECURE BICYCLE STALLS		

PROPOSED: 109 SECURE + 1 BIKE RACK OF 6 TO BE INSTALLED AT PRIMARY ENTRY (NON-GROUND ORIENTED)





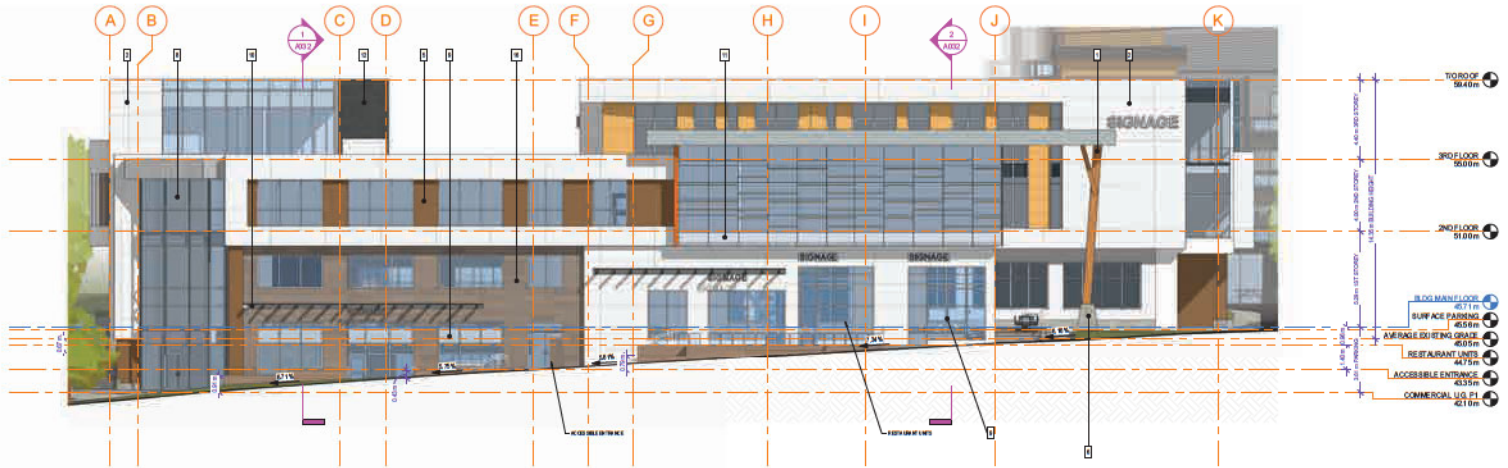
1 NORTH ELEVATION
3/32" = 1'-0"



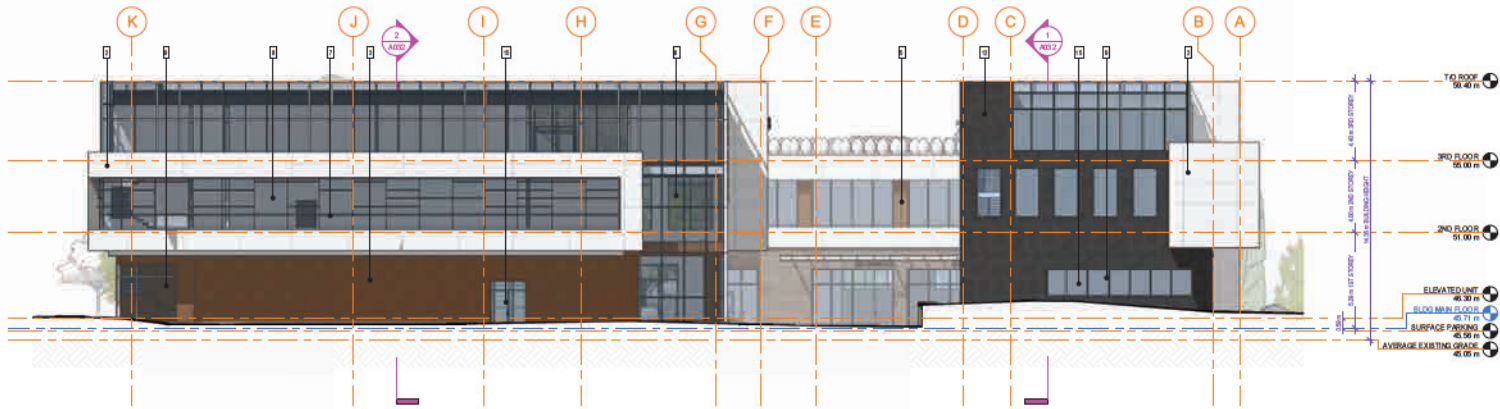
2 SOUTH ELEVATION
3/32" = 1'-0"

FINISHES LEGEND	
	GULLAM POST
	METAL PANEL WHITE
	WOOD GRAIN ALUMINUM PANEL
	METAL CLADDING (BRONZE)
	WOOD GRAIN ALUMINUM SIDING
	CONCRETE COLUMN BASE
	WOOD GRAIN ALUMINUM MULLION CAP
	VISION GLASS - TINTED (LIGHT GRAY)
	VISION GLASS - CLEAR
	METAL CLADDING (COLOUR W/ TEMPERED GLASS COVER)
	SPIGOT PANEL - GLASS
	TILE - (CERAMIC)
	CURTAIN WALL GLAZING
	METAL PANEL (GREY)
	STONE CLADDING
	METAL CLADDING (STONE)





① WEST ELEVATION
3/32" = 1'-0"



② EAST ELEVATION
3/32" = 1'-0"

FINISHES LEGEND

	GULLFROST
	METAL PANEL WHITE
	WOOD GRAIN ALUMINUM PANEL
	METAL CLADDING (STONE)
	WOOD GRAIN ALUMINUM SIDING
	CONCRETE COLUMN BASE
	WOOD GRAIN ALUMINUM MULLION CAP
	VISION GLASS - TINTED (LIGHT GRAY)
	VISION GLASS - CLEAR
	METAL CLADDING (COLOUR W/ TEMPERED GLASS COVER)
	SPIGOT PANEL - GLASS
	TILE - (CERAMIC)
	CURTAIN WALL GLAZING
	METAL PANEL (GREY)
	STONE FRONT GLAZING
	METAL CLADDING (STONE)





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



2 EAST ELEVATION
3/32" = 1'-0"

RESIDENTIAL MATERIAL LEGEND	
	GRAY ALUMINUM PANEL SWING
	LIGHT GRAY ALUMINUM PANEL SWING
	DARK GRAY ALUMINUM PANEL SWING
	WOOD PANEL SWING
	CURTAIN WALL GLAZING
	STONE SWING
	CLEAR SWING GLASS

RESIDENTIAL MATERIAL LEGEND
1/4" = 1'-0"





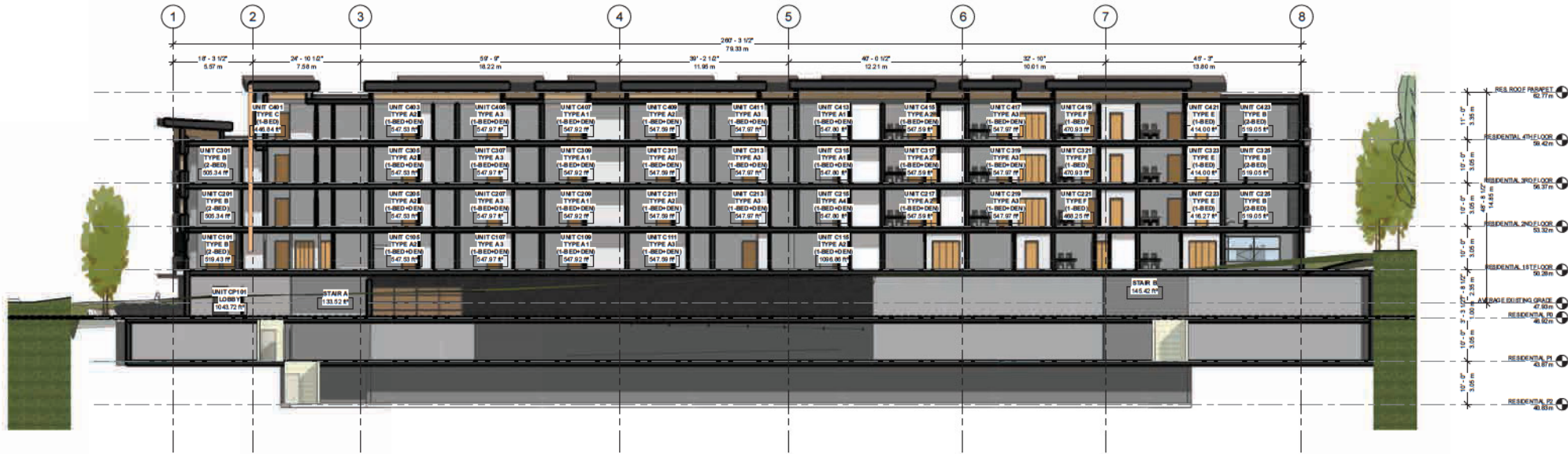
① SOUTH ELEVATION
3/32" = 1'-0"



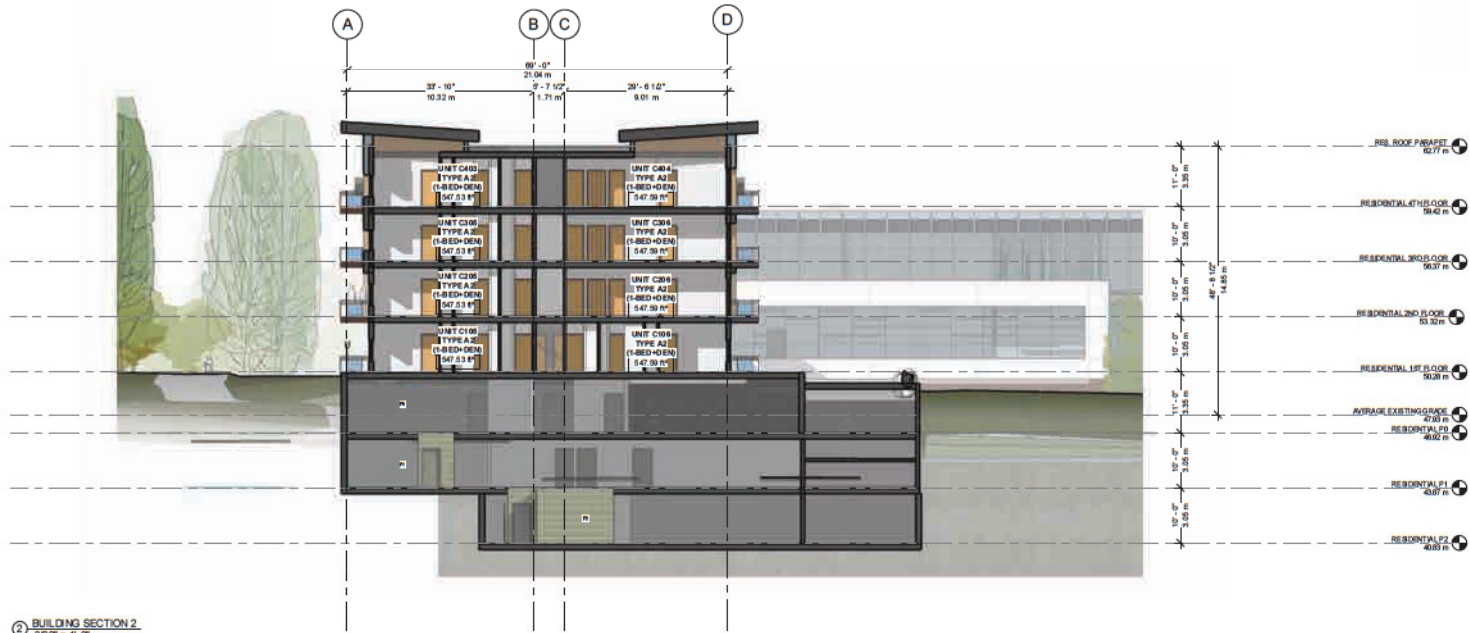
② WEST ELEVATION
3/32" = 1'-0"

RESIDENTIAL MATERIAL LEGEND	
	GRAY ALUMINUM PANEL SIDING
	LIGHT GRAY ALUMINUM PANEL SIDING
	BEIGE ALUMINUM PANEL SIDING
	WOOD PANEL SIDING
	CURTAIN WALL GLAZING
	STONE BRICK
	CLEAR GLASS

③ RESIDENTIAL MATERIAL LEGEND
1/4" = 1'-0"

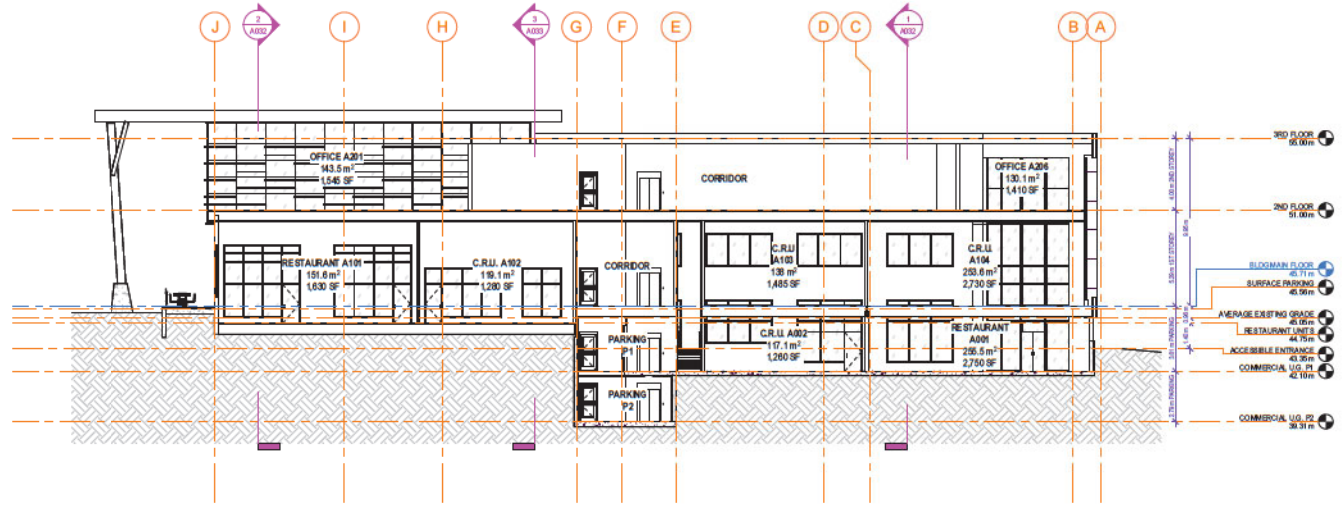


① BUILDING SECTION 1
3/32" = 1'-0"

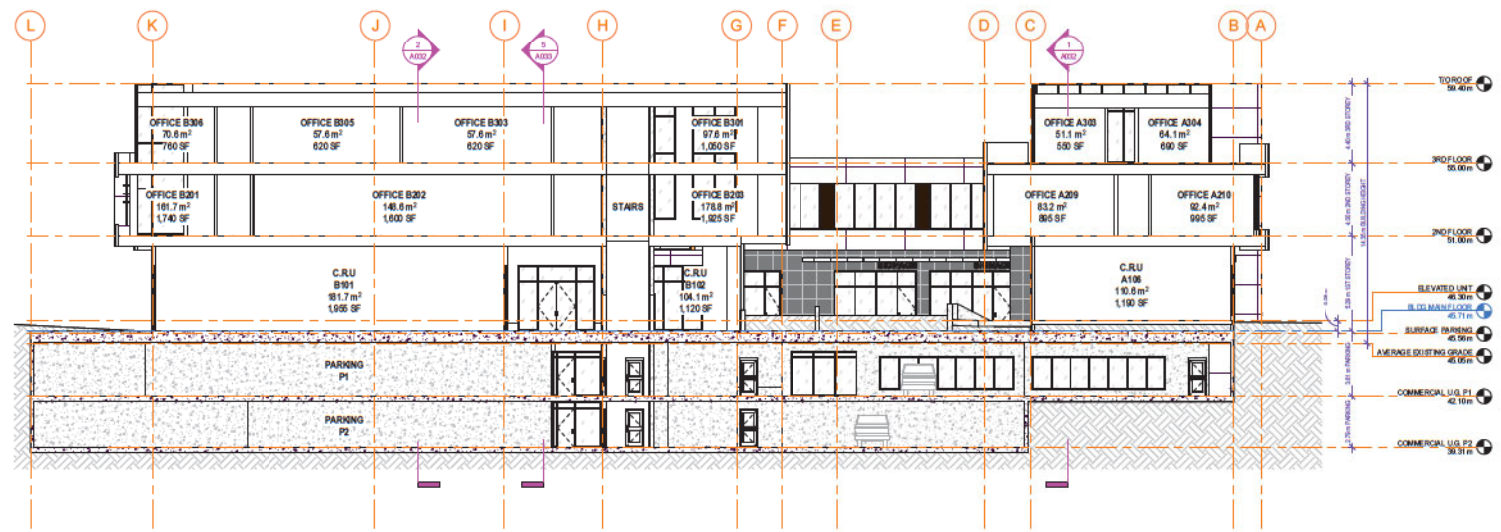


② BUILDING SECTION 2
3/32" = 1'-0"





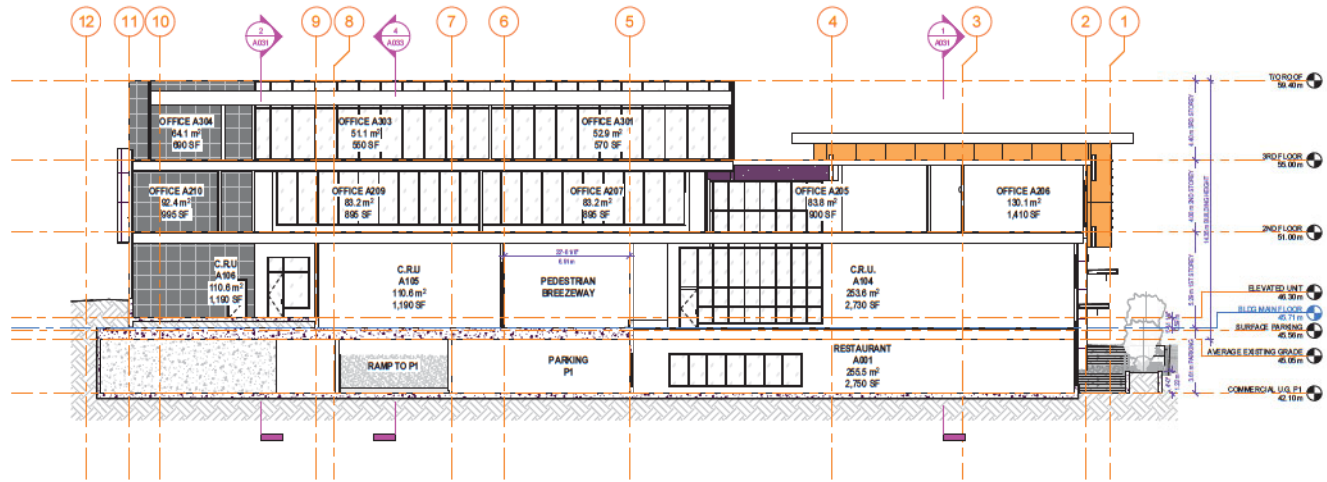
① COMMERCIAL BLDG SOUTH - NORTH
3/32" = 1'-0"



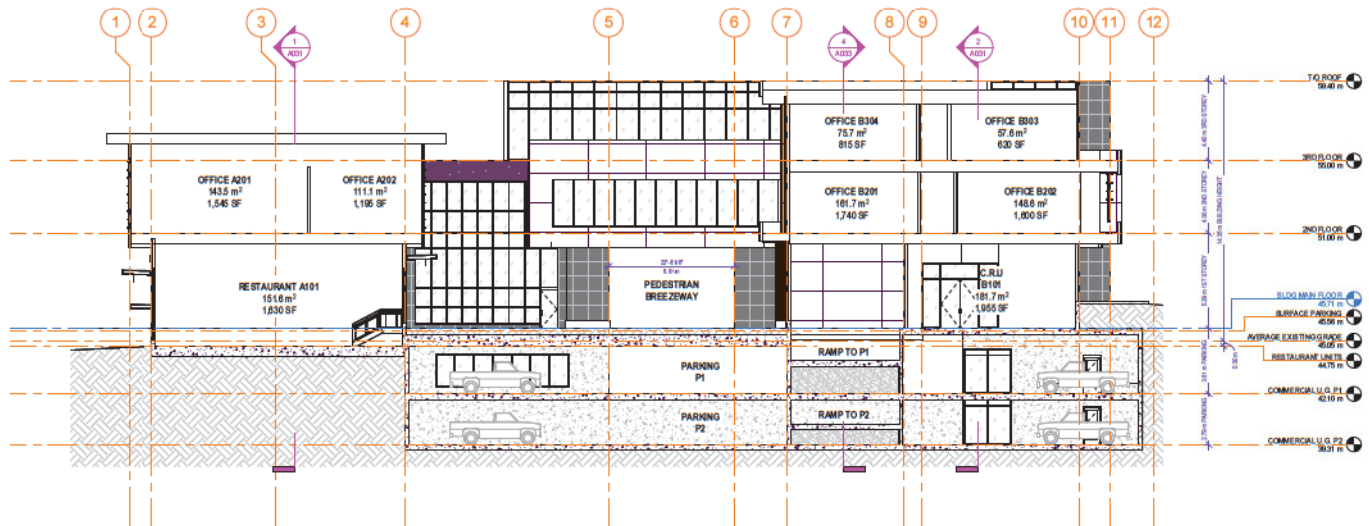
② COMMERCIAL BLDG NORTH - SOUTH
3/32" = 1'-0"



1. ISSUED FOR CP REVISION ON: 2004-11-29
 2. ISSUED FOR CP REVISION ON: 2004-11-12
 No Description Date
 304-11-29
 2004-11-12

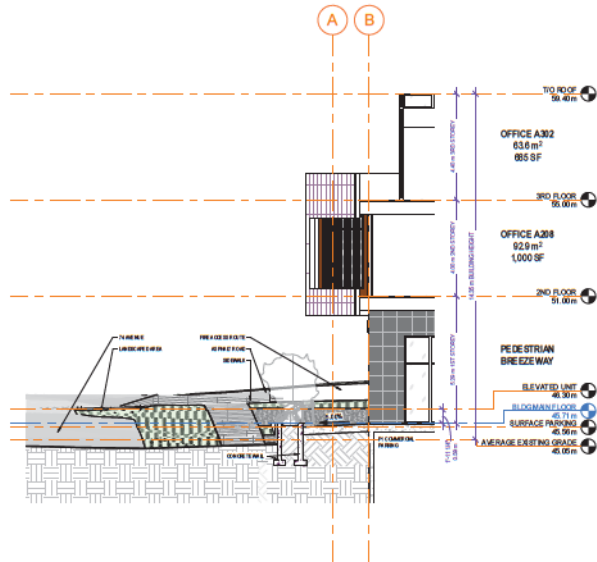


1 - COMMERCIAL BLDG EAST - WEST
3/32" = 1'-0"

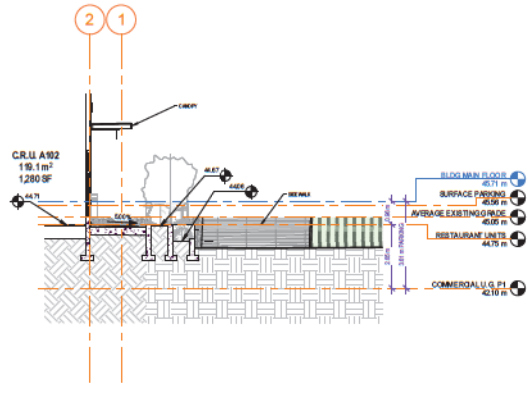


2 - COMMERCIAL BLDG WEST - EAST
3/32" = 1'-0"

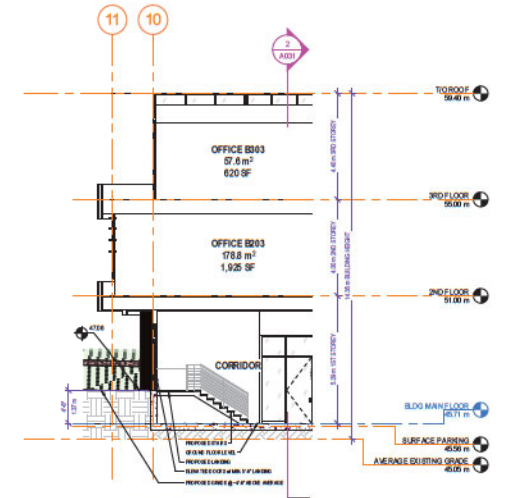




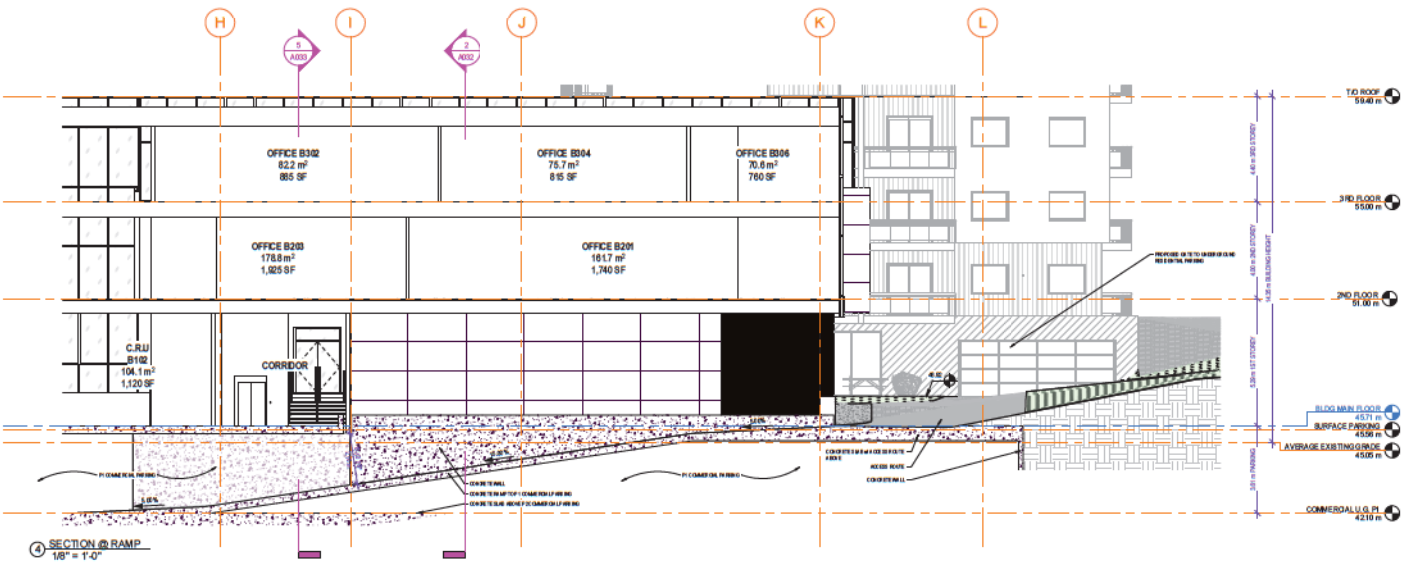
1 SECTION @ BREEZEWAY
1/8" = 1'-0"



2 SECTION @ RESTAURANT UNITS
1/8" = 1'-0"



3 SECTION @ ELEVATED EXIT
1/8" = 1'-0"



4 SECTION @ RAMP
1/8" = 1'-0"













SKArchitect
 4120 - 863 Sandstone Ave.
 Port Moody, BC T. 604.335.3366
 www.skarchitect.com



ATRIUM DEVELOPMENT

7354, 7386 184 STREET & 18440 74 AVE
 SURREY, BC



ISSUED FOR PERMITS ON	2024-11-29
ISSUED FOR CONSTRUCTION ON	2024-11-12
No	Date

20016 | A038

SK ARCHITECTURE INC. 4120 SANDSTONE AVE. PORT MOODY, BC V3H 4S2
 604.335.3366
 2024-11-29 10:00 AM



PLANT SCHEDULE

REF	SYM	COMMON NAME	PLANTED SIZE / REPAIRS	PROJ. QUANTITIES
1		ACER FREEMAN	PERMANENT MAINT	124
2		ACER FREEMAN	PERMANENT MAINT	124
3		ACER FREEMAN	PERMANENT MAINT	124
4		ACER FREEMAN	PERMANENT MAINT	124
5		ACER FREEMAN	PERMANENT MAINT	124
6		ACER FREEMAN	PERMANENT MAINT	124
7		ACER FREEMAN	PERMANENT MAINT	124
8		ACER FREEMAN	PERMANENT MAINT	124
9		ACER FREEMAN	PERMANENT MAINT	124
10		ACER FREEMAN	PERMANENT MAINT	124

NOTE: 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES FOR PLANTING AND MAINTENANCE OF LANDSCAPE MATERIALS AND OTHER PLANT MATERIALS. 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES FOR PLANTING AND MAINTENANCE OF LANDSCAPE MATERIALS AND OTHER PLANT MATERIALS. 3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES FOR PLANTING AND MAINTENANCE OF LANDSCAPE MATERIALS AND OTHER PLANT MATERIALS. 4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES FOR PLANTING AND MAINTENANCE OF LANDSCAPE MATERIALS AND OTHER PLANT MATERIALS. 5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES FOR PLANTING AND MAINTENANCE OF LANDSCAPE MATERIALS AND OTHER PLANT MATERIALS. 6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES FOR PLANTING AND MAINTENANCE OF LANDSCAPE MATERIALS AND OTHER PLANT MATERIALS. 7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES FOR PLANTING AND MAINTENANCE OF LANDSCAPE MATERIALS AND OTHER PLANT MATERIALS. 8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES FOR PLANTING AND MAINTENANCE OF LANDSCAPE MATERIALS AND OTHER PLANT MATERIALS. 9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES FOR PLANTING AND MAINTENANCE OF LANDSCAPE MATERIALS AND OTHER PLANT MATERIALS. 10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES FOR PLANTING AND MAINTENANCE OF LANDSCAPE MATERIALS AND OTHER PLANT MATERIALS.

DATE: 22MAY17

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

DRAWING TITLE: LANDSCAPE PLAN

DATE: 22MAY17

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

pms
LANDSCAPE ARCHITECT

5101 15th Street NW
Burien, WA 98148
P: 206.835.4444

CLIENT: ATRIUM DEVELOPMENT

PROJECT: MIXED USE DEVELOPMENT
7354 7386 184 STREET & 18440 74 AVE
SUDBURY, BC

NO.	DATE	REVISION/DESCRIPTION	BY
1	2017.05.22	ISSUE FOR PERMITS	AM
2	2017.05.22	REVISED PERMITS	AM
3	2017.05.22	REVISED PERMITS	AM
4	2017.05.22	REVISED PERMITS	AM
5	2017.05.22	REVISED PERMITS	AM
6	2017.05.22	REVISED PERMITS	AM
7	2017.05.22	REVISED PERMITS	AM
8	2017.05.22	REVISED PERMITS	AM
9	2017.05.22	REVISED PERMITS	AM
10	2017.05.22	REVISED PERMITS	AM

DATE: 22MAY17

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

LANDSCAPE PLAN

DATE: 22MAY17

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

DRAWING NUMBER: L1
PROJECT NUMBER: 22-014

INTER-OFFICE MEMO

TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **November 27, 2024**

PROJECT FILE: **7822-0242-00**

RE: **Engineering Requirements**

Location: 7354 184 St

OCP AMENDMENT/NCP AMENDMENT

The applicant is required to complete a sanitary sewer capacity analysis downstream of the subject application due to the proposed Land use plan amendment which will result in increased population and subsequent sanitary demand. The applicant will be required to resolve any downstream pipe capacity constraints.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 along 184 Street.
- Dedicate 13.5 m along 184A Street.
- Dedicate 1.942m along 74 Avenue.
- Dedicate 5.0m x 5.0m corner cut at 74 Avenue and 184 Street.
- Dedicate 3.0 m x 3.0m corner cut at 74 Avenue and 184A Street.
- Register 2.7m SRW along 184 Street.
- Register 0.5m SRW along all other development frontages.

Works and Services

- Construct east side of 184 Street.
- Construct west side of 184A Street to the half road standard.
- Construct south side of 74 Avenue.
- Construct water, drainage and sanitary mains to service the development.
- Provide adequately sized water, storm and sanitary service connections.
- Register restrictive covenants for right in/right out movement of proposed driveways on 184 Street.
- Register restrictive covenants for storm water mitigation features as per West Clayton NCP and Clayton ISMP.

A Servicing Agreement is required prior to Final Adoption.



Jeff Pang, P.Eng.
Director, Development Services
RH

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**
Date: **November 29, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22-0242**

The proposed development of **90** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	14
---	----

Projected Number of Students From This Development In:	
Elementary School =	8
Secondary School =	4
Total Students =	12

Current Enrolment and Capacities:	
Regent Road Elementary	
Enrolment	342
Operating Capacity	612
# of Portables	0
Ecole Salish Secondary	
Enrolment	1560
Operating Capacity	1500
# of Portables	0

Summary of Impact and Commentary

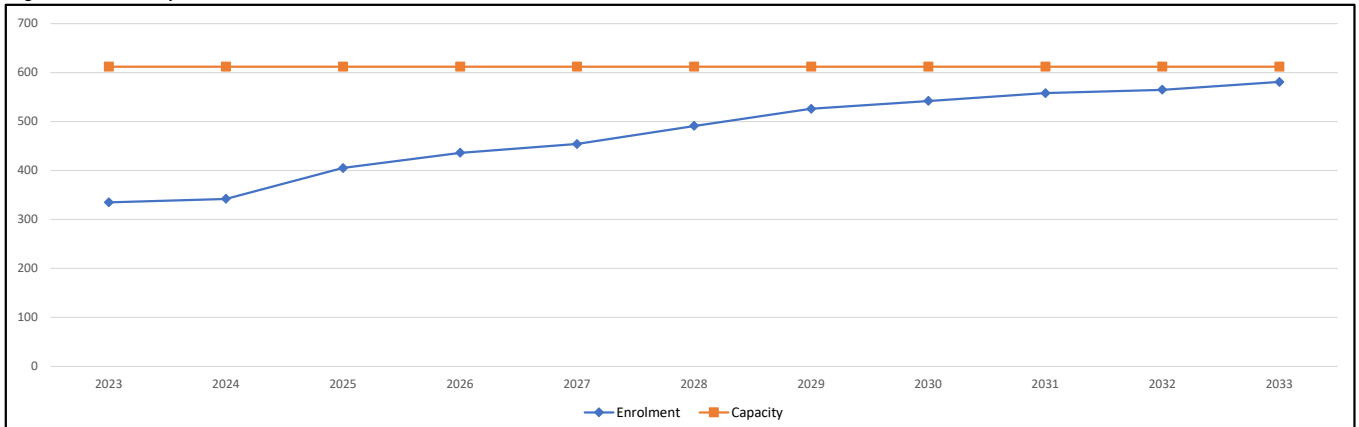
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2024, Regent Road is at 56% capacity. Currently, both Regent Road and Maddaugh Elementary that opened in 2021 can handle student population growth over the coming years that is planned for in the current Clayton Plans.

The enrolment projections will need to be updated with the coming changes to the Clayton Corridor plan and the recent changes to Provincial legislation. Future schools will be required to accommodate these changes.

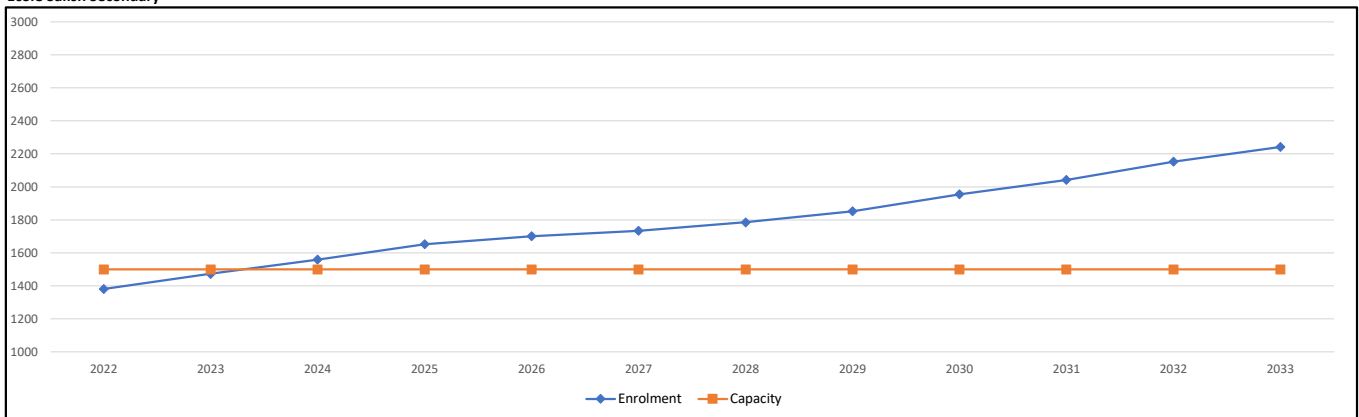
As of September 2024, E'cole Salish is at 104% capacity. This school was built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. Salish is projected to continue to grow because of the strong in-migration of new secondary students moving into the community. Future expansions or new capacity will be required in the area.

Regent Road Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Ecole Salish Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population : The projected population of children aged 0-17 impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD


Address: 7354 7386 – 184 Street & 18440 74 Avenue

Registered Arborist: Tim Vandenberg

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	94
Protected Trees to be Removed	87
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	7
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 39 X one (1) = <u>39</u> - All other Trees Requiring 2 to 1 Replacement Ratio 48 X two (2) = <u>96</u> 	135
Replacement Trees Proposed	62
Replacement Trees in Deficit	73
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6 	6
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist: 







Date: April 18, 2024

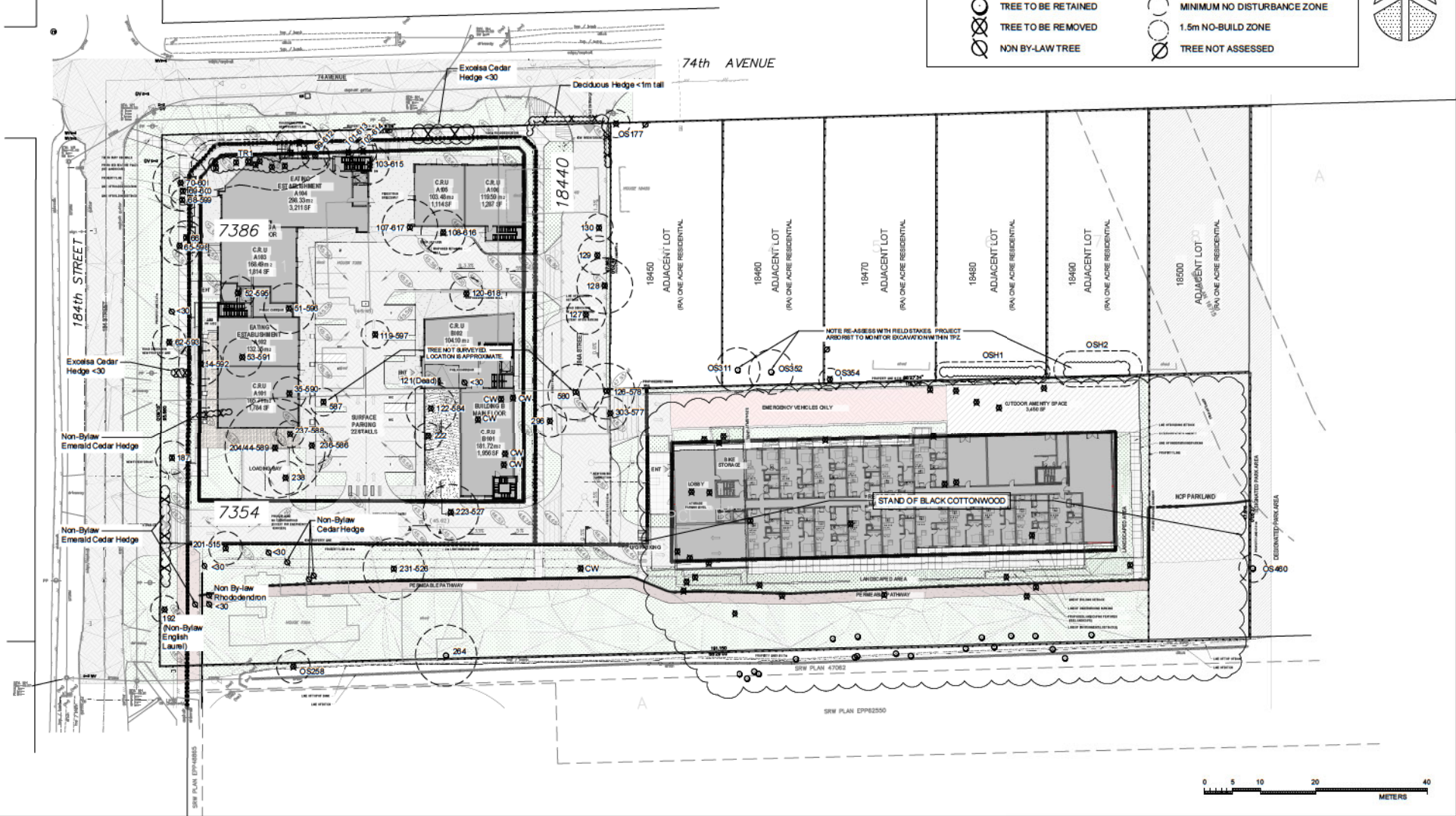


Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  NON-BY-LAW TREE
-  MINIMUM NO DISTURBANCE ZONE
-  1.5m NO-BUILD ZONE
-  TREE NOT ASSESSED



NO.	DATE	BY	REVISION
1	FEB0123	MK	SITE PLAN
2	APR1024	MK	SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105 8277 129 St.
 Surrey, British Columbia
 V3V0A6
 PH: (778) 593-0300
 FAX: (778) 593-0302
 Email: m.fadum@fadum.ca

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PROJECT TITLE
**7354 7386 184 STREET &
 18440 74 AVENUE**
 SURREY, B. C.

SHEET TITLE
**T1 - TREE REMOVAL AND
 PRESERVATION PLAN**
 CLIENT _____

DRAWN
 AA
 SCALE
 AS SHOWN
 DATE
 SEPTEMBER 23, 2021

T-1
 SHEET 1 OF 2

GENERAL NOTES:

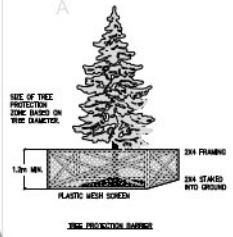
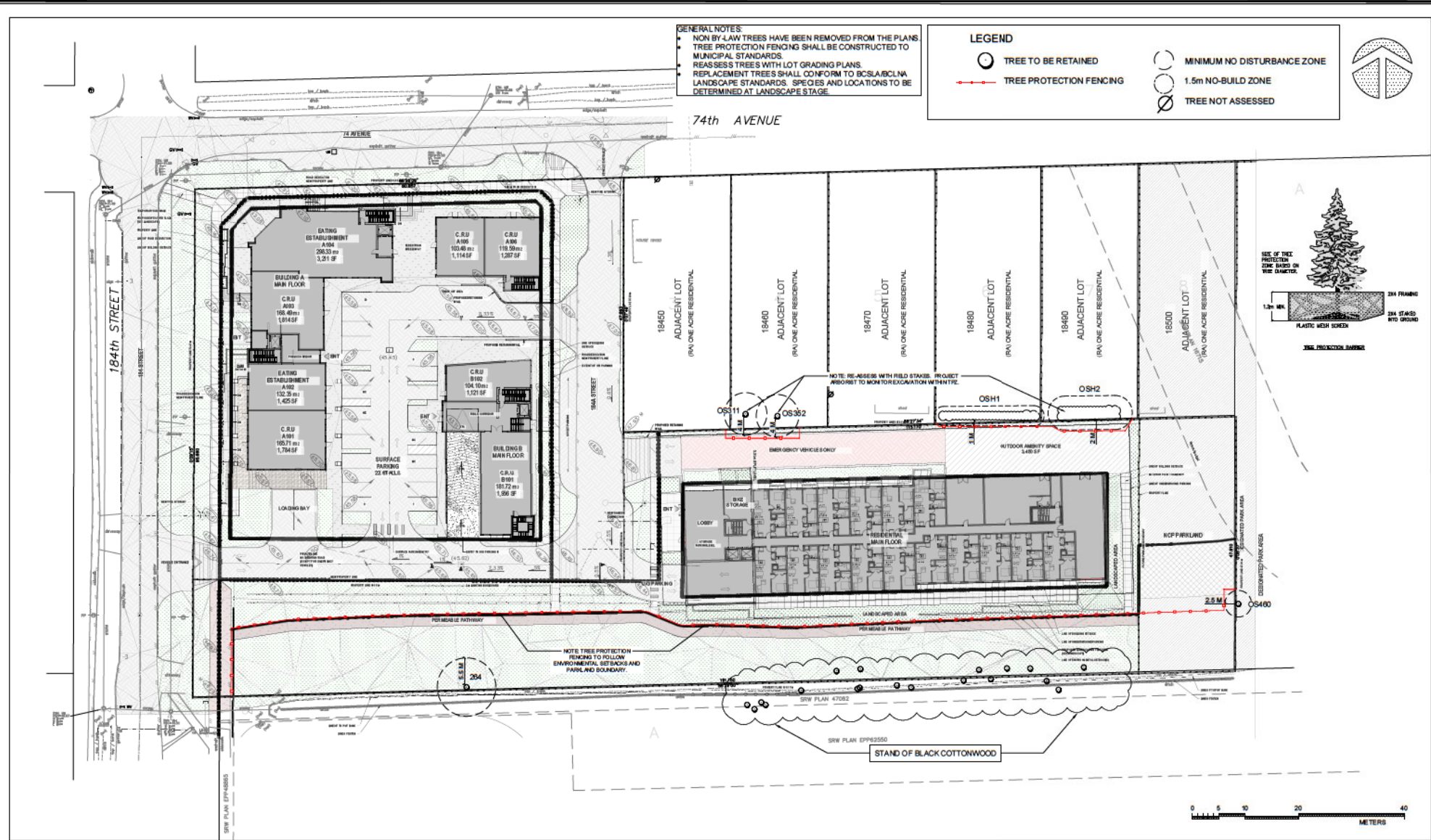
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS
- REASSESS TREES WITH LOT GRADING PLANS
- REPLACEMENT TREES SHALL CONFORM TO BCSLA/BC/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE

LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE NOT ASSESSED



74th AVENUE



NO.	DATE	BY	REVISION
1	FEB01/23	MK	SITE PLAN
2	APR1/24	MK	SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

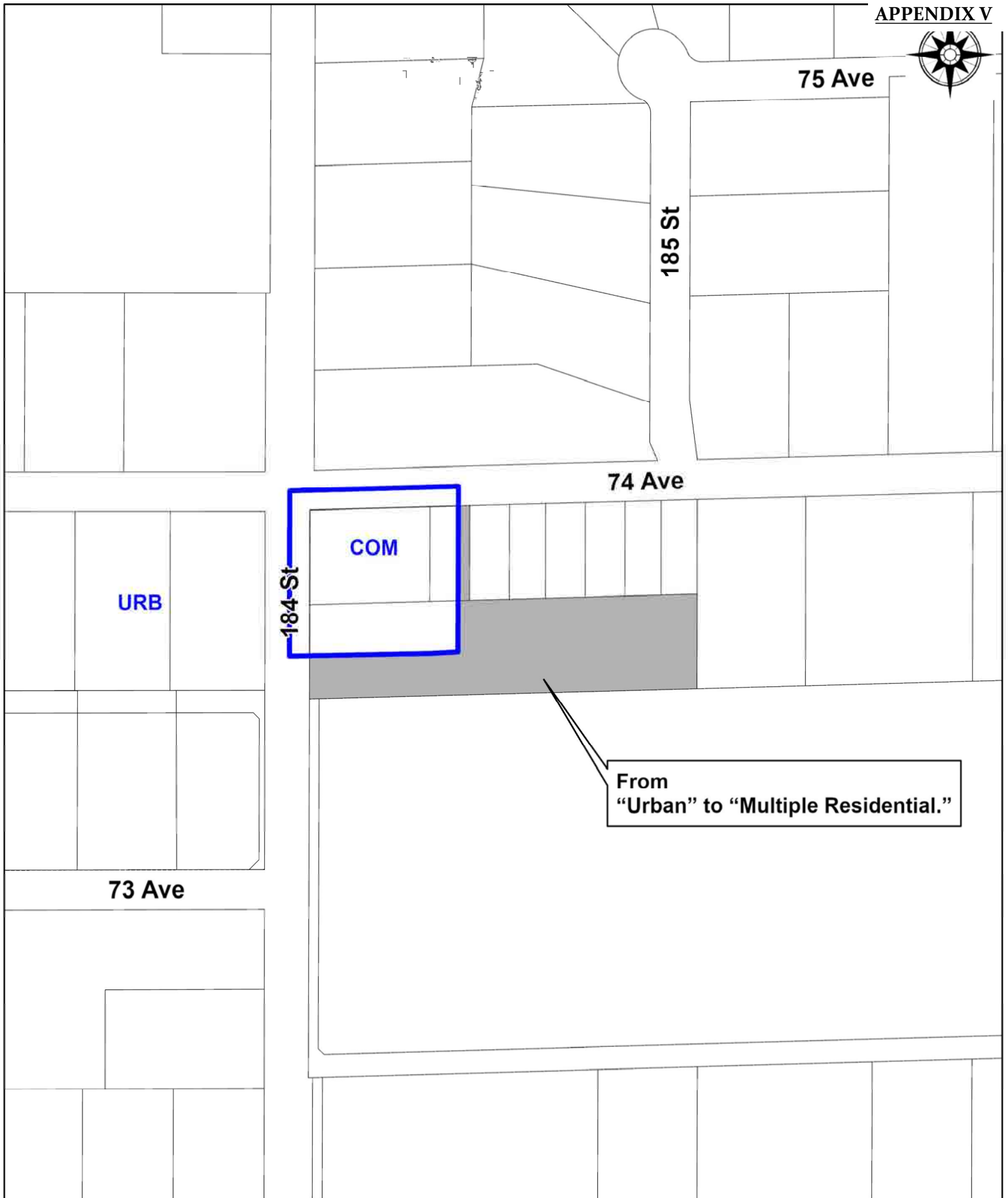
#105 8277 129 St.
Surrey, British Columbia
V3W0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: m.fadum@fadum.ca

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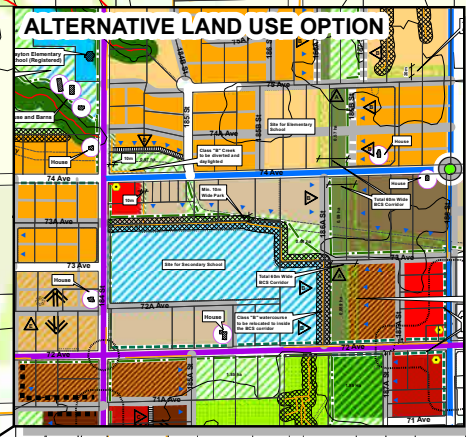
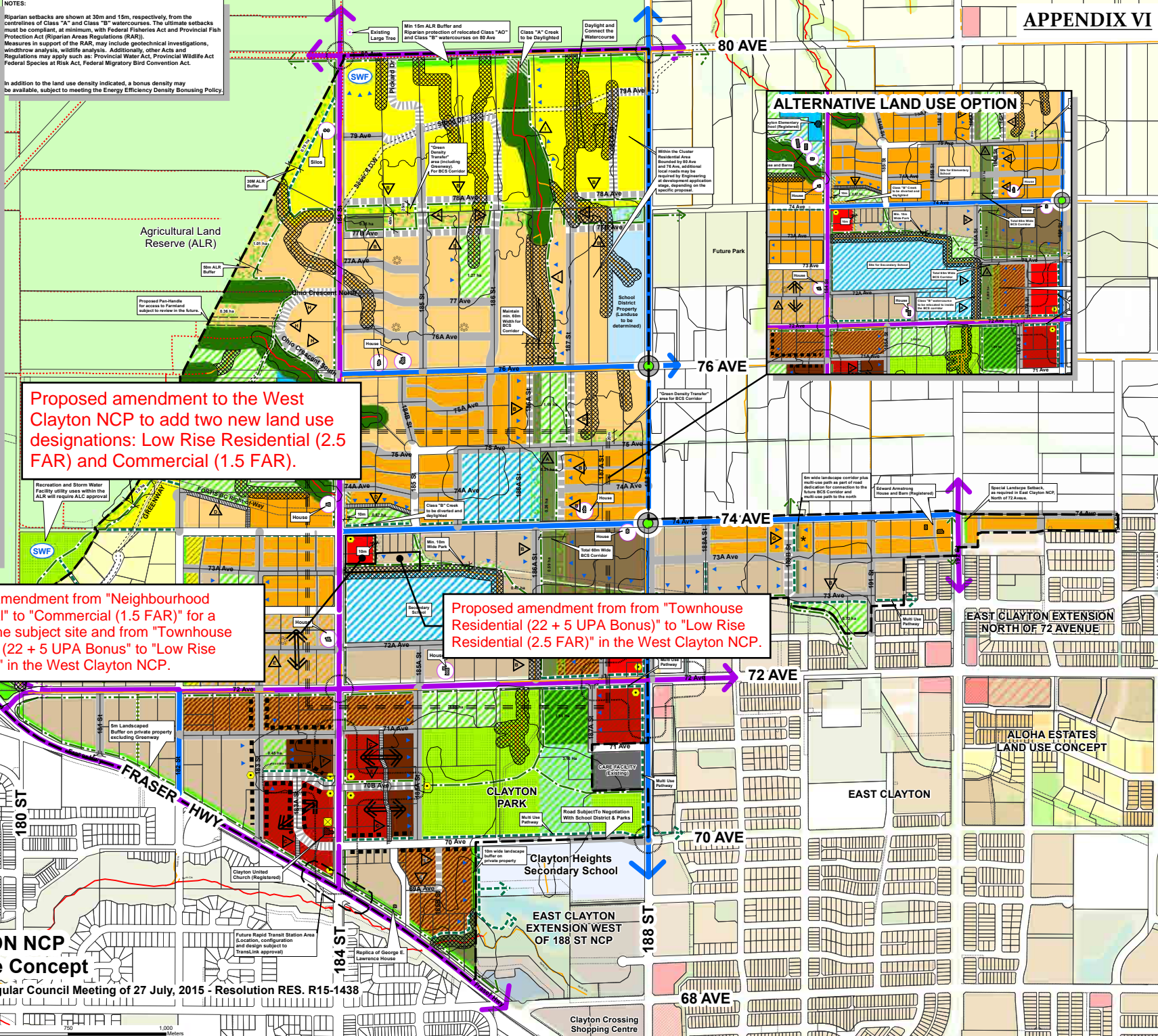
PROJECT TITLE
7354 7386 184 STREET &
18440 74 AVENUE
SURREY, B. C.

SHEET TITLE T2 - TREE PROTECTION PLAN	DRAWN AA
CLIENT	SCALE AS SHOWN
	DATE SEPTEMBER 23, 2021

T-2
SHEET 2 OF 2



- LEGEND**
- Residential Use**
- Urban Residential (2 UPA)
 - Urban Residential (6 UPA)
 - Urban Residential (10+4 UPA Bonus)
 - Urban Residential (10+4 UPA Bonus)
 - TYPE 1 - 5% Open Space (6+2 UPA Bonus)
 - TYPE 2 - 10% Open Space (8+2 UPA Bonus)
 - Medium Density Cluster*
 - TYPE 1 - 7.5% Open Space (10+2 UPA Bonus)
 - TYPE 2 - 15% Open Space (12+2 UPA Bonus)
 - High Density Cluster*
 - TYPE 1 - 10% Open Space (22+4 UPA Bonus)
 - TYPE 2 - 15% Open Space (25+5 UPA Bonus)
 - Townhouse Residential (22+4 UPA Bonus)
 - Townhouse Residential (22+5 UPA Bonus) Transition
 - Urban/Townhouse Flex*
 - TYPE 1 - Urban (10+4 UPA Bonus)
 - TYPE 2 - Townhouse (22+4 UPA Bonus)
 - Townhouse/Apartment Flex*
 - TYPE 1 - Townhouse (22+4 UPA Bonus)
 - TYPE 2 - Apartment (1.3+0.2 FAR Bonus)
 - Stacked Townhouse/Apartment*
 - TYPE 1 - Stacked Townhouse (20+4 UPA)
 - TYPE 2 - Apartment (45 UPA) (1.3+0.2 FAR Bonus)
- Commercial & Mixed Use**
- Neighbourhood Commercial
 - Mixed Use Commercial/Residential*
 - VILLAGE NODE - (1.3 + 0.2 FAR Bonus)
 - TRANSIT NODE (1.5 + 0.3 FAR Bonus)
- Institutional & Public Recreation Use**
- Existing Park
 - Proposed Park
 - Proposed Public Recreational Facility
 - Existing School
 - Proposed School
 - Future School/Park
 - BCS (Biodiversity Conservation Strategy) Corridor
 - Greenway
 - Transportation Engineering
 - Arterial
 - Collector
 - Proposed Local Road or Lane*
 - Proposed Local Road With Unique Cross Section*
 - Proposed Local Road (Alignment Flexibe)*
 - Proposed Green Lane
 - Alignment of proposed roads at off-set intersections to be subject to Engineering approval
 - Pedestrian Street (8m R.O.W)
 - Multi-Use Pathway*
 - Right-In / Right-Out Access
 - Road subject to Engineering review
- Urban Design**
- Special Urban Design Area
 - Residential units designed to face front park or wildlife corridors
 - Live - Work Option on ground floor of street-fronting units
 - No individual driveway access will be permitted to SF site along multi-use pathway, unless approved by Engineering.
 - All multiple pathways and Greenways are unique cross-section unless adjacent to roads, within parkland or Fortis BC R.O.W.
 - Urban Landmark (Public art/special landscaping/plaza)
 - Plaza / Farecourt
 - Heritage Site - Potential For Preservation
 - Heritage Site - Registered
 - Flex Blocks
- Other**
- Creek Class A (Year-Round Fish-bearing)
 - Creek Class B (Seasonal Fish-bearing)
 - Creek Class C (Non Fish-bearing. Supplies nutrients to Fish-bearing creeks)
 - Forest/Blocks
 - Green Density Transfer (Forest Preservation/Restoration or ALR Buffer)*
 - Land to be conveyed to the city in exchange for density transfer
 - Sanitary Trunk Sewer R.O.W.
 - Landscape Buffer or Landscaped Setback, as noted
 - Creek Buffer Class B
 - Creek Buffer Class A and Class AO
 - Daylighted Creek Buffer
 - Storm Water Facility
 - Location, size of stormwater facility are subject to Engineering approval.)
 - Agricultural Land Reserve



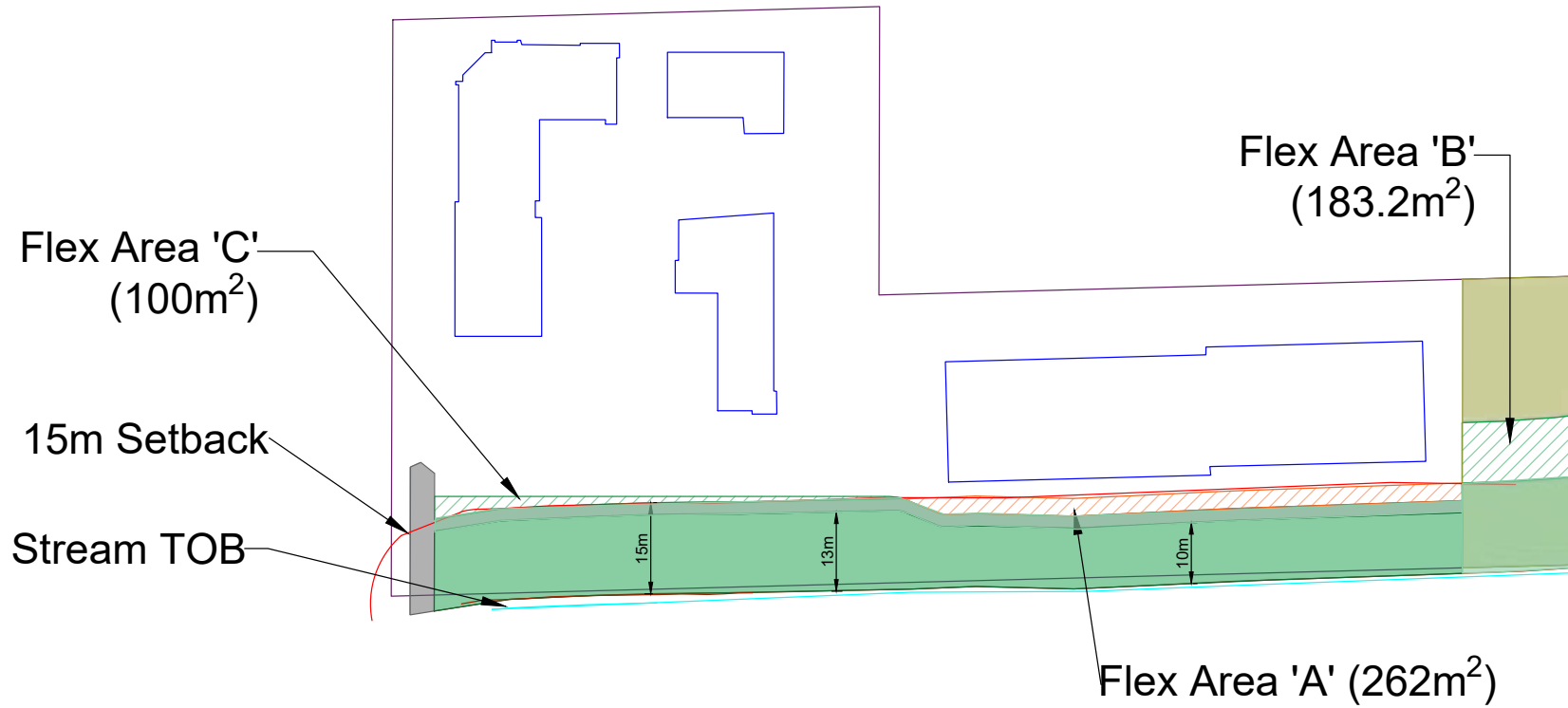
Proposed amendment to the West Clayton NCP to add two new land use designations: Low Rise Residential (2.5 FAR) and Commercial (1.5 FAR).

Proposed amendment from "Neighbourhood Commercial" to "Commercial (1.5 FAR)" for a portion of the subject site and from "Townhouse Residential (22 + 5 UPA Bonus)" to "Low Rise Residential" in the West Clayton NCP.











Proposed amendment from from "Townhouse Residential (22 + 5 UPA Bonus)" to "Low Rise Residential (2.5 FAR)" in the West Clayton NCP.

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

Approved by Council at it's Regular Council Meeting of 27 July, 2015 - Resolution RES. R15-1438
Amended 13 September 2023



Legend:

- | | |
|---|--|
|  Property Boundary |  NCP Parkland |
|  Proposed Structures |  SPEA |
|  15m Setback |  Flex Area |
|  Watercourse TOB |  'Out' Flex |
|  Watercourse |  Area 'In' |

Notes:

- A flex is being requested on the 15m SPA to reduce to 10m, to match the 10m SPEA, at points in order to accommodate development
- Flex Area 'A' is being removed to accommodate development
- Flex areas 'B' and 'C' will be the compensation for the area lost in 'A'

Figure 1: Riparian Setbacks

Project #:
448.21.01

7354, 7386 184 Street & 18440 74 Avenue, Surrey

Date:
May 2024

MarLim Ecological Consulting Ltd.

Page:
1

Phone: 604-531-4338

Website: www.marlimecological.com

Email: mail@marlimecological.com

