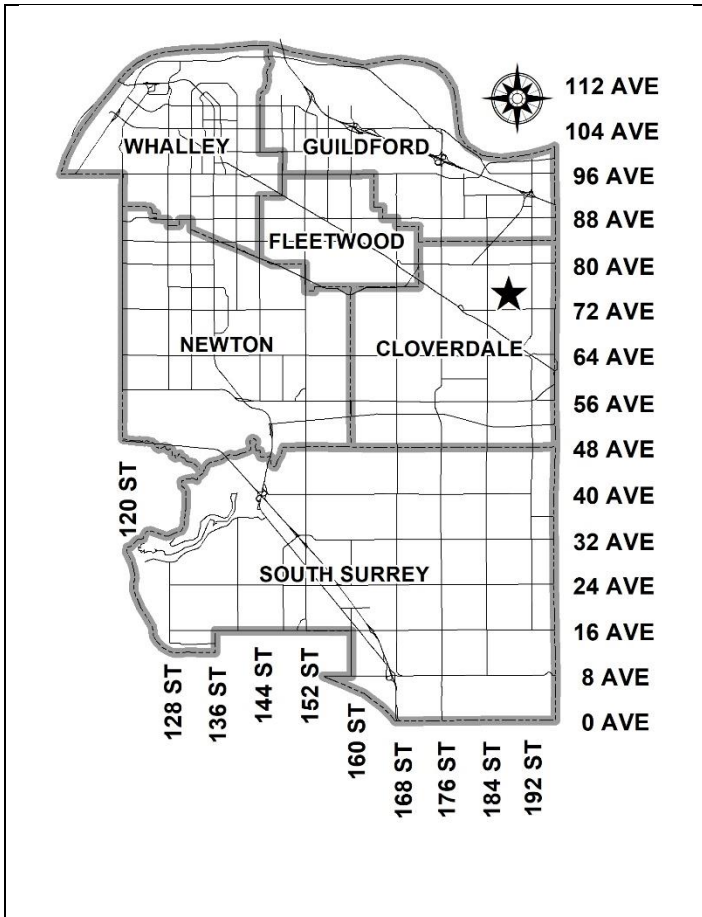


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

**Application No.: 7923-0093-00**

Planning Report Date: September 23, 2024



**PROPOSAL:**

- **NCP Amendment** from Urban Residential (10 UPA Net + 4 UPA Bonus) to Urban/Townhouse Flex (22 UPA Net + 5 UPA Bonus) and for changes to the road network
- **Rezoning** from RA to RM-30
- **General Development Permit**
- **Detailed Development Permit**
- **Development Variance Permit**

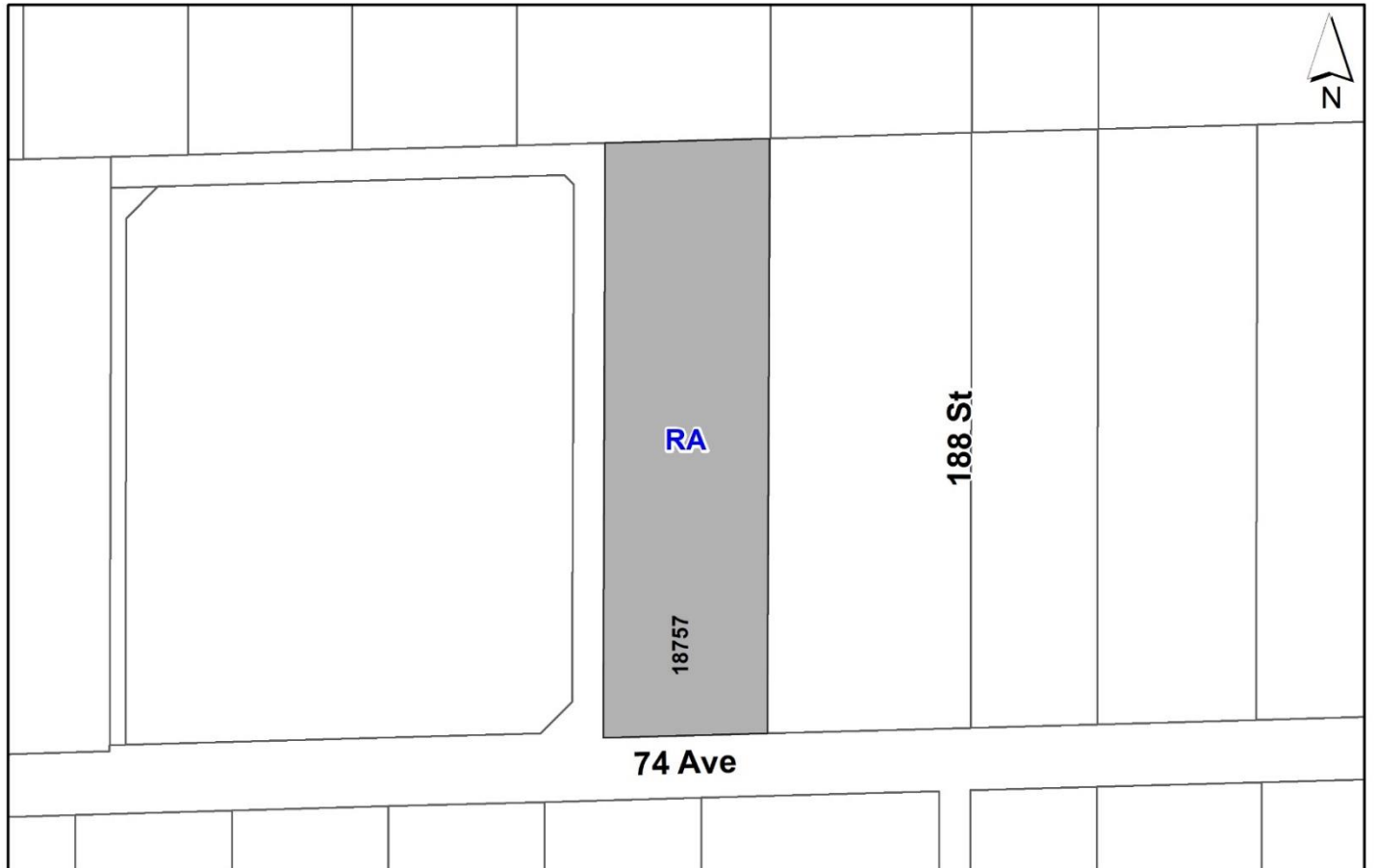
to allow subdivision from one to two lots and permit the development of 19 townhouses with a remnant parcel for future townhouse development.

**LOCATION:** 18757 - 74 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Urban Residential (10 UPA Net + 4 UPA Bonus)



## RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-laws will be brought forward for consideration of First, Second and Third Reading.
- Approval to draft General Development Permit for Form and Character on proposed Lots 1 and 2.
- Approval to draft Detailed Development Permit for Form and Character on proposed Lot 1.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the West Clayton Neighbourhood Concept Plan (NCP) from Urban Residential (10 UPA Net + 4 UPA Bonus) to Urban/Townhouse Flex (22 UPA Net + 5 UPA Bonus).
- Proposing to allow more than three stair risers to encroach into the building setback area for proposed Buildings 2, 3 and 4.
- Proposing to reduce the west side yard setback for Buildings 3 and 4 from 4.5 metres to 3.4 metres.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law 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 proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The property is currently designated as Urban/Residential (10+4 UPA bonus) in the West Clayton NCP (Appendix VIII), approved by Council on July 27, 2015. The general building form for this type of designation are for single family detached or semi-detached and duplex ground-oriented units on urban lots.

- Regent Road Elementary School, the proposed new elementary school adjacent to the subject property to the east on 74 Avenue, is now built and has been operational since 2022. The applicant is proposing to build a two-phased townhouse development on the subject property consisting of 19 units in Phase 1 and 22 units in Phase 2. (Appendix III) The applicant intends to initialize Phase 2 development once the north portion of the property is serviceable.
- The proposed NCP Amendment to redesignate the subject property into higher density, ground oriented townhouses is appropriate from a planning perspective. Townhouses are typically a more affordable option for young families with school-age children rather than single family homes or duplexes. The proposed development meets the “Urban/ Townhouse Flex (22 UPA Net + 5 UPA Bonus)” designation and promotes a walkable, family-oriented neighbourhood that is just next door to an elementary school. The proposed development enhances the interface between the school site and the proposed multi-family land uses. The property to the east at 18781 74 Avenue proposes a similar plan amendment. This application is pre-Council.
- The proposed amendment to the local road network is coordinated within the planned grid network of the West Clayton NCP and provides sufficient road access to the townhouse site. The revised road configuration maintains pedestrian mobility by providing pedestrian connections to the multi-use pathway through future sidewalk and walkway connections. (Appendix IV)
- The development proposal generally complies with the West Clayton Design and Development Guidelines. The proposed density amendment meets the general intent and overall density prescribed in the West Clayton NCP.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone a portion of the subject site shown as Block A on the survey plan attached as Appendix I from "Acreage Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
2. Council endorse the Public Notification to proceed for a By-law to rezone a portion of the subject site shown as Block B on the survey plan attached as Appendix I from "Acreage Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
3. Council authorize staff to draft General Development Permit No. 7923-0093-00 generally in accordance with the attached drawings (Appendix III).
4. Council authorize staff to draft Detailed Development Permit No. 7923-0093-00 generally in accordance with the attached drawings (Appendix IV).
5. Council approve Development Variance Permit No. 7923-0093-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to vary Part 4 General Provisions Section B.26(b) of the Zoning By-law No. 12000 to increase the maximum number of risers permitted within the setback area from 3 to 6 for stairs located within the frontages of Buildings 2, 3, and 4;
  - (b) to vary Section F.1. "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" to reduce the west side yard setback for Buildings 3 and 4 from 4.5 metres to 3.4 metres.
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (h) submission of an acoustical report for the units adjacent to 74 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (i) registration of a Section 219 Restrictive Covenant for “no build” on proposed Lot 2 until future development; and
- (j) 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;
- (k) registration of a shared access and maintenance easement between proposed Lots 1 and 2 for shared use of the proposed indoor amenity building and outdoor amenity areas in Phases 1 and 2.
7. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) from Urban Residential (10 UPA Net + 4 UPA Bonus) to Urban/Townhouse Flex (22 UPA Net + 5 UPA Bonus) and to modify the road network.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban/Urban Residential (10+4 UPA Bonus)	RA
North:	Single Family Dwelling	Urban/Medium Density Cluster; Green Density Transfer	RA
East:	Single Family Dwelling (future townhouses)	Urban/ Urban Residential (10+4 UPA Bonus)	RA
South (across 74 Avenue):	Vacant lots	Urban/High Density Cluster	RA
West (across future 186B Street):	Regent Road Elementary School	Urban/ Urban Residential (10+4 UPA Bonus)	RA

## Context & Background

- The subject property is 10,502 square metres in size located at 18757 74 Avenue. It is designated Urban in the OCP and Urban Residential (10 UPA Net + 4 UPA Bonus) in the West Clayton NCP. It is zoned “One Acre Residential (RA)”. The Green Infrastructure Network (GIN) Corridor runs along a sliver of the north portion of the property and a green-coded watercourse runs along 74 Avenue south of the property. (Appendix X)

- At the start of application review, it was determined that the site could not be developed in one phase as the north half of the property was considered unserviceable. Based on existing contours and topography, the land slopes down towards the northwest where stormwater drains overland. A second detention pond was needed in West Clayton and the City had not identified a location for it. Due to these servicing constraints, the applicant proposed to develop the property in two phases (Phase 1 = Lot 1; Phase 2 = Lot 2) to utilize existing servicing capacity.
- The City has recently secured land for the second detention pond at the northwest corner of the West Clayton NCP at 80 Avenue and 184 Street. The applicant now has the option to develop in one phase, however, the northern lot may not be able to secure Final Adoption on the same timelines as the southern lot. In order to give the applicant flexibility to commence Phase 1 development, the applicant is proposing to proceed with subdivision and introduce two separate RM-30 rezoning bylaws (one for each lot) to Council.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing the following:
  - to rezone the site from “One Acre Residential (RA)” to “Multiple Residential 30 Zone (RM-30)”;
  - an amendment to the West Clayton NCP from Urban Residential (10 UPA Net + 4 UPA Bonus) to Urban/Townhouse Flex (22 UPA Net + 5 UPA Bonus) and for changes to the local road network;
  - a Detailed Development Permit for Form and Character and a General Development Permit are proposed to facilitate the development of 19 townhouse units in Phase 1 (south portion) and 22 townhouse units in Phase 2 (future phase/north portion); and
  - the application also involves the subdivision of the property into two lots.
- A Development Variance Permit is also proposed for reduced setbacks and to allow additional risers in the west and south yard of proposed Lot 1.
- A detailed Development Permit for Form and Character will be required on proposed Lot 2 as part of a future phase of development.

	Proposed (Whole Site)
<b>Lot Area</b>	
Gross Site Area:	1 ha
Road Dedication:	0.29 ha
Undevelopable Area:	N/A
Net Site Area:	0.72 ha
<b>Number of Lots:</b>	1
<b>Building Height:</b>	13 m
<b>Unit Density:</b>	41 uph
<b>Floor Area Ratio (FAR):</b>	0.61 (Phase 1) + 0.65 (Phase 2)
<b>Floor Area</b>	
Residential:	6,388 m <sup>2</sup>

	Proposed (Whole Site)
Total:	6,388 m <sup>2</sup>
<b>Residential Units:</b>	
3-Bedroom:	41 units
Total:	41 units

## Referrals

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix V.
School District:	<p>The School District has advised that there will be approximately 37 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>20 Elementary students at Regent Road Elementary School 11 Secondary students at Ecole Salish Secondary School</p> <p>(Appendix VI)</p> <p>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.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed in late 2025 or early 2026.</p>
Parks, Recreation & Culture:	<p>No concerns.</p> <p>Salmonberry Park is the closest park with active amenities, which includes a playground, a community garden, and open space. The park is 750 metres walking distance from the development. 58D – Neighbourhood Park is the closest park with natural area and is north-west of the development.</p>
Surrey Fire Department:	No concerns.

## Transportation Considerations

- The applicant is required to construct the north side of 74 Avenue to a Collector road standard and the south side of 75 Avenue to the City's half-road standard. Construction of a multi-use pathway (east-west) through the site is also required. Both sides of 186B Street along the western property line will be constructed to Local road standard.
- The subject site is about 550 metres from the closest bus stops on 72 Avenue. Transit route 370 plies the Willowbrook Mall (Langley) to 180 Street/ 55 Avenue (Cloverdale) route and vice

versa. Transit route 372 plies the Langley Centre (Glover Road /Logan Avenue) to Clayton Heights (Fraser Highway / 68 Avenue) route and vice versa.

- The owners of 18760 and 18790 76 Avenue (north of the subject property) and the applicant will coordinate with each other to provide a 1.5 metre SROW to allow 75 Avenue to be constructed to a half road standard. A 1.5 metre SROW will be registered on either party's property (whoever develops first) to ensure that future 75 Avenue is built to a half road standard.

#### Access and Parking (Phase 1)

- Vehicular access to and from the townhouse development will be from the future 186B Street to the west.
- The townhouse development will provide a total of 42 parking spaces. Thirty eight (38) of the parking spaces are within garages of the 19 townhouse units and 4 parking spaces are for visitors. The proposed number of parking spaces meets the Zoning Bylaw requirement.
- All 19 townhouse units in Phase 1 will have double side-by-side garages.
- The applicant has provided 24 bicycle parking spaces. The bicycle racks are located at three different locations within the townhouse development.

#### **Natural Area Considerations**

- A green-coded watercourse runs along 74 Avenue south of the property. (Appendix X) Ryan Preston of BlueLines Environmental Ltd. has determined that the drainage features associated with the 74 Avenue ditch segment does not meet the definition of a stream under the Water Sustainability Act. The ditch is concluded to provide no significant fish habitat value and would not be subject to the riparian protection standards of the Riparian Areas Protection Regulation. This watercourse determination has been accepted by staff.

#### **Sustainability Considerations**

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable and urban design features (Appendix III & IV):
  - Pedestrian-oriented linkages with a 1.5 metre-wide sidewalk west of the property, a 1.8 metre-wide sidewalk (south) and walkway (east) which will connect to an 8.0 metre-wide multi-use pathway (MUP) that will bisect the development site.
  - The 8.0-metre wide MUP will align with the adjacent property's (18781 74 Avenue) MUP proposed under Development Application 7923-0150-00. Both MUPs will connect to the Siddons Greenway (east of 18781 74 Avenue) which will connect to residential neighbourhoods to the north.
  - Incorporation of Crime Prevention Through Environmental Design (CPTED) principles through natural surveillance of the property perimeter and interior drive aisles. Townhouse units have been designed with front balconies and clear view lines



- from the residential units for eyes on the street. Potentially dark areas will be eliminated.
- Outdoor amenity spaces for proposed Phases 1 and 2 will provide open areas for different age groups and life stages. Phase 1 outdoor amenity space (south of the MUP) will consist of a group seating area with a picnic table under a trellis. There will be three benches on hydropressed slab pavers across from a natural play area for children with round log steppers, a cozy dome and spinner plate on fibar safety surfacing.
  - North of the MUP in Phase 2 will have four community garden plots with raised planters, a hosebib and work table on gravel surface.
  - A publicly accessible, landscaped small corner plaza with two benches will be installed between Building 4 and the MUP in Phase 1. It will provide good visibility to the surrounding public areas and will create a seamless connection to the west sidewalk and street with clear sightlines across the open space.
  - Lighting will be incorporated into the outdoor open spaces to make the areas safe and inviting.
  - The applicant is proposing the use of dark sky exterior lighting systems, water efficient landscaping and plumbing systems, natural ventilation through operable windows and energy efficient HVAC systems, storage and collection of recyclables, and renewable based wood building materials.
  - 100% of all residential parking spaces and 50% of the visitor parking spaces will have electric vehicle charging infrastructure installed.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The subject site is designated as 'General Urban' in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighborhoods and centers. The proposed townhouse units comply with this designation.

### **Official Community Plan**

#### Land Use Designation

- The subject site is designated 'Urban' in the OCP. The proposal complies with this designation which is intended to support low and medium density residential neighborhoods in a range of forms such as ground-oriented attached housing including townhouses and row houses.

#### Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
  - Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (A1 - Growth Priorities);
  - Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability and to enhance public open spaces and greenspaces within existing neighbourhoods. (A3 - Sensitive Infill);

- Develop complete, accessible and walkable green neighbourhoods through the planning and development of new neighbourhoods and through sensitive redevelopment within existing neighbourhoods. (B4 – Healthy Neighbourhoods);
- Design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape and public realm. (B4 – Housing); and
- Provide residents with visual and physical access to natural areas by establishing trail systems that connect Surrey’s neighbourhoods with natural areas. (B4 – Nature and Green).

## **Secondary Plans**

### Land Use Designation

- The existing designation of the property in the West Clayton NCP is Urban Residential (10 UPA Net + 4 UPA Bonus). The applicant is proposing to amend the NCP designation to Urban/Townhouse Flex (22 UPA Net + 5 UPA Bonus).

### Amendment Rationale

- Redesignating the subject property into higher density, ground oriented townhouses is appropriate from a planning perspective. Townhouses typically are a more affordable option for young families with school-age children rather than single family homes or duplexes.
- The proposed development meets the “Urban/ Townhouse Flex (22 UPA Net + 5 UPA Bonus)” designation and promotes a walkable, family-oriented neighbourhood that is adjacent to an elementary school. The proposed development enhances the interface between the school site and the proposed multi-family land uses.
- Regent Road Elementary School, the new elementary school on 74 Avenue, is now built and has been operational since 2022.

### Themes/Objectives

- The vision for West Clayton is for a complete, connected community that is street and pedestrian friendly with an emphasis on quality building design. It is envisioned as a community that promotes walking and opportunities to gather with attractive outdoor seating spaces and landscaping.
- The proposed 1.5 metre-wide sidewalk west of the property, a 1.8 metre-wide sidewalk (south) and walkway (east) will connect to an 8.0 metre-wide multi-use pathway (MUP) which will promote neighbourhood connectivity and walkability.
- A publicly accessible, small landscaped plaza with two benches connects the MUP and the west sidewalk. Another seating area with three benches is located at the east side of the property, within the outdoor amenity space of Phase 1. These landscaped and lighted seating areas invite community gatherings that promote neighbourly connections and friendships.
- The natural slope of the site is integrated into the exterior façade as the buildings step down while maintaining a consistent architectural expression.

## Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)" and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	75 uph with amenity contributions	41 uph
<b>Floor Area Ratio:</b>	1.0 excluding indoor amenity requirement	Phase 1 = 0.61 FAR Phase 2 = 0.65 FAR
<b>Lot Coverage:</b>	45%	28%
<b>Yards and Setbacks</b>		
North:	6.0 m	6.0 m
East:	6.0 m	4.9 m
South:	4.5 m	4.5 m
West:	4.5 m	3.9 m*
<b>Height of Buildings</b>		
Principal buildings:	13 m	13 m
Accessory buildings:	N/A	N/A
<b>Amenity Space</b>		
Indoor Amenity:	123 m <sup>2</sup>	132 m <sup>2</sup>
Outdoor Amenity:	123 m <sup>2</sup>	131 m <sup>2</sup>
<b>Parking (Part 5)</b>		
	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	38	38
Residential Visitor:	4	4
Total:	42	42
<b>Bicycle Spaces</b>		
Residential Visitor:	24	24

\* variance requested

## Setback Variances

- The applicant is requesting the following variances:
  - to vary Part 4 General Provisions Section B.26(b) of the Zoning By-law No. 12000 to increase the maximum number of risers permitted within the setback area from 3 to 6 for stairs located within the frontages of Buildings 2, 3, and 4;
  - to vary Section F.1. "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" to reduce the west side yard setback for Buildings 3 and 4 from 4.5 metres to 3.4metres.

- Based on existing contours and topography, the land slopes down towards the northwest. The gradual slope necessitates for Buildings 2, 3 and 4 to be stepped down, requiring the need for more than three stair risers within the required setbacks at the front entrance of the townhouse units. The natural slope of the site has been integrated into the exterior façade as the buildings step down, maintaining a consistent architectural expression.
- Due to road dedication, sidewalk requirements and slope along the west side of the property, townhouse units in Buildings 3 and 4 require a setback reduction. The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the West Clayton Design and Development Guidelines and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- Staff support the requested variances to proceed for consideration.

### **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 2023, under Corporate Report No. R037; 2023.
- 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 Building Permit issuance. The current rate is \$2,227.85 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, and the current fee for West Clayton is \$ 16,708.86 per unit for townhouses.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new 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 August 14, 2024, and the Development Proposal Signs were installed on July 22, 2024. Staff received no responses from neighbouring residents.
- The subject development application was reviewed by the New Clayton Community Association, Cloverdale Community Association, Cloverdale District Chamber of Commerce and the Surrey Board of Trade. Staff received no responses from any of the community associations.

## **DEVELOPMENT PERMITS**

### **Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement**

- The Green Infrastructure Network (GIN) Corridor runs along a sliver of the north portion of the property measured at 3.6 metres from the north property line. According to Parks, Recreation & Culture, no dedication will be required on the subject site for GIN, however, Biodiversity Conservation Strategy guidelines should be followed through appropriate interface/building design of townhouses and landscaping to the north. A Development Permit for Sensitive Ecosystems (Green Infrastructure Areas) is not required.

### **Form and Character Development Permit Requirement**

#### **General Development Permit (Phases 1 & 2)**

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the West Clayton Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the West Clayton Neighbourhood Concept Plan (NCP).
- The development site is linear with one internal drive aisle flanked by townhomes and two access points (one for each phase). This configuration allows the east-west MUP alignment to be contiguous.
- The applicant worked with staff to address the change in road configuration due to the proposed NCP designation amendment from single family homes and duplex ground-oriented units to townhouses. Transportation Engineering has agreed to delete 74A Avenue as that road concept was meant to serve as frontage for the single family/duplex homes under the Urban Residential (10 UPA Net + 4 UPA Bonus) designation. An east-west 8.0 metre wide multi-use pathway (MUP) will instead be installed to bisect the north and south portions of

the subject property and connect the MUP to the abutting site to the east (18781 74 Avenue) and to Siddons Greenway. The MUP will be dedicated to the City.

- The property to the east, under Development Application No. 7923-0150-00, will also be required to install a MUP to align with the subject property's MUP. Both MUPs will connect to Siddons Greenway and the adjacent property's MUP will also be dedicated to the City.
- The proposed development is comprised of 3-storey wood frame, ground-oriented townhouse buildings with individual points of entry. Each unit entrance will be enhanced with a beech, maple or Japanese cherry tree.
- All units are side by side style with habitable rooms at grade for the entire development. There are no back to back or tandem style units proposed. The habitable rooms with windows, porches and front entrances facing the street facilitate "eyes on the street", a good urban form from a Crime Through Environmental Design (CPTED) perspective. It results in a more active and engaging street frontage.
- The public realm aspect of the development will be enhanced by a publicly accessible, landscaped open space with seating at a small plaza located between Building 4 and the MUP at the west side. It provides good visibility to the surrounding public areas and it creates a seamless connection to the sidewalk and street with clear sightlines across the open space.
- Staff worked with the applicant to allow for more active residential frontages. The outdoor amenity and indoor amenity building are adjacent to each other at the northeast corner of Lot 1. Opportunities were explored to make both amenities a distinct landmark of the development by situating them near the MUP that connects to the pedestrian pathways.
- The siting and massing of the buildings incorporate contemporary and simple lines with the inclusion of buildouts and trim around windows and patios allowing natural daylight to permeate into these spaces while creating an exterior expression that aligns with the NCP design guidelines.

### Landscaping

- The side by side townhouse units will have habitable rooms, windows, porches and front entrances and each townhouse unit entrance will be enhanced with a beech, maple or Japanese cherry tree.
- Landscaping in between private driveways will also be installed.
- Each townhouse unit includes a patio and private yard. These will have layered planting that will include shrubs, grass, perennials and ground cover.
- The development at Phase 2 of the proposal is anticipated to have natural plantings in order to interface and complement the GIN Corridor.

### Amenity Spaces

- The applicant is proposing that the indoor and outdoor spaces associated with Phase 1 and 2 of the subject application will be usable by all residents. To facilitate this, a Statutory Right-of-Way will be registered as part of the finalization of this application, should this be supported by Council.

#### Indoor Amenity

- The indoor amenity building for the entire site (both phases) will be located in Phase 1 adjacent to Building 1.
- The indoor amenity space requirement of the RM-30 Zone is 3.0 square metres per dwelling unit. For a total of 41 units for the whole site, the required indoor amenity space requirement is 123 square metres. The applicant is proposing to provide a total of 132 square metres of indoor amenity space, which exceeds the requirement.

#### Outdoor Amenity

- The outdoor amenity space requirement of the RM-30 Zone is 3.0 square metres per dwelling unit. For a total of 41 units for the whole site, the required outdoor amenity space requirement is 123 square metres. The applicant is proposing to provide a total of 130 square metres of outdoor amenity spaces, consisting of 86.5 square metres in Phase 1 and 43.6 square metres in Phase 2. The proposed total outdoor amenity spaces exceed the requirement.
- The Phase 1 outdoor amenity space southeast of the MUP will consist of a group seating area with a trellis and picnic table. There will be three benches across from a natural play area for children with round log steppers, a cozy dome and spinner plate on fibar safety surfacing.
- The Phase 2 outdoor amenity space northeast of the MUP will have four community garden plots with raised planters, a hosebib and work table on gravel surface. There will also be a small shed to keep garden tools.

#### Detailed Development Permit (Phase 1/Lot 1)

- The proposed development is subject to a Detailed Development Permit for Form and Character and is also subject to the urban design guidelines in the West Clayton NCP.
- The development proposal generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the West Clayton NCP.
- The proposed 19-unit townhouse project in Phase 1 consists of four, three-storey buildings with side by side garages accessed internally within the site. All units are proposed to have three bedrooms.
- The side by side units will have habitable rooms with windows, porches and front entrances facing the street to facilitate “eyes on the street”. This is good urban form from a Crime Through Environmental Design (CPTED) perspective as it results in a more active and engaging street frontage.
- As the site naturally slopes to the northwest, Buildings 3 and 4 have been stepped to follow natural grades such that retaining walls have been avoided. Planter walls will be used instead

of retaining walls and they will be less than 1.2 metres in height. The proposed patio setbacks maintain an urban, pedestrian streetscape.

- Buildings facing the future 186B Street were averaged out such that the building lengths for Buildings 3 and 4 each will have four units.
- The public realm aspect of the development will be enhanced by a publicly accessible, landscaped small plaza with seating, located between Building 4 and the MUP at the west side. It provides good visibility to the surrounding public areas and it creates a seamless connection to the sidewalk and street with clear sightlines across the open space.
- The proposed buildings achieve an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm. (Appendix IV)

### Landscaping

- Staff worked with the applicant to ensure space for trees on at least one side of the internal drive aisle was secured. Maple trees will be planted behind Building 2 per the landscape drawings. (Appendix III)
- Landscaping in between private driveways will include Miss Kim compact lilac, fragrant sweet box, and Siena sunrise heavenly bamboo.
- Each unit entrance will be enhanced with a beech, maple or Japanese cherry tree.
- Each townhouse unit includes a patio and private yard. These will have layered planting that will include shrubs, grass, perennials and ground cover.
- The visitor parking spaces will have permeable pavers and will be buffered with compact winged burning bush and pink abelia.
- The outdoor amenity space will have permeable pavers and layered landscaping consisting of red osier dogwood, mops mugo pine, dwarf fountain grass, Karl Foerster featherreed grass, and Degroot's spire cedar.

### 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. The applicant has been provided a list of requirements and has agreed to resolve these prior to the proposal being considered for Final Approval of the Development Permit, should the proposal be supported by Council. These include the following:
  - 2.4 metre wide building separation is needed between Buildings 3 and 4; and
  - The number of bicycle spaces provided are to be clearly identified on the site plan.



**TREES**

- Meredith Mitchell, ISA Certified Arborist of M2 Landscape Architecture prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:
- 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 Tree Preservation by Tree Species:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder	0	0	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Weeping willow	1	1	0
Cherry	1	1	0
Dogwood	1	1	0
Apple	2	2	0
Japanese maple	2	2	0
Katsura	1	1	0
Magnolia	1	1	0
Oak	2	2	0
Linden	1	1	0
<b>Coniferous Trees</b>			
Pine	2	2	0
Douglas Fir	14	14	0
Spruce	3	3	0
Western Red Cedar	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>32</b>	<b>32</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>43</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>43</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>\$11,550</b>	

- The Arborist Assessment states that there are a total of 32 mature trees on the site. There are no Alder and Cottonwood trees. The applicant proposes to not retain any trees and proposes to replace 43 trees as part of this development proposal.
- The new trees on the site will consist of a variety of trees including maple, hornbeam, cypress, beech, spruce, cherry and mountain ash trees.

- In summary, no trees are proposed to be retained and 43 trees will be replaced on the site with an estimated contribution of \$11,550 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Block Plan
Appendix II.	Subdivision Plan
Appendix III.	Site Plan, Building Elevations, Landscape Plans and Perspective (General Development Permit No. 7923-0093-00)
Appendix IV.	Site Plan, Building Elevations, Landscape Plans and Perspective (Detailed Development Permit No. 7923-0093-00)
Appendix V.	Engineering Summary
Appendix VI.	School District Comments
Appendix VII.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix VIII.	West Clayton NCP
Appendix IX.	Development Variance Permit No. 7923-0093-00
Appendix X:	Aerial Photo

*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

DQ/cm

SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. \_\_\_\_\_  
 OF LOT 38 SECTION 21 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 30231

CITY OF SURREY

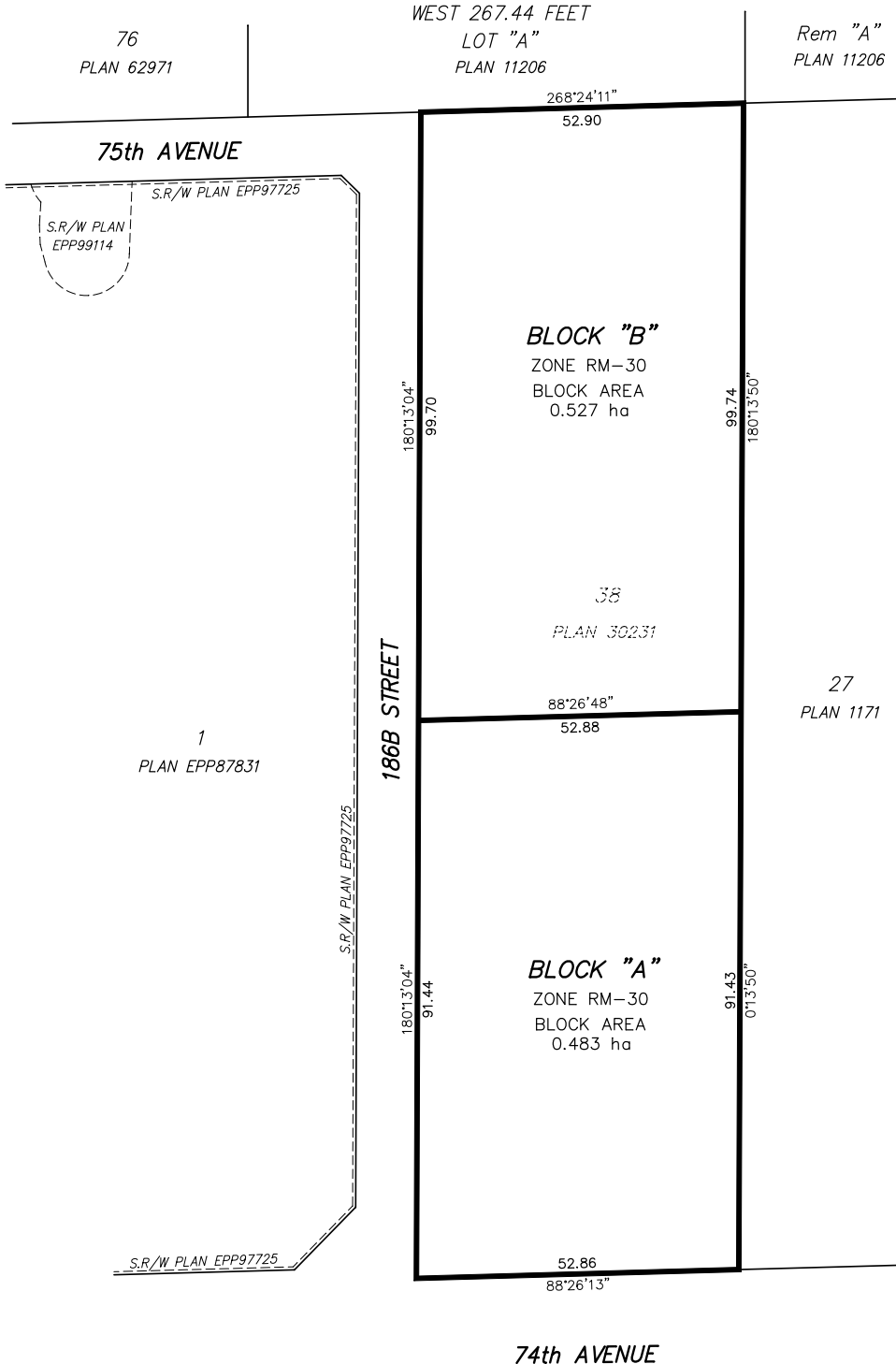
SCALE = 1:750



"ALL DISTANCES ARE IN METRES"

BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART 38	SECTION 21 TOWNSHIP 8	30231	0.483 ha	BLOCK "A"	RM-30
PART 38	SECTION 21 TOWNSHIP 8	30231	0.527 ha	BLOCK "B"	RA



CERTIFIED CORRECT ACCORDING TO  
 LAND TITLE OFFICE RECORDS DATED  
 THIS 16th DAY OF JULY, 2024

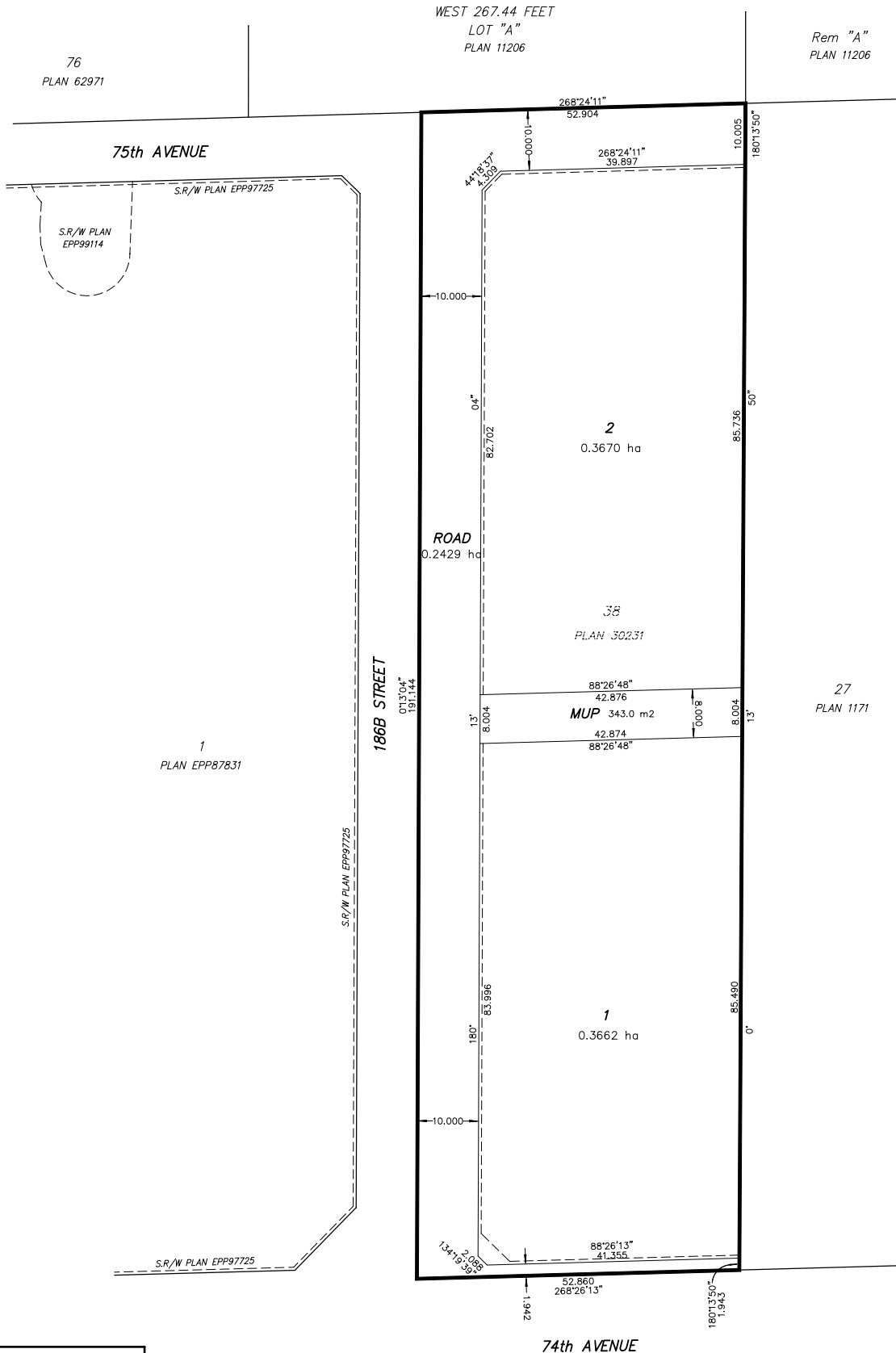
*Gene Paul Nikula*  
 GENE PAUL NIKULA BCL 8903

SUBDIVISION PLAN OF LOT 38 SECTION 21 TOWNSHIP 8  
NEW WESTMINSTER DISTRICT PLAN 30231

5M 0 10 20M

"ALL DISTANCES ARE IN METRES"

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



SOUTH FRASER LAND SURVEYING LTD.  
B.C. LAND SURVEYORS  
SUITE 202 - 19292 60th AVENUE  
SURREY, B.C. V3S 3M2  
TELEPHONE: 604-599-1886  
FILE: 211390PSD

GENE PAUL NIKULA BCL5(803)  
16th DAY OF APRIL, 2024



sheet schedule

SD0.01	COVER PAGE	SD3.01	ELEVATIONS - TOWNHOME 1
SD1.01	CONTEXT PLANS	SD3.02	ELEVATIONS - TOWNHOME 2
SD1.10	PROJECT DATA	SD3.03	ELEVATIONS - TOWNHOME 3
SD1.11	PROJECT DATA	SD3.04	ELEVATIONS - TOWNHOME 4
SD1.20	DESIGN RATIONALE	SD3.05	ELEVATIONS - TOWNHOME 5
SD2.01	SITE CONTEXT	SD3.06	ELEVATIONS - TOWNHOME 6
SD2.01A	SITE PLAN	SD3.07	ELEVATIONS - TOWNHOME 7
SD2.02	SITE CODE PLAN	SD3.08	ELEVATIONS - TOWNHOME 8
SD2.10	FLOOR PLAN - TOWNHOME 1	SD3.09	ELEVATIONS - TOWNHOME 9
SD2.11	FLOOR PLAN - TOWNHOME 1	SD4.01	MATERIAL BOARD
SD2.12	FLOOR PLAN - TOWNHOME 2	SD5.01	STREETSCAPE
SD2.13	FLOOR PLAN - TOWNHOME 2	SD6.01	SITE SECTIONS
SD2.14	FLOOR PLAN - TOWNHOME 3	SD7.01	BASE PLAN
SD2.15	FLOOR PLAN - TOWNHOME 3		
SD2.16	FLOOR PLAN - TOWNHOME 4		
SD2.17	FLOOR PLAN - TOWNHOME 4		
SD2.20	ENLARGED PLAN - UNIT A		
SD2.21	ENLARGED PLAN - UNIT A1		
SD2.22	ENLARGED PLAN - UNIT B		
SD2.23	ENLARGED PLAN - UNIT B1		

common ground consulting

T 604.807.6419 | #103-13463 78 avenue  
surrey, bc v3w 0a8

keystone architecture & planning ltd.

T 604.850.0577 | 300 - 33131 south fraser way  
F 1.855.398.4578 | abbotsford, bc v2s 2b1  
T 587.391.4768 | 410 - 333 11<sup>th</sup> avenue sw,  
calgary, ab v2r 1l9  
e-mail: mail@keystonearch.ca  
website: keystonearch.ca



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**COVER PAGE**  
SCALE: N.T.S.

**ISSUED FOR INFORMATION**

24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

**COMMON  
GROUND  
CONSULTING**

**SD0.01**



regent road elementary (under construction)



74th ave looking east



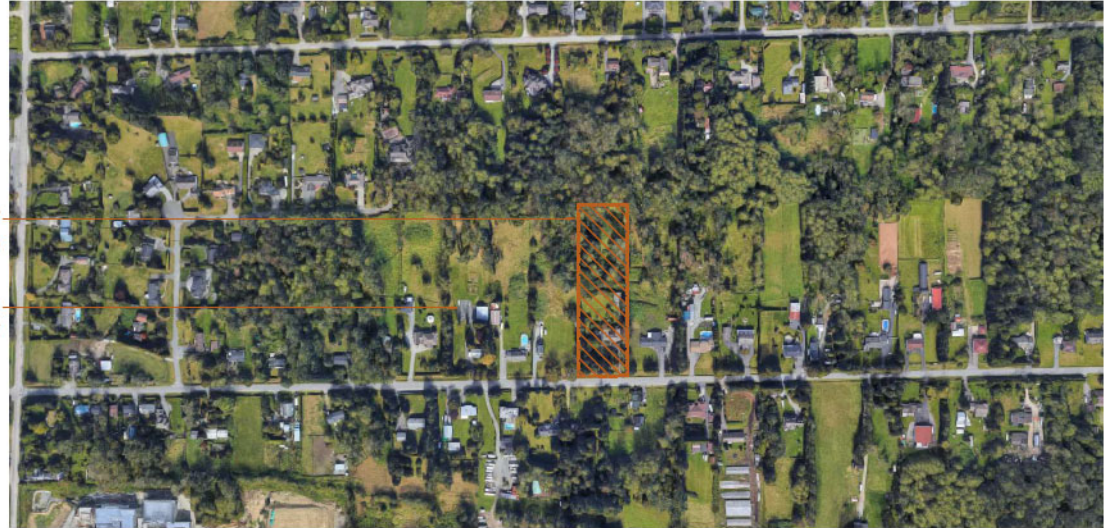
74th ave looking west

**location**

THE PROPOSED DEVELOPMENT IS LOCATED IN SURREY ON 74TH AVE. WEST OF THE SITE LIES REGENT ROAD ELEMENTARY WHICH IS CURRENTLY UNDER CONSTRUCTION. RESIDENTIAL HOUSES LIE ON EITHER SIDE ON THE PROPOSED DEVELOPMENT.

SPEEDWAY TOWNHOUSES

REGENT ROAD ELEMENTARY



SPEEDWAY TOWNHOUSES



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**CONTEXT PLANS**  
SCALE: N.T.S.



**ISSUED FOR INFORMATION**  
24-09-10 REVISION #: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

**COMMON GROUND CONSULTING**

**SD1.01**

**current project data & requirements**

<b>PROJECT:</b>	SPEEDWAY TOWNHOMES (SURREY)
<b>CIVIC ADDRESS:</b>	18757 74TH AVENUE, SURREY B.C.
<b>LEGAL DESCRIPTION:</b>	LOT 38 SECTION 21 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 30231
<b>GROSS SITE AREA (LOT #1):</b>	49,730 S.F. (4,617 S.M.) EXCLUDING MUP AREA
<b>NET SITE AREA (LOT #1):</b>	39,409.90 S.F. (3,661 S.M.)
<b>CURRENT ZONE:</b>	RA (ONE-ACRE RESIDENTIAL ZONE)
<b>PROPOSED ZONE:</b>	RM-30
<b>CURRENT OCP DESIGNATION:</b>	URBAN RESIDENTIAL
<b>PROPOSED OCP DESIGNATION:</b>	URBAN/TOWNHOUSE FLEX
<b>VARIANCES APPLIED FOR:</b>	1. PATIOS ON THE STREET LEVEL ENCRoACHING INTO SETBACK BY MORE THAN 0.6m IN BUILDINGS #3 AND #4. 2. MORE THAN 3 STAIR RISERS ENCRoACHING THE SETBACK FOR BUILDINGS #2, #3, AND #4.
<b>ZONING GROSS FLOOR AREA DEFINITION:</b>	THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING WITHOUT LIMITATION STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS.
<b>ZONING ALLOWABLE DENSITY:</b>	27 UPA W/ ENERGY EFFICIENCY BONUS 27 X 0.9 AC = 24 UNITS
<b>ZONING F.A.R. DEFINITION:</b>	MEANS A MEASURE OF DENSITY OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDINGS CONSTRUCTED OR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT
<b>ZONING F.A.R. ALLOWED:</b>	1.00
<b>ZONING ALLOWABLE LOT COVERAGE (MAXIMUM):</b>	THE MAXIMUM LOT COVERAGE FOR ALL BUILDING AND STRUCTURES SHALL BE 45%
<b>ZONING ALLOWABLE BUILDING HEIGHT:</b>	PRINCIPAL BUILDINGS SHALL NOT EXCEED 13m, ACCESSORY BUILDINGS SHALL NOT EXCEED 4.5m, INDOOR AMENITY SPACE BUILDING SHALL NOT EXCEED 11m, STRUCTURES SHALL NOT EXCEED 4.5m.
<b>ZONING SETBACKS:</b>	INTERIOR LOT LINE SETBACK: 6M NORTH: 4.5M EAST: 6M SOUTH: 4.5M WEST: 4.5M
<b>ZONING COMMON INDOOR AMENITY AREA (MIN.):</b>	REQUIRED: 19 DU X 3 S.M. = 57 S.M. (613 S.F.) - REQUIRED LOT 1 AND FUTURE LOT 2: 41 DU X 3 S.M. = 123 S.M. (1324 S.F.)
<b>ZONING COMMON OUTDOOR AMENITY AREA (MIN.):</b>	REQUIRED: 19 DU X 3 S.M. = 57 S.M. (613 S.F.) - REQUIRED LOT 1 AND FUTURE LOT 2: 41 DU X 3 S.M. = 123 S.M. (1324 S.F.)
<b>REQUIRED WASTE COLLECTION SPACE:</b>	CITY COLLECTION TO EACH TOWNHOUSE ONE - 180L GARBAGE CART, ONE - 240L RECYCLING CART, ONE - 120 L ORGANICS CART

**proposed project data - lot 1 proposed**

<b>PROPOSED SITE / BUILDING DATA</b>	
<b>PROPOSED USE:</b>	RESIDENTIAL
<b>PROPOSED BUILDING AREA:</b>	14,584 S.F. (1,354 S.M.)
<b>PROPOSED LOT COVERAGE:</b>	GROSS: 29.32% NET: 37.00%
<b>PROPOSED GROSS FLOOR AREA (INCLUDING GARAGES):</b>	41,407 S.F. (3,846 S.M.)
<b>PROPOSED NET FLOOR AREA (EXCLUDING GARAGES AND INDOOR AMENITY):</b>	31,632 S.F. (2,938 S.M.)
<b>PROPOSED F.A.R.</b>	31,632 / 39409.90 = 0.80 (BASED ON NET SITE AREA) [REFERENCE SCHEDULE 0.3.1]
<b>NOTE:</b> LOT COVERAGE BASED ON OVERALL BUILDING AREA, INCLUDING ROOF OVERHANGS AND PATIOS.	

**proposed project data - lot 2 future**

<b>PROPOSED SITE / BUILDING DATA</b>	
<b>PROPOSED USE:</b>	RESIDENTIAL
<b>PROPOSED BUILDING AREA:</b>	16,083 S.F. (1,494 S.M.)
<b>PROPOSED LOT COVERAGE:</b>	GROSS: 40.7% NET: 43.3%
<b>PROPOSED GROSS FLOOR AREA (INCLUDING GARAGES):</b>	46,380 S.F. (4,308 S.M.)
<b>PROPOSED NET FLOOR AREA (EXCLUDING GARAGES AND INDOOR AMENITY):</b>	37,123 S.F. (3,448 S.M.)
<b>PROPOSED F.A.R.</b>	37,123 / 39503 = 0.94 (BASED ON NET SITE AREA) [REFERENCE SCHEDULE 0.3.2]
<b>NOTE:</b> LOT COVERAGE BASED ON OVERALL BUILDING AREA, INCLUDING ROOF OVERHANGS AND PATIOS.	

**proposed project data cont.**

<b>PROPOSED VARIANCES</b>		
1-PATIOS ON THE STREET LEVEL ENCRoACHING INTO SETBACK BY MORE THAN 0.6m IN BUILDINGS #3 AND #4.		
2-MORE THAN 3 STAIR RISERS ENCRoACHING THE SETBACK FOR BUILDINGS #2, #3, AND #4.		
<b>PROPOSED UNIT COUNT</b>		<b>AVERAGE UNIT SIZES</b>
'A' UNITS (21'-0" X 35'-7")	2 (15.8%)	+/- 2,208 S.F.
'A1' UNITS (21'-0" X 35'-7")	2 (10.5%)	+/- 2,208 S.F.
'B' UNITS (20'-0" X 35'-7")	12 (57.9%)	+/- 2,178 S.F.
'B1' UNITS (20'-0" X 35'-7")	3 (15.8%)	+/- 2,178 S.F.
<b>TOTAL</b>	<b>19 (100%)</b>	

**0.1.1 code summary**

<b>APPLICABLE BUILDING CODES: 2018 BCBC/ 2018 BC FIRE CODE/ ASHRAE 90.1-2016</b>		
<b>BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT:</b>		
<b>TITLE</b>	<b>VALUE</b>	<b>REFERENCE*</b>
<b>1. PART 3 OR PART 9 BUILDING:</b>	PART 9	DIV. A - PART 1 COMPLIANCE 1.3.3.2.
<b>2. MAJOR OCCUPANCY (IES):</b>	GROUP C RESIDENTIAL	9.10.2, APPENDIX A - 9.10.2.1
<b>3. BUILDING CLASSIFICATION (S):</b>	GROUP C, UP TO 3 STOREYS	9.10.2
<b>4. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:</b>	N/A	
<b>5. COMBUSTIBLE OR NON COMBUSTIBLE CONSTRUCTION:</b>	COMBUSTIBLE OR NON COMBUSTIBLE	9.10.14.5 - A
<b>6. COMBUSTIBLE OR NON COMBUSTIBLE CLADDING:</b>	NON COMBUSTIBLE	9.10.14.5 - A
<b>7. HIGH BUILDING:</b>	N/A	
<b>8. FIREWALL:</b>	N/A	
<b>9. MEZZANINE(S):</b>	N/A	
<b>10. INTERCONNECTED FLOOR SPACE:</b>	N/A	
<b>11. SPRINKLER SYSTEM:</b>	N/A	
<b>12. STANDPIPE SYSTEM:</b>	N/A	
<b>13. FIRE ALARM SYSTEM:</b>	N/A	
<b>14. SMOKE CONTROL MEASURES:</b>	N/A	
<b>15. ANNUNCIATOR AND ZONE INDICATION:</b>	N/A	
<b>16. FIRE SEPARATIONS:</b>		
<b>16.1. LOAD BEARING WALLS AND COLUMNS:</b>	1 HR	9.10.8.10
<b>16.2. FLOORS:</b>	45 MIN	TABLE 9.10.8.1
<b>16.3. PARTY WALLS:</b>	1 HR	9.10.9.14
<b>16.4. ELECTRICAL AND MECHANICAL ROOM WALLS:</b>	1 HR	9.10.8.5
<b>16.2. ROOFS:</b>	N/A	9.10.8.1; 9.10.8.7
<b>17. STREETS:</b>	2 STREETS	3.2.2.5.5.(2); 3.2.5.5.(3)
<b>NOTES:</b>		
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2018		



**0.2.0 gross floor area summary notes**

1. THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING WITHOUT LIMITATION STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS.
2. EXCLUSIONS: NONE

**parking stall / bicycle storage data**

RESIDENT - VEHICLE PARKING STALL DATA	UNITS	FACTOR	REQUIRED/ALLOWABLE	PROPOSED
2.0 SPACES PER DU	19	X 2.0	38 STALLS	38 STALLS
EV LEVEL 2:	19	X 2.0	38 STALLS	38 STALLS
VISITOR - VEHICLE PARKING STALL DATA	UNITS	FACTOR	REQUIRED	PROPOSED
0.2 SPACES PER DU	19	X 0.2	3.8 STALLS	4 STALLS
SMALL CAR:	4	X 0.35	1.4 STALLS (MAX)	1 STALL
ACCESSIBLE:	1 VAN	1 VAN	1 STALL (VAN)	1 STALL (VAN)
EV LEVEL 2:	4	X 0.5	2 STALLS	2 STALLS
VISITOR - BICYCLE STORAGE DATA	UNITS	FACTOR	REQUIRED	PROPOSED
	4 BLDGS	6 PER BLDG	24	24

**0.4.0 UPA summary notes**

1. OCP (URBAN DESIGNATION) - UP TO 72 UPH OR 30 UPA AS PER THE SECONDARY PLAN AS NOTES IN FIGURE 4
2. WEST CLAYTON NCP - URBAN/ TOWNHOUSE FLEX (22+5) UPA
3. RM-30 ZONE - 75 UPH OR 30 UPA MAX WITH AMENITY CONTRIBUTIONS

**0.4.1 UPA summary**

	AREA (SF)	AREA (ACRE)	UNIT COUNT	UPA (UNIT PER ACRE)
UPA - OVERALL SITE (GROSS)	108,757.56	2.49	41	16.46
UPA - LOT 1 (GROSS)	52,011.36	1.19	19	15.96
UPA - LOT 2 (GROSS)	56,746.21	1.30	22	16.92
UPA - OVERALL SITE (NET)	78,917.12	1.81	41	22.65
UPA - LOT 1 (NET)	39,414.69	0.90	19	21.11
UPA - LOT 2 (NET)	39,503.03	0.90	22	24.44

**0.3.0 F.A.R. summary notes**

1. MEANS A MEASURE OF DENSITY OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDINGS CONSTRUCTED OR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT, SUBJECT TO THE FOLLOWING:
  - (a) THE FLOOR AREA OF THE BUILDING SHALL BE MEASURED TO THE LESSER OF THE OUTSIDE EDGE OF THE EXTERIOR WALLS OR SHEATHING, EXCLUDING BASEMENTS, CRAWL SPACES LESS THAN OR EQUAL TO 1.5 M CLEAR HEIGHT, BALCONIES, CANOPIES, TERRACES AND DECKS;
  - (b) WHEN CALCULATING THE FLOOR AREA RATIO, UNDEVELOPABLE AREAS ARE EXCLUDED FROM THE LOT AREA IN ALL ZONES OTHER THAN IN THE SINGLE FAMILY RESIDENTIAL ZONES EXCEPT IN RA, RA-G, RH AND RH-G ZONES. WHERE THE EXCLUSION OF THE UNDEVELOPABLE AREAS IN THE RA, RA-G, RH AND RH-G ZONES RESULTS IN A LOT AREA THAT IS LESS THAN THE MINIMUM LOT AREA PERMITTED IN SECTION K OF THE ZONE, THE FLOOR AREA RATIO SHALL BE CALCULATED USING THE MINIMUM LOT AREA PERMITTED IN THAT ZONE;
  - (c) THOSE AREAS USED AS AN ACCESSORY USE FOR PARKING WITHIN BUILDING ENVELOPE OR UNDERGROUND PARKING ARE EXCLUDED; AND
  - (d) WHERE PARKING IS A PRINCIPAL USE OF THE LOT, THOSE AREAS WHICH ARE USED FOR PARKING WITHIN THE OUTERMOST WALLS OF A BUILDING OR UNDERGROUND SHALL BE COUNTED IN THE CALCULATION.

**0.3.1 F.A.R. summary - lot 1**

	AREA (SF)	AREA (SQM)	COMMENTS
<b>TOWNHOME #1</b>			
LEVEL 1 (INDOOR AMENITY)	1827	169.73	GARAGE EXCLUDED
LEVEL 2	713	66.24	INDOOR AMENITY EXCLUDED
LEVEL 2 (INDOOR AMENITY)	3873	359.81	
LEVEL 3	713	66.24	INDOOR AMENITY EXCLUDED
	<b>9,981</b>	<b>927.26</b>	
<b>TOWNHOME #2</b>			
LEVEL 1	1525	141.68	GARAGE EXCLUDED
LEVEL 2	3251	302.03	
LEVEL 3	3552	329.99	
	<b>8,328</b>	<b>773.69</b>	
<b>TOWNHOME #3</b>			
LEVEL 1	1228	114.09	GARAGE EXCLUDED
LEVEL 2	2586	240.25	
LEVEL 3	2848	264.59	
	<b>6,662</b>	<b>618.92</b>	
<b>TOWNHOME #4</b>			
LEVEL 1	1228	114.09	GARAGE EXCLUDED
LEVEL 2	2585	240.15	
LEVEL 3	2848	264.59	
	<b>6,661</b>	<b>618.83</b>	
<b>AREA GRAND TOTAL</b>	<b>31,632</b>	<b>2938.70</b>	

**0.3.1 F.A.R. summary - lot 2**

	AREA (SF)	AREA (SQM)	COMMENTS
<b>TOWNHOME #5</b>			
LEVEL 1	1576	146.41	GARAGE EXCLUDED
LEVEL 2	3349	311.13	
LEVEL 3	3612	335.56	
	<b>8537</b>	<b>793.11</b>	
<b>TOWNHOME #6</b>			
LEVEL 1	1140	105.90	GARAGE EXCLUDED
LEVEL 2	2503	232.53	
LEVEL 3	2764	256.78	
	<b>6407</b>	<b>595.22</b>	
<b>TOWNHOME #7</b>			
LEVEL 1	1584	147.15	GARAGE EXCLUDED
LEVEL 2	3337	310.01	
LEVEL 3	3598	334.26	
	<b>8519</b>	<b>791.44</b>	
<b>TOWNHOME #8</b>			
LEVEL 1	1263	117.33	GARAGE EXCLUDED
LEVEL 2	2678	248.79	
LEVEL 3	2889	268.39	
	<b>6830</b>	<b>634.52</b>	
<b>TOWNHOME #9</b>			
LEVEL 1	1263	117.33	GARAGE EXCLUDED
LEVEL 2	2678	248.79	
LEVEL 3	2889	268.39	
	<b>6830</b>	<b>634.52</b>	
<b>AREA GRAND TOTAL</b>	<b>37123</b>	<b>3448.94</b>	





**design rationale**

**project description**

THIS PROPOSED DEVELOPMENT IS COMPRISED OF FOUR 3-STORY WOOD FRAME GROUND ORIENTED MULTI-FAMILY RESIDENTIAL BUILDINGS CONSISTING OF 39 UNITS WITH INDIVIDUAL POINTS OF ENTRY ALONG THE PERIMETER OF THE SITE. A VEHICULAR THOROUGHFARE CONNECTS 74TH AVE WHILE PROVIDING ACCESS TO VISITOR PARKING AS WELL AS THE ENCLOSED DOUBLE SIDE-BY-SIDE GARAGE PARKING LOCATED WITHIN EACH UNIT. THE NATURAL SLOPE OF THE SITE IS INTEGRATED INTO THE EXTERIOR FACADE AS THE BUILDINGS STEP DOWN...

**massing, form & character**

THE SITING AND MASSING OF THE BUILDINGS WITHIN THIS DEVELOPMENT IS DESIGNED TO INCORPORATE CONCEPTS THAT ARE BOTH CONTEMPORARY AND SIMPLISTIC, WITH THE INCLUSION OF BUILDOUTS AND TRIM AROUND WINDOWS AND PATIOS ALLOWING NATURAL DAYLIGHT TO PERMEATE INTO THESE SPACES WHILE ALSO CREATING AN EXTERIOR EXPRESSION THAT LINES WITH THE NEIGHBORHOOD GUIDELINES.

THE EXTERIOR MASSING OF THE BUILDINGS IS INSPIRED BY THE SURROUNDING HOMES IN THE AREA. THROUGH THE USE OF DIFFERENT MATERIALS AND BUILDOUTS, THE ELEVATIONS ARE SEPARATED INTO MULTIPLE PIECES JOINING TOGETHER, WHICH REFERENCE THE COMBINING OF MULTIPLE SINGLE-FAMILY DWELLINGS INTO MULTI-FAMILY DWELLINGS. THE USE OF SHAKES, HORIZONTAL LAB SIDING, AND DARK FRAMES HONOR THE NEIGHBORHOOD WHILE STILL MAINTAINING THE MODERN FEELING. THE USE OF WARM TONES WITH POPS OF COLOR ALSO ALIGNS WITH THE CHARACTER SEEN THROUGHOUT THE NEIGHBORHOOD. THE ROOF FORM AT...

**variances**

AS SITE IS SLOPING IN BOTH DIRECTIONS (NORTH-SOUTH AND EAST-WEST), AND BECAUSE OF THE LIMITED PROPERTY WIDTH AFTER ROAD DEDICATION ON THE WEST SIDE OF THE PROPERTY, A PROPOSED VARIANCE IS REQUESTED TO ALLOW MORE THAN 3 RISERS ENCRACHING INTO THE SETBACK AT ENTRANCE LEVEL ON SOUTH AND WEST SETBACK PLUS A VARIANCE TO ALLOW PATIOS AT STREET LEVEL TO ENCRACH INTO SETBACK BY MORE THAN 0.6M IN BUILDINGS #3 & #4 FACING WEST TO ALLOW DECENT SUITE ACCESS AND TO CREATE A PRIVATE OUTDOOR SPACE TO EACH SUITE WHILE MAINTAINING HUMAN SCALE AND ALLOWING A STEPPING LANDSCAPE BUFFER ALONG BOTH SOUTH AND WEST PROPERTY LINES FROM THE STREET FACING UNITS.

**environmental sustainability**

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, AND RENEWABLE BASED WOOD BUILDING MATERIALS.

**crime prevention**

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR DRIVE AISLE BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, AND ELIMINATION OF ALL POTENTIAL DARK AREAS AND ACCESSES/EXITS.



entrance 186B street



outdoor amenity area



south-west corner



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**DESIGN RATIONALE**  
SCALE: N.T.S.

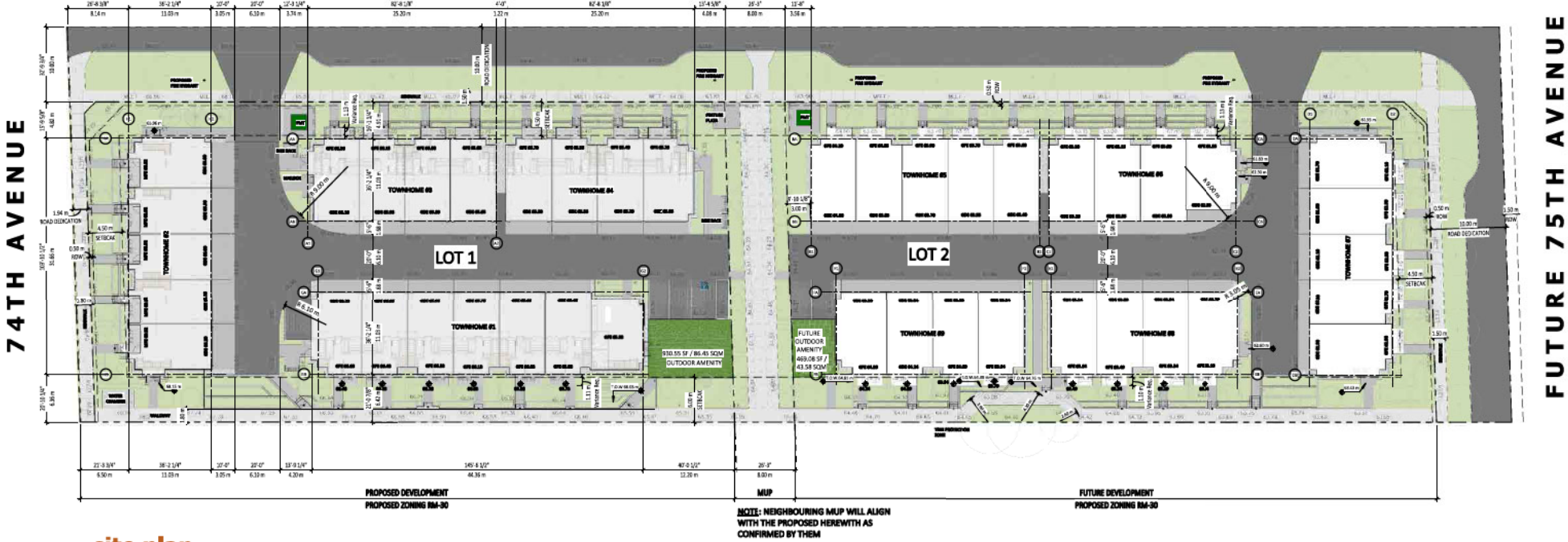
**ISSUED FOR INFORMATION**  
24-09-10 REVISION #: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1



**COMMON GROUND CONSULTING**

**SD1.20**

186 B STREET



site plan

1" = 20'-0"



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**SITE CONTEXT**  
SCALE: 1" = 20'-0"



**ISSUED FOR INFORMATION**

24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

COMMON  
GROUND  
CONSULTING

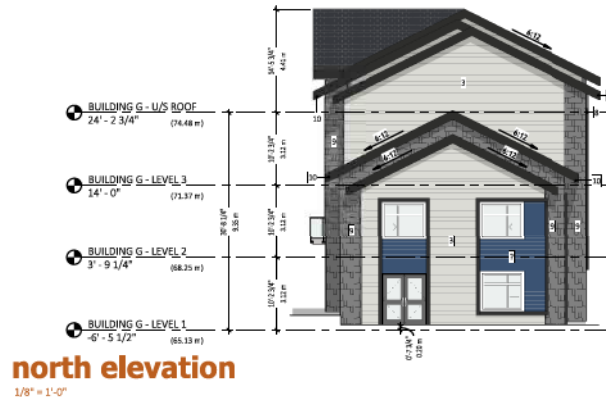
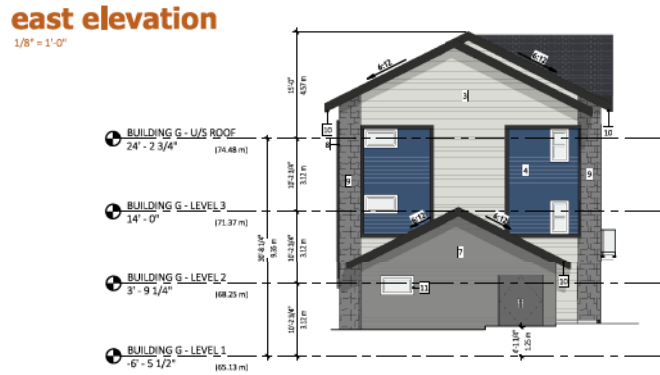
SD2.01



**material legend**

- 1 CEMENT BOARD CEDAR LAP SIDING:  
- 'JAMES HARDIE' COLOUR: BOOTHBAY BLUE
- 2 CEMENT BOARD CEDAR LAP SIDING:  
- 'JAMES HARDIE' COLOUR: EVENING BLUE
- 3 CEMENT BOARD CEDAR LAP SIDING:  
- 'JAMES HARDIE' COLOUR: ARCTIC WHITE
- 4 CEMENT BOARD CEDAR LAP SIDING:  
- 'JAMES HARDIE' COLOUR: TRILE BLUE
- 5 CEMENT BOARD CEDAR LAP SIDING:  
- 'JAMES HARDIE' COLOUR: COASTAL BLUE
- 6 ALUMINUM/GLASS RATIO PRIVACY SCREEN:  
- COLOUR: 'ANNODIZE CLEAR'
- 7 CEMENT BOARD CEDAR LAP SIDING:  
- 'JAMES HARDIE' COLOUR: GRAY SLATE
- 8 CEMENT BOARD SMOOTH PANEL SIDING:  
- 'JAMES HARDIE' COLOUR: IRON GRAY
- 9 CEMENT BOARD SHINGLE:  
- 'JAMES HARDIE' COLOUR: 'GRAY SLATE'
- 10 CEMENT BOARD FASCA BOARD, TEXTURE: 'SMOOTH':  
- 'JAMES HARDIE' COLOUR: 'IRON GRAY'
- 11 CEMENT BOARD TRIM, TEXTURE: 'SMOOTH':  
- 'JAMES HARDIE' COLOUR: 'ARCTIC WHITE'
- 12 ENTRY DOOR:  
- COLOUR: PAINTED WHITE
- 13 WINDOW:  
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 14 ALUMINUM/GLASS BALCONY RAILING:  
- COLOUR: 'BLACK'
- 15 ALUMINUM GUARD/RAILING:  
- COLOUR: 'BLACK'

**NOTE:**  
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**ELEVATIONS - TOWNHOME 1**  
SCALE: 1/8" = 1'-0"

**ISSUED FOR INFORMATION**  
24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

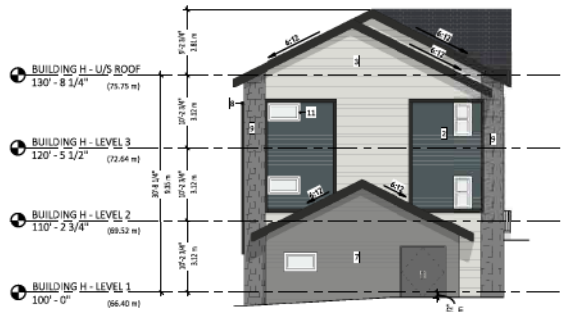
**COMMON  
GROUND  
CONSULTING**

**SD3.01**



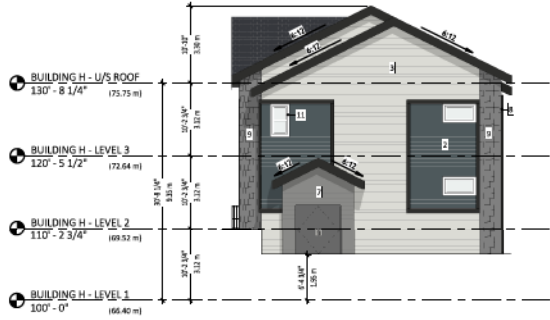
**south elevation**

1/8" = 1'-0"



**west elevation**

1/8" = 1'-0"



**east elevation**

1/8" = 1'-0"

**material legend**

- 1 CEMENT BOARD CEDAR LAP SIDING:  
-JAMES HARDIE, COLOUR: BOOTHBAY BLUE
- 2 CEMENT BOARD CEDAR LAP SIDING:  
-JAMES HARDIE, COLOUR: EVENING BLUE
- 3 CEMENT BOARD CEDAR LAP SIDING:  
-JAMES HARDIE, COLOUR: ARCTIC WHITE
- 4 CEMENT BOARD CEDAR LAP SIDING:  
-JAMES HARDIE, COLOUR: TRILE BLUE
- 5 CEMENT BOARD CEDAR LAP SIDING:  
COLOUR: COASTAL BLUE
- 6 ALUMINUM/GLASS PASTIC PRIVACY SCREEN:  
- COLOUR: 'ANNODIZE CLEAR'
- 7 CEMENT BOARD CEDAR LAP SIDING:  
-JAMES HARDIE, COLOUR: GRAY SLATE
- 8 CEMENT BOARD SMOOTH PANEL SIDING:  
-JAMES HARDIE, COLOUR: IRON GRAY
- 9 CEMENT BOARD SHINGLE:  
-JAMES HARDIE, COLOUR: 'GRAY SLATE'
- 10 CEMENT BOARD FASCA BOARD, TEXTURE: 'SMOOTH':  
-JAMES HARDIE, COLOUR: 'IRON GRAY'
- 11 CEMENT BOARD TRIM, TEXTURE: 'SMOOTH':  
-JAMES HARDIE, COLOUR: 'ARCTIC WHITE'
- 12 ENTRY DOOR:  
- COLOUR: PAINTED WHITE
- 13 WINDOW:  
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 14 ALUMINUM/GLASS BALCONY RAILING:  
- COLOUR: 'BLACK'
- 15 ALUMINUM GUARDRAILING:  
- COLOUR: 'BLACK'

**NOTE:**  
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



**north elevation**

1/8" = 1'-0"



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**ELEVATIONS - TOWNHOME 2**  
SCALE: 1/8" = 1'-0"

**ISSUED FOR INFORMATION**  
24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

**COMMON  
GROUND  
CONSULTING**

**SD3.02**



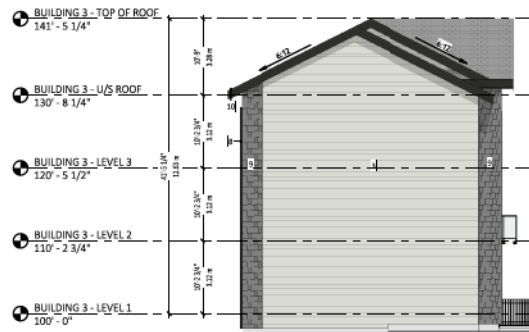
west elevation

1/8" = 1'-0"



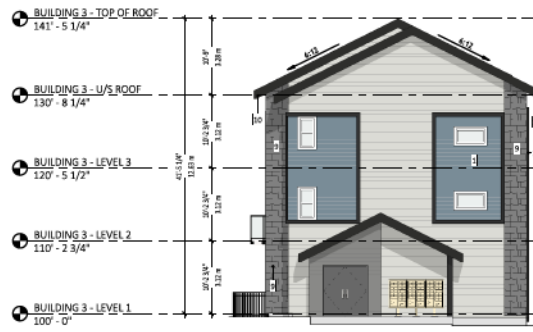
east elevation

1/8" = 1'-0"



north elevation

1/8" = 1'-0"



south elevation

1/8" = 1'-0"

material legend

- 1 CEMENT BOARD CEDAR LAP SIDING  
-JAMES HARDIE; COLOUR: BOOTHBAY BLUE
- 2 CEMENT BOARD CEDAR LAP SIDING  
-JAMES HARDIE; COLOUR: EXTENSIVE BLUE
- 3 CEMENT BOARD CEDAR LAP SIDING  
-JAMES HARDIE; COLOUR: ARCTIC WHITE
- 4 CEMENT BOARD CEDAR LAP SIDING  
-JAMES HARDIE; COLOUR: TRUE BLUE
- 5 CEMENT BOARD CEDAR LAP SIDING  
COLOUR: COASTAL BLUE
- 6 ALUMINUM/GLASS PATIO PRIVACY SCREEN  
- COLOUR: ANNOXITE CLEAR
- 7 CEMENT BOARD CEDAR LAP SIDING  
-JAMES HARDIE; COLOUR: GRAY SLATE
- 8 CEMENT BOARD SMOOTH PANEL SIDING  
-JAMES HARDIE; COLOUR: IRON GRAY
- 9 CEMENT BOARD SHINGLE  
- JAMES HARDIE; COLOUR: 'GRAY SLATE'
- 10 CEMENT BOARD FACED BOARD, TEXTURE: 'SMOOTH';  
-JAMES HARDIE; COLOUR: IRON GRAY
- 11 CEMENT BOARD TRIM, TEXTURE: 'SMOOTH';  
-JAMES HARDIE; COLOUR: 'ARCTIC WHITE'
- 12 ENTRY DOOR  
- COLOUR: PAINTED WHITE
- 13 WINDOW  
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 14 ALUMINUM/GLASS BALCONY RAILING  
- COLOUR: 'BLACK'
- 15 ALUMINUM GUARDRAILING  
- COLOUR: 'BLACK'

NOTES:

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**ELEVATIONS - TOWNHOME 3**  
SCALE: 1/8" = 1'-0"

**ISSUED FOR INFORMATION**  
24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

**COMMON  
GROUND  
CONSULTING**

**SD3.03**



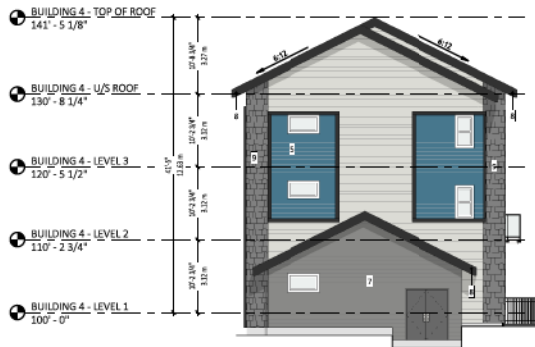
**west elevation**

1/8" = 1'-0"



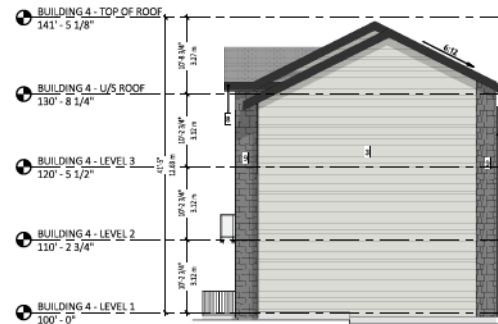
**east elevation**

1/8" = 1'-0"



**north elevation**

1/8" = 1'-0"



**south elevation**

1/8" = 1'-0"

**material legend**

- 1 CEMENT BOARD CEDAR LAP SIDING  
- JAMES HARDIE; COLOUR: BOOTHBAY BLUE
- 2 CEMENT BOARD CEDAR LAP SIDING  
- JAMES HARDIE; COLOUR: EXTENS BLUE
- 3 CEMENT BOARD CEDAR LAP SIDING  
- JAMES HARDIE; COLOUR: ARCTIC WHITE
- 4 CEMENT BOARD CEDAR LAP SIDING  
- JAMES HARDIE; COLOUR: TRUE BLUE
- 5 CEMENT BOARD CEDAR LAP SIDING  
COLOUR: COASTAL BLUE
- 6 ALUMINUM/GLASS PATIO PRIVACY SCREEN  
- COLOUR: ANODIZED CLEAR
- 7 CEMENT BOARD CEDAR LAP SIDING  
- JAMES HARDIE; COLOUR: GRAY SLATE
- 8 CEMENT BOARD SMOOTH PANEL SIDING  
- JAMES HARDIE; COLOUR: IRON GRAY
- 9 CEMENT BOARD SHINGLE  
- JAMES HARDIE; COLOUR: "GRAY SLATE"
- 10 CEMENT BOARD FACED BOARD, TEXTURE: "SMOOTH"  
- JAMES HARDIE; COLOUR: IRON GRAY
- 11 CEMENT BOARD TRIM, TEXTURE: "SMOOTH"  
- JAMES HARDIE; COLOUR: "ARCTIC WHITE"
- 12 ENTRY DOOR  
- COLOUR: PAINTED WHITE
- 13 WINDOW  
- COLOUR: "WHITE EXT. / WHITE INT."
- 14 ALUMINUM/GLASS BALCONY RAILING  
- COLOUR: "BLACK"
- 15 ALUMINUM GUARDRAILING  
- COLOUR: "BLACK"

**NOTES:**

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.O.D.



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**ELEVATIONS - TOWNHOME 4**  
SCALE: 1/8" = 1'-0"

**ISSUED FOR INFORMATION**

24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

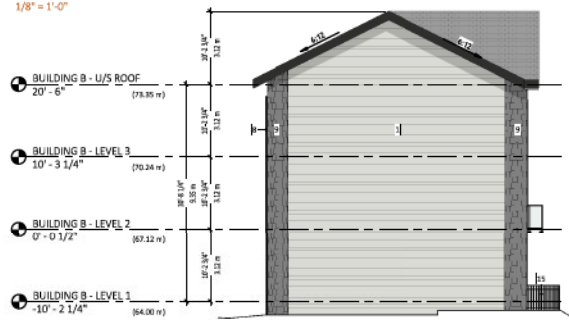
**COMMON  
GROUND  
CONSULTING**

**SD3.04**



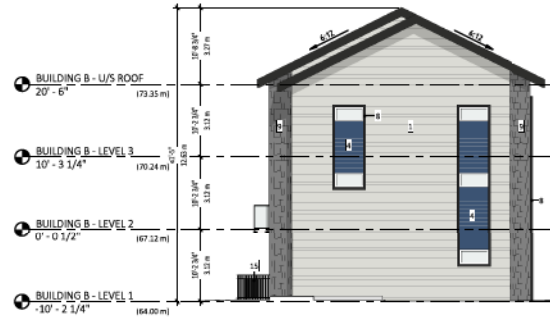
**west elevation**

1/8" = 1'-0"



**north elevation**

1/8" = 1'-0"



**south elevation**

1/8" = 1'-0"



**east elevation**

1/8" = 1'-0"

**material legend**

- 1 CEMENT BOARD CEDAR LAP SIDING:  
- 'JAMES HARDIE', COLOUR: BOOTHBAY BLUE
- 2 CEMENT BOARD CEDAR LAP SIDING:  
- 'JAMES HARDIE', COLOUR: EVENING BLUE
- 3 CEMENT BOARD CEDAR LAP SIDING:  
- 'JAMES HARDIE', COLOUR: ARCTIC WHITE
- 4 CEMENT BOARD CEDAR LAP SIDING:  
- 'JAMES HARDIE', COLOUR: TRUE BLUE
- 5 CEMENT BOARD CEDAR LAP SIDING:  
- COLOUR: COASTAL BLUE
- 6 ALUMINUM/GLASS PATIO PRIVACY SCREEN:  
- COLOUR: 'ANNODIZE CLEAR'
- 7 CEMENT BOARD CEDAR LAP SIDING:  
- 'JAMES HARDIE', COLOUR: GRAY SLATE
- 8 CEMENT BOARD SMOOTH PANEL SIDING:  
- 'JAMES HARDIE', COLOUR: IRON GRAY
- 9 CEMENT BOARD SHINGLE:  
- 'JAMES HARDIE', COLOUR: 'GRAY SLATE'
- 10 CEMENT BOARD FASCA BOARD, TEXTURE: 'SMOOTH':  
- 'JAMES HARDIE', COLOUR: 'IRON GRAY'
- 11 CEMENT BOARD TRIM, TEXTURE: 'SMOOTH':  
- 'JAMES HARDIE', COLOUR: 'ARCTIC WHITE'
- 12 ENTRY DOOR:  
- COLOUR: PAINTED WHITE
- 13 WINDOW:  
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 14 ALUMINUM/GLASS BALCONY RAILING:  
- COLOUR: 'BLACK'
- 15 ALUMINUM GUARDRAILING:  
- COLOUR: 'BLACK'

**NOTE:**  
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**ELEVATIONS - TOWNHOME 5**  
SCALE: 1/8" = 1'-0"

**ISSUED FOR INFORMATION**

24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

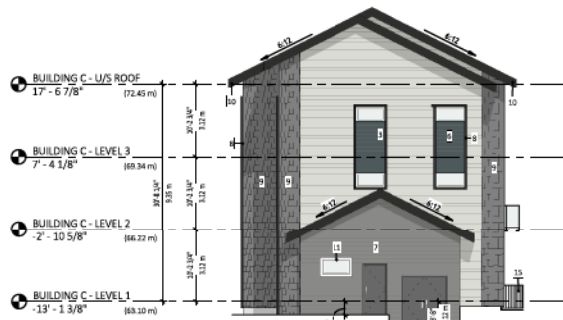
**COMMON  
GROUND  
CONSULTING**

**SD3.05**



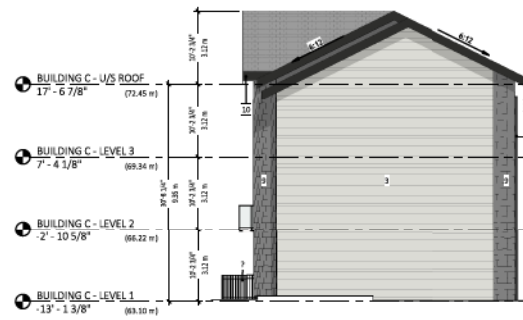
west elevation

1/8" = 1'-0"



north elevation

1/8" = 1'-0"



south elevation

1/8" = 1'-0"



east elevation

1/8" = 1'-0"

material legend

- 1 CEMENT BOARD CEDAR LAP SIDING:  
- JAMES HARDIE®; COLOUR: BOOTHBAY BLUE
- 2 CEMENT BOARD CEDAR LAP SIDING:  
- JAMES HARDIE®; COLOUR: EVENING BLUE
- 3 CEMENT BOARD CEDAR LAP SIDING:  
- JAMES HARDIE®; COLOUR: ARCTIC WHITE
- 4 CEMENT BOARD CEDAR LAP SIDING:  
- JAMES HARDIE®; COLOUR: TRILE BLUE
- 5 CEMENT BOARD CEDAR LAP SIDING:  
- COLOUR: COASTAL BLUE
- 6 ALUMINUM/GLASS PATIO PRIVACY SCREEN:  
- COLOUR: ANNODIZE CLEAR
- 7 CEMENT BOARD CEDAR LAP SIDING:  
- JAMES HARDIE®; COLOUR: GRAY SLATE
- 8 CEMENT BOARD SMOOTH PANEL SIDING:  
- JAMES HARDIE®; COLOUR: IRON GRAY
- 9 CEMENT BOARD SHINGLE:  
- JAMES HARDIE®; COLOUR: GRAY SLATE
- 10 CEMENT BOARD FASCA BOARD, TEXTURE: SMOOTH:  
- JAMES HARDIE®; COLOUR: IRON GRAY
- 11 CEMENT BOARD TRIM, TEXTURE: SMOOTH:  
- JAMES HARDIE®; COLOUR: ARCTIC WHITE
- 12 ENTRY DOOR:  
- COLOUR: PAINTED WHITE
- 13 WINDOW:  
- COLOUR: WHITE EXT. / WHITE INT.
- 14 ALUMINUM/GLASS BALCONY RAILING:  
- COLOUR: BLACK
- 15 ALUMINUM GUARDRAILING:  
- COLOUR: BLACK

NOTE:  
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**ELEVATIONS - TOWNHOME 6**  
SCALE: 1/8" = 1'-0"

**ISSUED FOR INFORMATION**  
24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

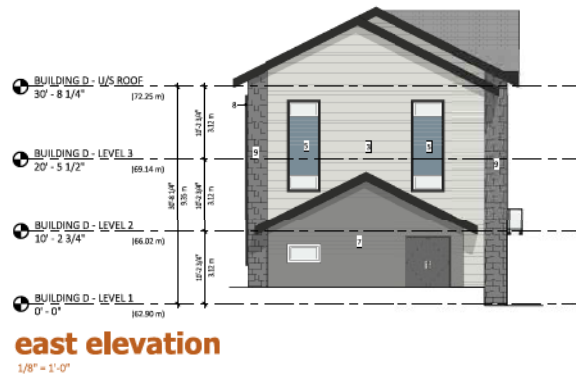
**COMMON  
GROUND  
CONSULTING**

**SD3.06**

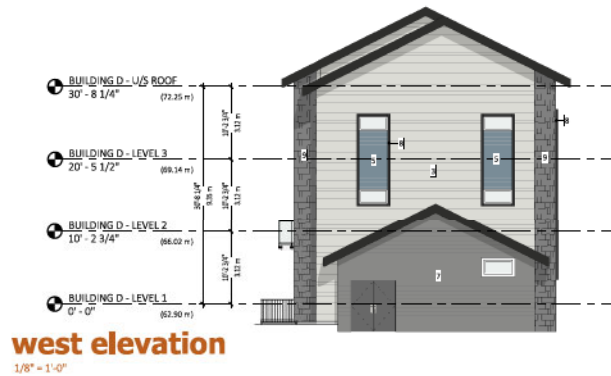




**north elevation**  
1/8" = 1'-0"



**east elevation**  
1/8" = 1'-0"



**west elevation**  
1/8" = 1'-0"



**south elevation**  
1/8" = 1'-0"

**material legend**

- 1 CEMENT BOARD CEDAR LAP SIDING:  
- 'JAMES HARDIE', COLOUR: BOOTHBAY BLUE
- 2 CEMENT BOARD CEDAR LAP SIDING:  
- 'JAMES HARDIE', COLOUR: EVENING BLUE
- 3 CEMENT BOARD CEDAR LAP SIDING:  
- 'JAMES HARDIE', COLOUR: ARCTIC WHITE
- 4 CEMENT BOARD CEDAR LAP SIDING:  
- 'JAMES HARDIE', COLOUR: TRILE BLUE
- 5 CEMENT BOARD CEDAR LAP SIDING:  
- COLOUR: COASTAL BLUE
- 6 ALUMINUM/GLASS PATIO PRIVACY SCREEN:  
- COLOUR: 'ANNOXIDE CLEAR'
- 7 CEMENT BOARD CEDAR LAP SIDING:  
- 'JAMES HARDIE', COLOUR: GRAY SLATE
- 8 CEMENT BOARD SMOOTH PANEL SIDING:  
- 'JAMES HARDIE', COLOUR: IRON GRAY
- 9 CEMENT BOARD SHINGLE:  
- 'JAMES HARDIE', COLOUR: 'GRAY SLATE'
- 10 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH':  
- 'JAMES HARDIE', COLOUR: 'IRON GRAY'
- 11 CEMENT BOARD TRIM, TEXTURE: 'SMOOTH':  
- 'JAMES HARDIE', COLOUR: 'ARCTIC WHITE'
- 12 ENTRY DOOR:  
- COLOUR: PAINTED WHITE
- 13 WINDOW:  
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 14 ALUMINUM/GLASS BALCONY RAILING:  
- COLOUR: 'BLACK'
- 15 ALUMINUM GUARD/RAILING:  
- COLOUR: 'BLACK'

**NOTE:**  
1. ALL GLASSING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**ELEVATIONS - TOWNHOME 7**  
SCALE: 1/8" = 1'-0"

**ISSUED FOR INFORMATION**  
24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

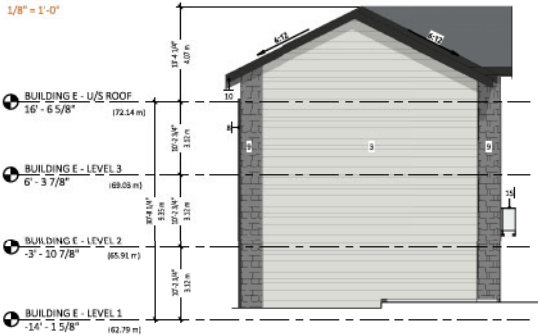
**COMMON  
GROUND  
CONSULTING**

**SD3.07**



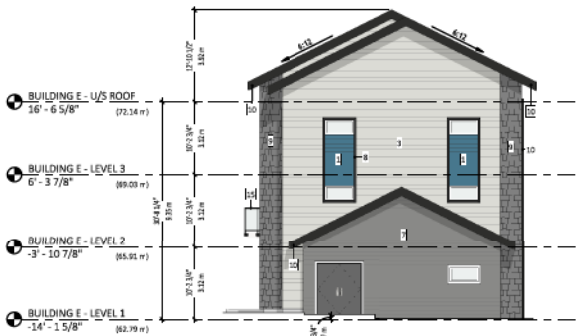
east elevation

1/8" = 1'-0"



south elevation

1/8" = 1'-0"



north elevation

1/8" = 1'-0"



west elevation

1/8" = 1'-0"

material legend

- 1 CEMENT BOARD CEDAR LAP SIDING: -JAMES HARDIE, COLOUR: BOOTHBAY BLUE
- 2 CEMENT BOARD CEDAR LAP SIDING: -JAMES HARDIE, COLOUR: EVENING BLUE
- 3 CEMENT BOARD CEDAR LAP SIDING: -JAMES HARDIE, COLOUR: ARCTIC WHITE
- 4 CEMENT BOARD CEDAR LAP SIDING: -JAMES HARDIE, COLOUR: TRILE BLUE
- 5 CEMENT BOARD CEDAR LAP SIDING: COLOUR: COASTAL BLUE
- 6 ALUMINUM/GLASS PASTIC PRIVACY SCREEN: - COLOUR: 'ANNODIZE CLEAR'
- 7 CEMENT BOARD CEDAR LAP SIDING: -JAMES HARDIE, COLOUR: GRAY SLATE
- 8 CEMENT BOARD SMOOTH PANEL SIDING: -JAMES HARDIE, COLOUR: IRON GRAY
- 9 CEMENT BOARD SHINGLE: -JAMES HARDIE, COLOUR: 'GRAY SLATE'
- 10 CEMENT BOARD FASCA BOARD, TEXTURE: 'SMOOTH': -JAMES HARDIE, COLOUR: 'IRON GRAY'
- 11 CEMENT BOARD TRIM, TEXTURE: 'SMOOTH': -JAMES HARDIE, COLOUR: 'ARCTIC WHITE'
- 12 ENTRY DOOR: - COLOUR: PAINTED WHITE
- 13 WINDOW: - COLOUR: 'WHITE EXT. / WHITE INT.'
- 14 ALUMINUM/GLASS BALCONY RAILING: - COLOUR: 'BLACK'
- 15 ALUMINUM GUARD/RAILING: - COLOUR: 'BLACK'

NOTE:  
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



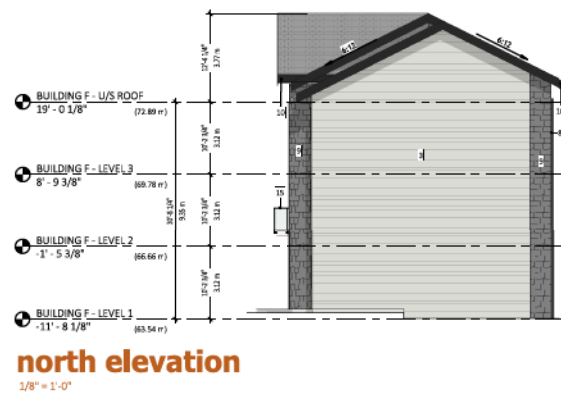
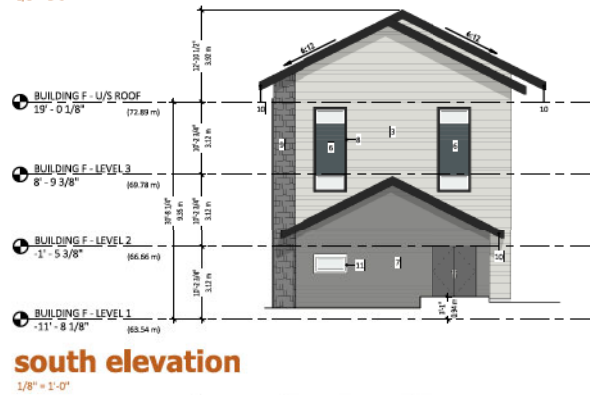
**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**ELEVATIONS - TOWNHOME 8**  
SCALE: 1/8" = 1'-0"

**ISSUED FOR INFORMATION**  
24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

**COMMON GROUND CONSULTING**

**SD3.08**



**material legend**

- 1 CEMENT BOARD CEDAR LAP SIDING: -JAMES HARDIE; COLOUR: BOOTHBAY BLUE
- 2 CEMENT BOARD CEDAR LAP SIDING: -JAMES HARDIE; COLOUR: EVENING BLUE
- 3 CEMENT BOARD CEDAR LAP SIDING: -JAMES HARDIE; COLOUR: ARCTIC WHITE
- 4 CEMENT BOARD CEDAR LAP SIDING: -JAMES HARDIE; COLOUR: TRILE BLUE
- 5 CEMENT BOARD CEDAR LAP SIDING: COLOUR: COASTAL BLUE
- 6 ALUMINUM/GLASS PATIO PRIVACY SCREEN: - COLOUR: 'ANNODIZE CLEAR'
- 7 CEMENT BOARD CEDAR LAP SIDING: -JAMES HARDIE; COLOUR: GRAY SLATE
- 8 CEMENT BOARD SMOOTH PANEL SIDING: -JAMES HARDIE; COLOUR: IRON GRAY
- 9 CEMENT BOARD SHINGLE: -JAMES HARDIE; COLOUR: 'GRAY SLATE'
- 10 CEMENT BOARD FASCA BOARD, TEXTURE: 'SMOOTH': -JAMES HARDIE; COLOUR: 'IRON GRAY'
- 11 CEMENT BOARD TRIM, TEXTURE: 'SMOOTH': -JAMES HARDIE; COLOUR: 'ARCTIC WHITE'
- 12 ENTRY DOOR: - COLOUR: PAINTED WHITE
- 13 WINDOW: - COLOUR: 'WHITE EXT. / WHITE INT.'
- 14 ALUMINUM/GLASS BALCONY RAILING: - COLOUR: 'BLACK'
- 15 ALUMINUM GUARDRAILING: - COLOUR: 'BLACK'

**NOTE:**  
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**ELEVATIONS - TOWNHOME 9**  
SCALE: 1/8" = 1'-0"

**ISSUED FOR INFORMATION**

24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

**COMMON  
GROUND  
CONSULTING**

**SD3.09**



**186B st streetscape**

1" = 10'-0"



**74 ave streetscape**

1" = 10'-0"



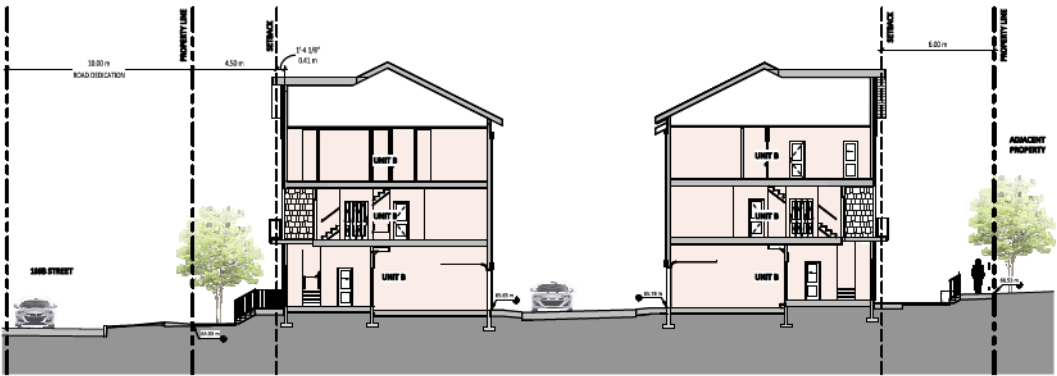
n/s section 1

1" = 10'-0"



n/s section 2

1" = 10'-0"



e/w section

1" = 10'-0"



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**SITE SECTIONS**  
SCALE: 1" = 10'-0"

**ISSUED FOR INFORMATION**

24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

COMMON  
GROUND  
CONSULTING

SD6.01



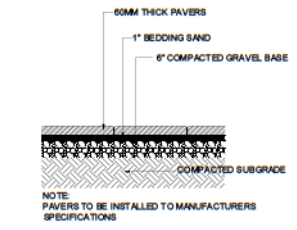




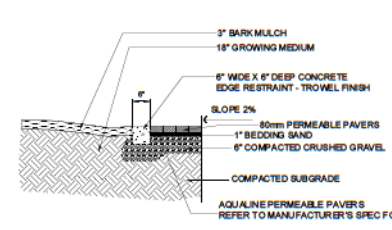




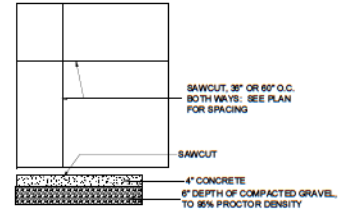
SCALE:



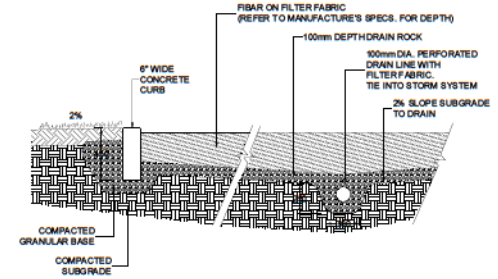
**1 PAVERS ON GRADE**  
1:20



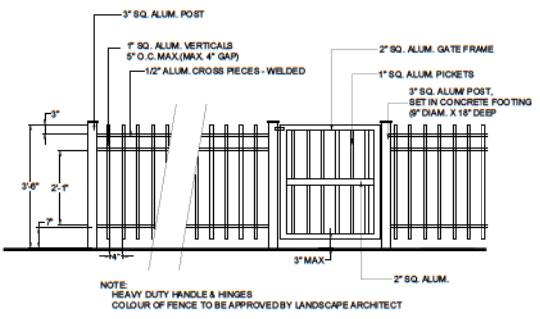
**2 CONCRETE EDGE RESTRAINT**  
1:20



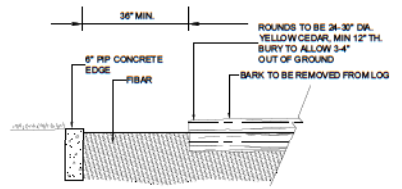
**3 CONCRETE SAW CUTS**  
1:20



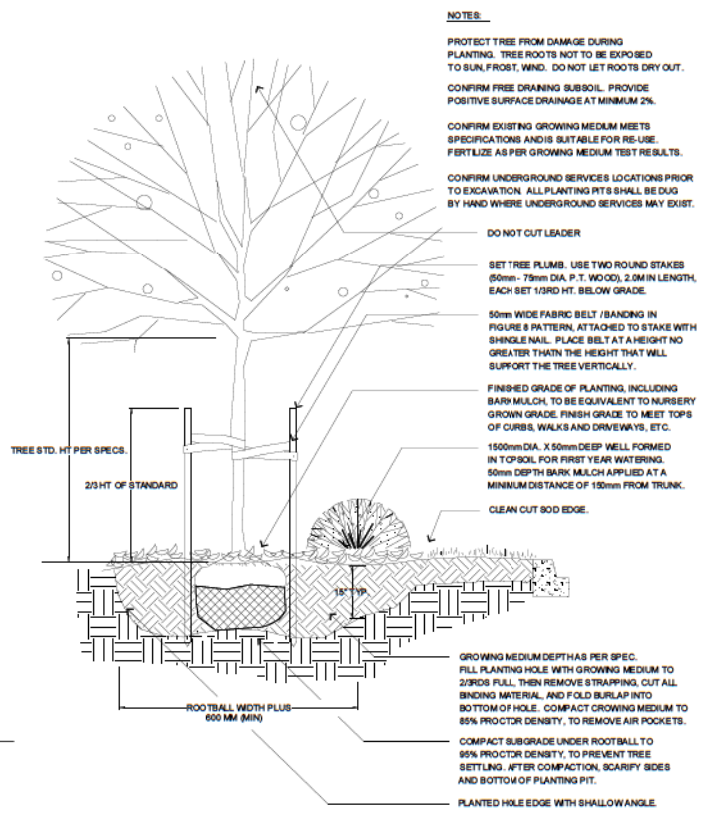
**4 FIBAR PLAYGROUND SAFETY SURFACE**  
1:20



**5 42" HT. METAL PICKET FENCE**  
1:20



**6 PLAY AREA LOG STEP PADS**  
1:20



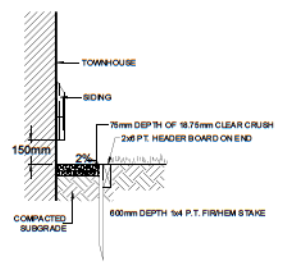
**10 TREE AND SHRUB PLANTING AT GRADE**  
NTS

**NOTES:**  
PROTECT TREE FROM DAMAGE DURING PLANTING. TREE ROOTS NOT TO BE EXPOSED TO SUN, FROST, WIND. DO NOT LET ROOTS DRY OUT.  
CONFIRM FREE DRAINING SUBSOIL. PROVIDE POSITIVE SURFACE DRAINAGE AT MINIMUM 2%.  
CONFIRM EXISTING GROWING MEDIUM MEETS SPECIFICATIONS AND IS SUITABLE FOR RE-USE. FERTILIZE AS PER GROWING MEDIUM TEST RESULTS.  
CONFIRM UNDERGROUND SERVICES LOCATIONS PRIOR TO EXCAVATION. ALL PLANTING RTS SHALL BE DUG BY HAND WHERE UNDERGROUND SERVICES MAY EXIST.

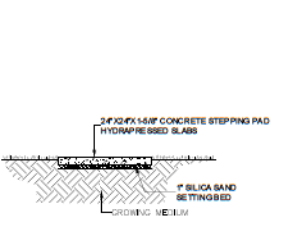
DO NOT CUT LEADER  
SET TREE PLUMS. USE TWO ROUND STAKES (50mm - 75mm DIA. P.T. WOOD), 2.0M IN LENGTH, EACH SET 1/3RD HT. BELOW GRADE.  
50mm WIDE FABRIC BELT / BANDING IN FIGURE 8 PATTERN, ATTACHED TO STAKE WITH SHINGLE NAIL. PLACE BELT AT A HEIGHT NO GREATER THAN THE HEIGHT THAT WILL SUPPORT THE TREE VERTICALLY.  
FINISHED GRADE OF PLANTING, INCLUDING BARK MULCH, TO BE EQUIVALENT TO NURSERY GROWN GRADE. FINISH GRADE TO MEET TOPS OF CURBS, WALKS AND DRIVEWAYS, ETC.  
150mm DIA. X 50mm DEEP WELL FORMED IN TOPSOIL FOR FIRST YEAR WATERING. 50mm DEPTH BARK MULCH APPLIED AT A MINIMUM DISTANCE OF 150mm FROM TRUNK.  
CLEAN CUT SOD EDGE.

GROWING MEDIUM DEPTHS AS PER SPEC. FILL PLANTING HOLE WITH GROWING MEDIUM TO 2/3RDS FULL. THEN REMOVE STRAPPING, CUT ALL BINDING MATERIAL, AND FOLD BURLAP INTO BOTTOM OF HOLE. COMPACT GROWING MEDIUM TO 85% PROCTOR DENSITY, TO REMOVE AIR POCKETS.  
COMPACT SUBGRADE UNDER ROOTBALL TO 85% PROCTOR DENSITY, TO PREVENT TREE SETTLING. AFTER COMPACTION, SCARIFY SIDES AND BOTTOM OF PLANTING PIT.  
PLANTED HOLE EDGE WITH SHALLOW ANGLE.

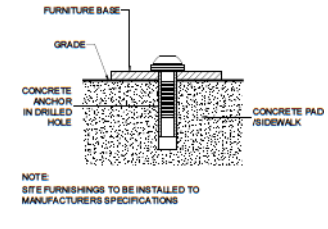
NOTE: HEAVY DUTY HANDLE & HINGES COLOUR OF FENCE TO BE APPROVED BY LANDSCAPE ARCHITECT



**7 GRAVEL DRAIN STRIP**  
1:15



**8 CONCRETE STEPPING STONE**  
1:15



**9 SITE FURNITURE MOUNTING**  
N.T.S.

NOTE: SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

NO.	DATE	REVISION DESCRIPTION	DR.
01	24.01.21	ISSUED FOR PERMIT	MC
02	24.01.21	REVISION OF LUMBER SPECIFICATION	MC
03	24.01.21	NEW WETLAND WALL REV.	MC
04	23.09.24	NEW 9" RAIL	MC
05	23.09.24	NEW OVERLAP	MC
06	23.09.24	PLANTING PLAN	MC
07	23.09.23	NEW 9" RAIL	MC
08	23.09.23	NEW 9" RAIL, NEW WALL	MC
09	23.07.21	NEW 9" RAIL	MC

CLIENT: SPEEDWAY HOMES LTD.

PROJECT: SPEEDWAY TOWNHOMES

18757 74 AVENUE SURREY B.C.

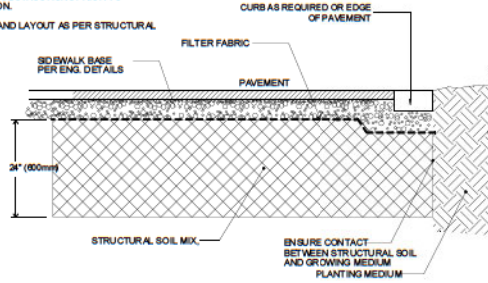
DRAWING TITLE: LANDSCAPE DETAILS

DATE: 22.09.08 DRAWING NUMBER: L5  
SCALE: AS SHOWN  
DRAWN: MC  
DESIGN: MC  
CHECKED: MC

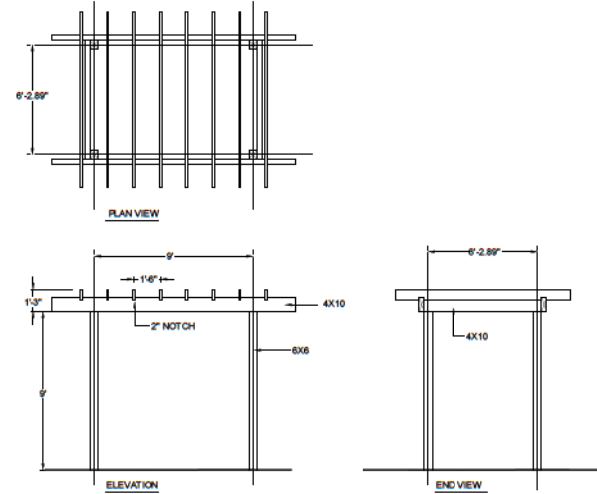
SCALE:

**NOTES**

VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION.  
 DIMENSIONS AND LAYOUT AS PER STRUCTURAL SOIL PLAN

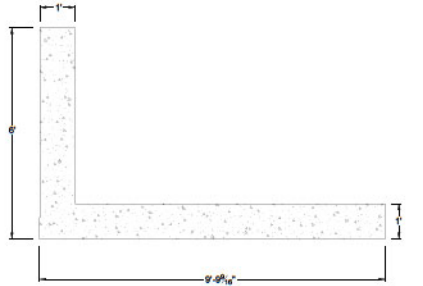


**1 STRUCTURAL SOIL SECTION**  
 1/20

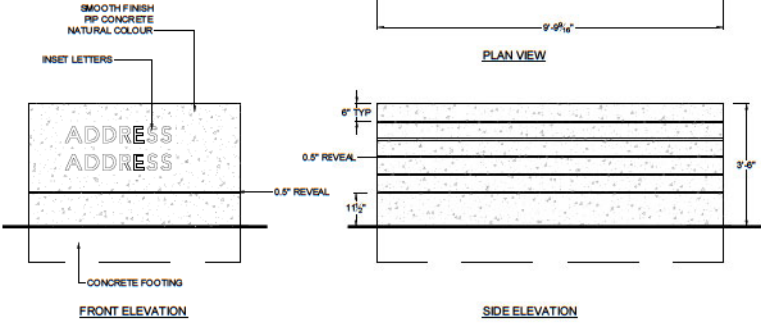


**NOTE:**  
 1. ALL WOOD TO BE CEDAR #2 CONSTRUCTION GRADE  
 2. RAFTERS SCREENED IN PLACE USE STAINLESS STEEL SCREWS  
 3. POSTS AND BEAMS BOLTED USING SIMPSON STRONG TIE DECORATIVE HARDWARE, BLACK.

**2 AMENITY ARBOUR CONCEPT**  
 1/40



PLAN VIEW



FRONT ELEVATION

SIDE ELEVATION

**3 PROJECT SIGNAGE CONCEPT**  
 1/20



NO. DATE REVISION DESCRIPTION DR

CLIENT:

**SPEEDWAY HOMES LTD.**

PROJECT:

**SPEEDWAY TOWNHOMES**

**18757 74 AVENUE  
 SURREY B.C.**

DRAWING TITLE:  
**LANDSCAPE  
 DETAILS**

DATE:	22 SEP 08	DRAWING NUMBER:
SCALE:	AS SHOWN	<b>L6</b>
DRAWN:	MC	
DESIGN:	MC	
CHECKED:	IK	



sheet schedule

SD0.01	COVER PAGE	SD3.01	ELEVATIONS - TOWNHOME 1
SD1.01	CONTEXT PLANS	SD3.02	ELEVATIONS - TOWNHOME 2
SD1.10	PROJECT DATA	SD3.03	ELEVATIONS - TOWNHOME 3
SD1.11	PROJECT DATA	SD3.04	ELEVATIONS - TOWNHOME 4
SD1.20	DESIGN RATIONALE	SD3.05	ELEVATIONS - TOWNHOME 5
SD2.01	SITE CONTEXT	SD3.06	ELEVATIONS - TOWNHOME 6
SD2.01A	SITE PLAN	SD3.07	ELEVATIONS - TOWNHOME 7
SD2.02	SITE CODE PLAN	SD3.08	ELEVATIONS - TOWNHOME 8
SD2.10	FLOOR PLAN - TOWNHOME 1	SD3.09	ELEVATIONS - TOWNHOME 9
SD2.11	FLOOR PLAN - TOWNHOME 1	SD4.01	MATERIAL BOARD
SD2.12	FLOOR PLAN - TOWNHOME 2	SD5.01	STREETSCAPE
SD2.13	FLOOR PLAN - TOWNHOME 2	SD6.01	SITE SECTIONS
SD2.14	FLOOR PLAN - TOWNHOME 3	SD7.01	BASE PLAN
SD2.15	FLOOR PLAN - TOWNHOME 3		
SD2.16	FLOOR PLAN - TOWNHOME 4		
SD2.17	FLOOR PLAN - TOWNHOME 4		
SD2.20	ENLARGED PLAN - UNIT A		
SD2.21	ENLARGED PLAN - UNIT A1		
SD2.22	ENLARGED PLAN - UNIT B		
SD2.23	ENLARGED PLAN - UNIT B1		

common ground consulting

T 604.807.6419 | #103-13463 78 avenue  
surrey, bc v3w 0a8

keystone architecture & planning ltd.

T 604.850.0577 | 300 - 33131 south fraser way  
F 1.855.398.4578 | abbotsford, bc v2s 2b1  
T 587.391.4768 | 410 - 333 11<sup>th</sup> avenue sw,  
calgary, ab v2r 1j9  
e-mail: mail@keystonearch.ca  
website: keystonearch.ca



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**COVER PAGE**  
SCALE: N.T.S.

**ISSUED FOR INFORMATION**

24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

**COMMON  
GROUND  
CONSULTING**

**SD0.01**



regent road elementary (under construction)



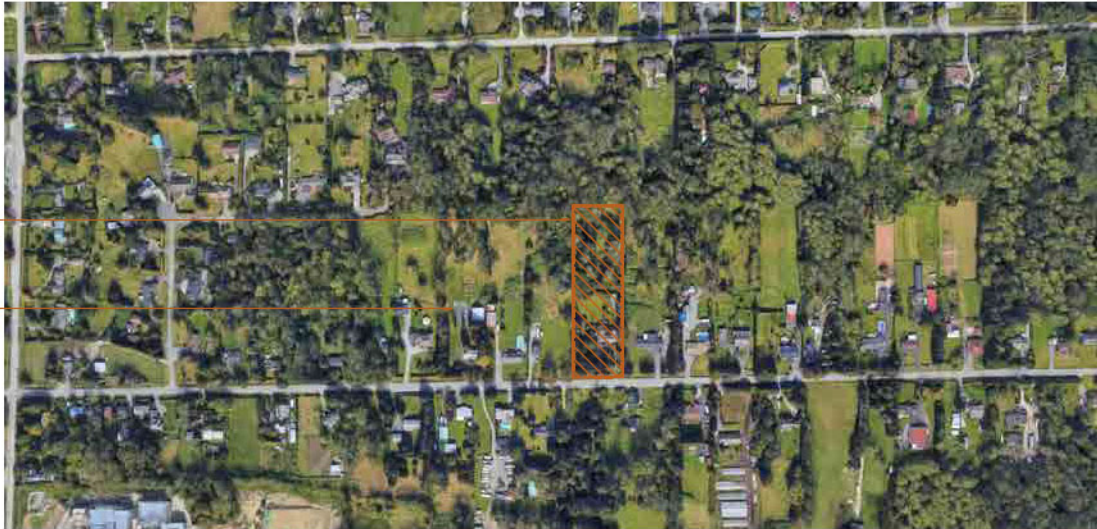
74th ave looking east



74th ave looking west

**location**

THE PROPOSED DEVELOPMENT IS LOCATED IN SURREY ON 74TH AVE. WEST OF THE SITE LES REGINE ROAD ELEMENTARY WHICH IS CURRENTLY UNDER CONSTRUCTION. RESIDENTIAL HOUSES LIE ON EITHER SIDE ON THE PROPOSED DEVELOPMENT.



SPEEDWAY TOWNHOUSES

REGENT ROAD ELEMENTARY



SPEEDWAY TOWNHOUSES



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**CONTEXT PLANS**  
SCALE: N.T.S.



**ISSUED FOR INFORMATION**

24-09-10 REVISION #: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

COMMON  
GROUND  
CONSULTING

SD1.01

**current project data & requirements**

<b>PROJECT:</b>	SPEEDWAY TOWNHOMES (SURREY)
<b>CIVIC ADDRESS:</b>	18757 74TH AVENUE, SURREY B.C.
<b>LEGAL DESCRIPTION:</b>	LOT 38 SECTION 21 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 30231
<b>GROSS SITE AREA (LOT #1):</b>	49,730 S.F. (4,617 S.M.) EXCLUDING MUP AREA
<b>NET SITE AREA (LOT #1):</b>	39,409.90 S.F. (3,661 S.M.)
<b>CURRENT ZONE:</b>	RA (ONE-ACRE RESIDENTIAL ZONE)
<b>PROPOSED ZONE:</b>	RM-30
<b>CURRENT OCP DESIGNATION:</b>	URBAN RESIDENTIAL
<b>PROPOSED OCP DESIGNATION:</b>	URBAN/TOWNHOUSE FLEX
<b>VARIANCES APPLIED FOR:</b>	1. PATIOS ON THE STREET LEVEL ENCRoACHING INTO SETBACK BY MORE THAN 0.6m IN BUILDINGS #3 AND #4. 2. MORE THAN 3 STAIR RISERS ENCRoACHING THE SETBACK FOR BUILDINGS #2, #3, AND #4.
<b>ZONING GROSS FLOOR AREA DEFINITION:</b>	THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING WITHOUT LIMITATION STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS.
<b>ZONING ALLOWABLE DENSITY:</b>	27 UPA W/ ENERGY EFFICIENCY BONUS 27 X 0.9 AC = 24 UNITS
<b>ZONING F.A.R. DEFINITION:</b>	MEANS A MEASURE OF DENSITY OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDINGS CONSTRUCTED OR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT
<b>ZONING F.A.R. ALLOWED:</b>	1.00
<b>ZONING ALLOWABLE LOT COVERAGE (MAXIMUM):</b>	THE MAXIMUM LOT COVERAGE FOR ALL BUILDING AND STRUCTURES SHALL BE 45% PRINCIPAL BUILDINGS SHALL NOT EXCEED 13m, ACCESSORY BUILDINGS SHALL NOT EXCEED 4.5m, INDOOR AMENITY SPACE BUILDING SHALL NOT EXCEED 11m, STRUCTURES SHALL NOT EXCEED 4.5m.
<b>ZONING ALLOWABLE BUILDING HEIGHT:</b>	
<b>ZONING SETBACKS:</b>	INTERIOR LOT LINE SETBACK: 6M NORTH: 4.5M EAST: 6M SOUTH: 4.5M WEST: 4.5M
<b>ZONING COMMON INDOOR AMENITY AREA (MIN.):</b>	REQUIRED: 19 DU X 3 S.M. = 57 S.M. (613 S.F.) - REQUIRED LOT 1 AND FUTURE LOT 2: 41 DU X 3 S.M. = 123 S.M. (1324 S.F.)
<b>ZONING COMMON OUTDOOR AMENITY AREA (MIN.):</b>	REQUIRED: 19 DU X 3 S.M. = 57 S.M. (613 S.F.) - REQUIRED LOT 1 AND FUTURE LOT 2: 41 DU X 3 S.M. = 123 S.M. (1324 S.F.)
<b>REQUIRED WASTE COLLECTION SPACE:</b>	CITY COLLECTION TO EACH TOWNHOUSE ONE - 180L GARBAGE CART, ONE - 240L RECYCLING CART, ONE - 120 L ORGANICS CART

**proposed project data - lot 1 proposed**

<b>PROPOSED SITE / BUILDING DATA</b>	
<b>PROPOSED USE:</b>	RESIDENTIAL
<b>PROPOSED BUILDING AREA:</b>	14,584 S.F. (1,354 S.M.)
<b>PROPOSED LOT COVERAGE:</b>	GROSS: 29.32% NET: 37.00%
<b>PROPOSED GROSS FLOOR AREA (INCLUDING GARAGES):</b>	41,407 S.F. (3,846 S.M.)
<b>PROPOSED NET FLOOR AREA (EXCLUDING GARAGES AND INDOOR AMENITY):</b>	31,632 S.F. (2,938 S.M.)
<b>PROPOSED F.A.R.</b>	31,632 / 39409.90 = 0.80 (BASED ON NET SITE AREA) [REFERENCE SCHEDULE 0.3.1]
<b>NOTE:</b> LOT COVERAGE BASED ON OVERALL BUILDING AREA, INCLUDING ROOF OVERHANGS AND PATIOS.	

**proposed project data - lot 2 future**

<b>PROPOSED SITE / BUILDING DATA</b>	
<b>PROPOSED USE:</b>	RESIDENTIAL
<b>PROPOSED BUILDING AREA:</b>	16,083 S.F. (1,494 S.M.)
<b>PROPOSED LOT COVERAGE:</b>	GROSS: 40.7% NET: 43.3%
<b>PROPOSED GROSS FLOOR AREA (INCLUDING GARAGES):</b>	46,380 S.F. (4,308 S.M.)
<b>PROPOSED NET FLOOR AREA (EXCLUDING GARAGES AND INDOOR AMENITY):</b>	37,123 S.F. (3,448 S.M.)
<b>PROPOSED F.A.R.</b>	37,123 / 39503 = 0.94 (BASED ON NET SITE AREA) [REFERENCE SCHEDULE 0.3.2]
<b>NOTE:</b> LOT COVERAGE BASED ON OVERALL BUILDING AREA, INCLUDING ROOF OVERHANGS AND PATIOS.	

**proposed project data cont.**

<b>PROPOSED VARIANCES</b>		
1-PATIOS ON THE STREET LEVEL ENCRoACHING INTO SETBACK BY MORE THAN 0.6m IN BUILDINGS #3 AND #4.		
2-MORE THAN 3 STAIR RISERS ENCRoACHING THE SETBACK FOR BUILDINGS #2, #3, AND #4.		
<b>PROPOSED UNIT COUNT</b>		<b>AVERAGE UNIT SIZES</b>
'A' UNITS (21'-0" X 35'-7")	2 (15.8%)	+/- 2,208 S.F.
'A1' UNITS (21'-0" X 35'-7")	2 (10.5%)	+/- 2,208 S.F.
'B' UNITS (20'-0" X 35'-7")	12 (57.9%)	+/- 2,178 S.F.
'B1' UNITS (20'-0" X 35'-7")	3 (15.8%)	+/- 2,178 S.F.
<b>TOTAL</b>	<b>19 (100%)</b>	

**0.1.1 code summary**

<b>APPLICABLE BUILDING CODES: 2018 BCBC/ 2018 BC FIRE CODE/ ASHRAE 90.1-2016</b>		
<b>BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT:</b>		
<b>TITLE</b>	<b>VALUE</b>	<b>REFERENCE*</b>
<b>1. PART 3 OR PART 9 BUILDING:</b>	PART 9	DIV. A - PART 1 COMPLIANCE 1.3.3.2.
<b>2. MAJOR OCCUPANCY (IES):</b>	GROUP C RESIDENTIAL	9.10.2, APPENDIX A - 9.10.2.1
<b>3. BUILDING CLASSIFICATION (S):</b>	GROUP C, UP TO 3 STOREYS	9.10.2
<b>4. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:</b>	N/A	
<b>5. COMBUSTIBLE OR NON COMBUSTIBLE CONSTRUCTION:</b>	COMBUSTIBLE OR NON COMBUSTIBLE	9.10.14.5 - A
<b>6. COMBUSTIBLE OR NON COMBUSTIBLE CLADDING:</b>	NON COMBUSTIBLE	9.10.14.5 - A
<b>7. HIGH BUILDING:</b>	N/A	
<b>8. FIREWALL:</b>	N/A	
<b>9. MEZZANINE(S):</b>	N/A	
<b>10. INTERCONNECTED FLOOR SPACE:</b>	N/A	
<b>11. SPRINKLER SYSTEM:</b>	N/A	
<b>12. STANDPIPE SYSTEM:</b>	N/A	
<b>13. FIRE ALARM SYSTEM:</b>	N/A	
<b>14. SMOKE CONTROL MEASURES:</b>	N/A	
<b>15. ANNUNCIATOR AND ZONE INDICATION:</b>	N/A	
<b>16.FIRE SEPARATIONS:</b>		
<b>16.1. LOAD BEARING WALLS AND COLUMNS:</b>	1 HR	9.10.8.10
<b>16.2. FLOORS:</b>	45 MIN	TABLE 9.10.8.1
<b>16.3. PARTY WALLS:</b>	1 HR	9.10.9.14
<b>16.4. ELECTRICAL AND MECHANICAL ROOM WALLS:</b>	1 HR	9.10.8.5
<b>16.2. ROOFS:</b>	N/A	9.10.8.1; 9.10.8.7
<b>17. STREETS:</b>	2 STREETS	3.2.2.5.5.(2); 3.2.5.5.(3)
<b>NOTES:</b>		
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2018		



**0.2.0 gross floor area summary notes**

1. THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING WITHOUT LIMITATION STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS.
2. EXCLUSIONS: NONE

**parking stall / bicycle storage data**

RESIDENT - VEHICLE PARKING STALL DATA	UNITS	FACTOR	REQUIRED/ALLOWABLE	PROPOSED
2.0 SPACES PER DU	19	X 2.0	38 STALLS	38 STALLS
EV LEVEL 2:	19	X 2.0	38 STALLS	38 STALLS
VISITOR - VEHICLE PARKING STALL DATA	UNITS	FACTOR	REQUIRED	PROPOSED
0.2 SPACES PER DU	19	X 0.2	3.8 STALLS	4 STALLS
SMALL CAR:	4	X 0.35	1.4 STALLS (MAX)	1 STALL
ACCESSIBLE:	1 VAN	1 VAN	1 STALL (VAN)	1 STALL (VAN)
EV LEVEL 2:	4	X 0.5	2 STALLS	2 STALLS
VISITOR - BICYCLE STORAGE DATA	UNITS	FACTOR	REQUIRED	PROPOSED
	4 BLDGS	6 PER BLDG	24	24

**0.4.0 UPA summary notes**

1. OCP (URBAN DESIGNATION) - UP TO 72 UPH OR 30 UPA AS PER THE SECONDARY PLAN AS NOTES IN FIGURE 4
2. WEST CLAYTON NCP - URBAN/ TOWNHOUSE FLEX (22+5) UPA
3. RM-30 ZONE - 75 UPH OR 30 UPA MAX WITH AMENITY CONTRIBUTIONS

**0.4.1 UPA summary**

	AREA (SF)	AREA (ACRE)	UNIT COUNT	UPA (UNIT PER ACRE)
UPA - OVERALL SITE (GROSS)	108,757.56	2.49	41	16.46
UPA - LOT 1 (GROSS)	52,011.36	1.19	19	15.96
UPA - LOT 2 (GROSS)	56,746.21	1.30	22	16.92
UPA - OVERALL SITE (NET)	78,917.12	1.81	41	22.65
UPA - LOT 1 (NET)	39,414.69	0.90	19	21.11
UPA - LOT 2 (NET)	39,503.03	0.90	22	24.44

**0.3.0 F.A.R. summary notes**

1. MEANS A MEASURE OF DENSITY OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDINGS CONSTRUCTED OR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT, SUBJECT TO THE FOLLOWING:
  - (a) THE FLOOR AREA OF THE BUILDING SHALL BE MEASURED TO THE LESSER OF THE OUTSIDE EDGE OF THE EXTERIOR WALLS OR SHEATHING, EXCLUDING BASEMENTS, CRAWL SPACES LESS THAN OR EQUAL TO 1.5 M CLEAR HEIGHT, BALCONIES, CANOPIES, TERRACES AND DECKS;
  - (b) WHEN CALCULATING THE FLOOR AREA RATIO, UNDEVELOPABLE AREAS ARE EXCLUDED FROM THE LOT AREA IN ALL ZONES OTHER THAN IN THE SINGLE FAMILY RESIDENTIAL ZONES EXCEPT IN RA, RA-G, RH AND RH-G ZONES. WHERE THE EXCLUSION OF THE UNDEVELOPABLE AREAS IN THE RA, RA-G, RH AND RH-G ZONES RESULTS IN A LOT AREA THAT IS LESS THAN THE MINIMUM LOT AREA PERMITTED IN SECTION K OF THE ZONE, THE FLOOR AREA RATIO SHALL BE CALCULATED USING THE MINIMUM LOT AREA PERMITTED IN THAT ZONE;
  - (c) THOSE AREAS USED AS AN ACCESSORY USE FOR PARKING WITHIN BUILDING ENVELOPE OR UNDERGROUND PARKING ARE EXCLUDED; AND
  - (d) WHERE PARKING IS A PRINCIPAL USE OF THE LOT, THOSE AREAS WHICH ARE USED FOR PARKING WITHIN THE OUTERMOST WALLS OF A BUILDING OR UNDERGROUND SHALL BE COUNTED IN THE CALCULATION.

**0.3.1 F.A.R. summary - lot 1**

	AREA (SF)	AREA (SQM)	COMMENTS
<b>TOWNHOME #1</b>			
LEVEL 1 (INDOOR AMENITY)	1827	169.73	GARAGE EXCLUDED
LEVEL 2	713	66.24	INDOOR AMENITY EXCLUDED
LEVEL 2 (INDOOR AMENITY)	3873	359.81	
LEVEL 3	713	66.24	INDOOR AMENITY EXCLUDED
	<b>9,981</b>	<b>927.26</b>	
<b>TOWNHOME #2</b>			
LEVEL 1	1525	141.68	GARAGE EXCLUDED
LEVEL 2	3251	302.03	
LEVEL 3	3552	329.99	
	<b>8,328</b>	<b>773.69</b>	
<b>TOWNHOME #3</b>			
LEVEL 1	1228	114.09	GARAGE EXCLUDED
LEVEL 2	2586	240.25	
LEVEL 3	2848	264.59	
	<b>6,662</b>	<b>618.92</b>	
<b>TOWNHOME #4</b>			
LEVEL 1	1228	114.09	GARAGE EXCLUDED
LEVEL 2	2585	240.19	
LEVEL 3	2848	264.59	
	<b>6,661</b>	<b>618.83</b>	
<b>AREA GRAND TOTAL</b>	<b>31,632</b>	<b>2938.70</b>	

**0.3.1 F.A.R. summary - lot 2**

	AREA (SF)	AREA (SQM)	COMMENTS
<b>TOWNHOME #5</b>			
LEVEL 1	1576	146.41	GARAGE EXCLUDED
LEVEL 2	3349	311.13	
LEVEL 3	3612	335.56	
	<b>8537</b>	<b>793.11</b>	
<b>TOWNHOME #6</b>			
LEVEL 1	1140	105.90	GARAGE EXCLUDED
LEVEL 2	2503	232.53	
LEVEL 3	2764	256.78	
	<b>6407</b>	<b>595.22</b>	
<b>TOWNHOME #7</b>			
LEVEL 1	1584	147.15	GARAGE EXCLUDED
LEVEL 2	3337	310.01	
LEVEL 3	3598	334.26	
	<b>8519</b>	<b>791.44</b>	
<b>TOWNHOME #8</b>			
LEVEL 1	1263	117.33	GARAGE EXCLUDED
LEVEL 2	2578	248.79	
LEVEL 3	2889	268.39	
	<b>6830</b>	<b>634.52</b>	
<b>TOWNHOME #9</b>			
LEVEL 1	1263	117.33	GARAGE EXCLUDED
LEVEL 2	2678	248.79	
LEVEL 3	2889	268.39	
	<b>6830</b>	<b>634.52</b>	
<b>AREA GRAND TOTAL</b>	<b>37123</b>	<b>3448.94</b>	



## design rationale

### project description

THIS PROPOSED DEVELOPMENT IS COMPRISED OF FOUR 3-STORY WOOD FRAME GROUND ORIENTED MULTI-FAMILY RESIDENTIAL BUILDINGS CONSISTING OF 39 UNITS WITH INDIVIDUAL POINTS OF ENTRY ALONG THE PERIMETER OF THE SITE. A VEHICULAR THOROUGHFARE CONNECTS 74TH AVE WHILE PROVIDING ACCESS TO VISITOR PARKING AS WELL AS THE ENCLOSED DOUBLE SIDE-BY-SIDE GARAGE PARKING LOCATED WITHIN EACH UNIT. THE NATURAL SLOPE OF THE SITE IS INTEGRATED INTO THE EXTERIOR FACADE AS THE BUILDINGS STEP DOWN...

### massing, form & character

THE SITING AND MASSING OF THE BUILDINGS WITHIN THIS DEVELOPMENT IS DESIGNED TO INCORPORATE CONCEPTS THAT ARE BOTH CONTEMPORARY AND SIMPLISTIC, WITH THE INCLUSION OF BUILDOUTS AND TRIM AROUND WINDOWS AND PATIOS ALLOWING NATURAL DAYLIGHT TO PERMEATE INTO THESE SPACES WHILE ALSO CREATING AN EXTERIOR EXPRESSION THAT LINES WITH THE NEIGHBORHOOD GUIDELINES.

THE EXTERIOR MASSING OF THE BUILDINGS IS INSPIRED BY THE SURROUNDING HOMES IN THE AREA. THROUGH THE USE OF DIFFERENT MATERIALS AND BUILDOUTS, THE ELEVATIONS ARE SEPARATED INTO MULTIPLE PIECES JOINING TOGETHER, WHICH REFERENCE THE COMBINING OF MULTIPLE SINGLE-FAMILY DWELLINGS INTO MULTI-FAMILY DWELLINGS. THE USE OF SHAKES, HORIZONTAL LAB SIDING, AND DARK FRAMES HONOR THE NEIGHBORHOOD WHILE STILL MAINTAINING THE MODERN FEELING. THE USE OF WARM TONES WITH POPS OF COLOR ALSO ALIGNS WITH THE CHARACTER SEEN THROUGHOUT THE NEIGHBORHOOD. THE ROOF FORM AT...

### variances

AS SITE IS SLOPING IN BOTH DIRECTIONS (NORTH-SOUTH AND EAST-WEST), AND BECAUSE OF THE LIMITED PROPERTY WIDTH AFTER ROAD DEDICATION ON THE WEST SIDE OF THE PROPERTY, A PROPOSED VARIANCE IS REQUESTED TO ALLOW MORE THAN 3 RISERS ENCRACHING INTO THE SETBACK AT ENTRANCE LEVEL ON SOUTH AND WEST SETBACK PLUS A VARIANCE TO ALLOW PATIOS AT STREET LEVEL TO ENCRACH INTO SETBACK BY MORE THAN 0.6M IN BUILDINGS #3 & #4 FACING WEST TO ALLOW DECENT SUITE ACCESS AND TO CREATE A PRIVATE OUTDOOR SPACE TO EACH SUITE WHILE MAINTAINING HUMAN SCALE AND ALLOWING A STEPPING LANDSCAPE BUFFER ALONG BOTH SOUTH AND WEST PROPERTY LINES FROM THE STREET FACING UNITS.

### environmental sustainability

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, AND RENEWABLE BASED WOOD BUILDING MATERIALS.

### crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR DRIVE AISLE BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, AND ELIMINATION OF ALL POTENTIAL DARK AREAS AND ACCESSES/EXITS.



entrance 186B street



outdoor amenity area



south-west corner



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**DESIGN RATIONALE**  
SCALE: N.T.S.

**ISSUED FOR INFORMATION**

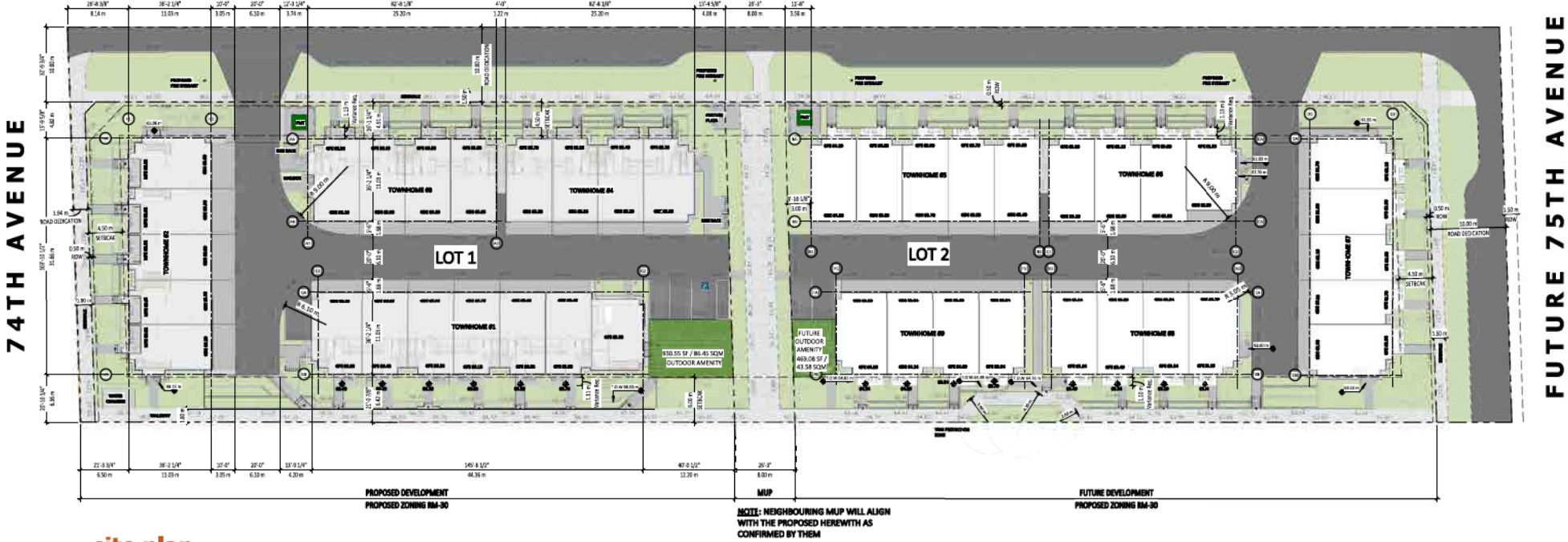
24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

**COMMON  
GROUND  
CONSULTING**

**SD1.20**



186B STREET



site plan  
1" = 20'-0"



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**SITE CONTEXT**  
SCALE: 1" = 20'-0"



**ISSUED FOR INFORMATION**

24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

COMMON  
GROUND  
CONSULTING

SD2.01



PROPOSED DEVELOPMENT  
PROPOSED ZONING RM-30

NOTE: INDICATING MAP WILL  
ALIGN WITH THE PROPOSED HEREWITH  
AS CONFIRMED BY TRIM



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**SITE PLAN**  
SCALE: 3/32" = 1'-0"



**ISSUED FOR INFORMATION**

24-09-30 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

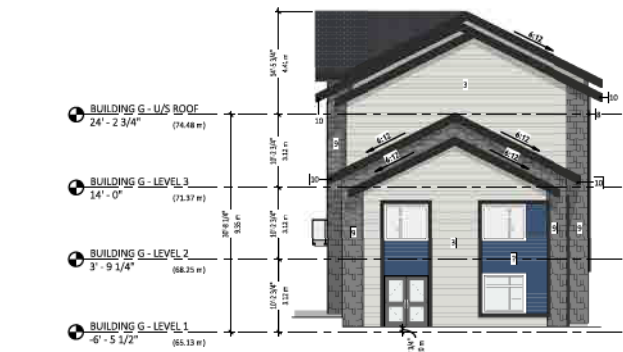
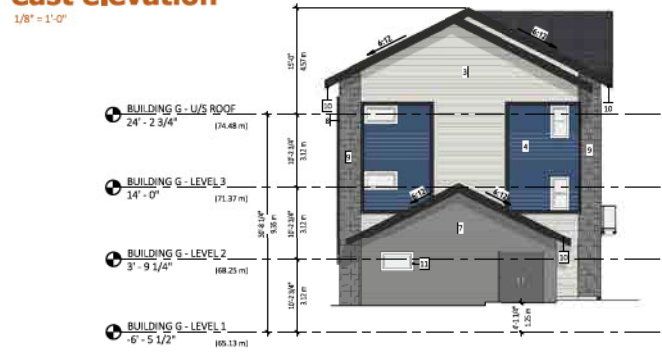
COMMON  
GROUND  
CONSULTING

SD2.01A



**material legend**

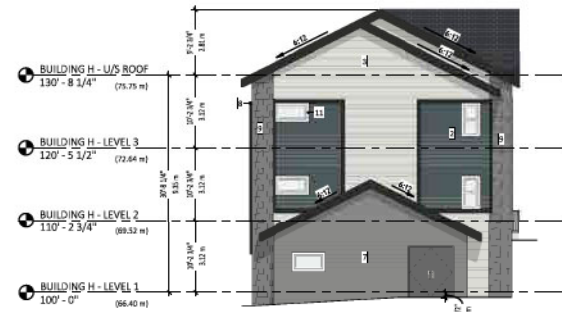
- 1 CEMENT BOARD CEDAR LAP SIDING: "JAMES HARDIE" COLOUR: BOOTHBAY BLUE
  - 2 CEMENT BOARD CEDAR LAP SIDING: "JAMES HARDIE" COLOUR: EVENING BLUE
  - 3 CEMENT BOARD CEDAR LAP SIDING: "JAMES HARDIE" COLOUR: ARCTIC WHITE
  - 4 CEMENT BOARD CEDAR LAP SIDING: "JAMES HARDIE" COLOUR: TRUE BLUE
  - 5 CEMENT BOARD CEDAR LAP SIDING: COLOUR: COASTAL BLUE
  - 6 ALUMINUM/GLASS PATIO PRIVACY SCREEN: COLOUR: "ANNODIZE CLEAR"
  - 7 CEMENT BOARD CEDAR LAP SIDING: "JAMES HARDIE" COLOUR: GRAY SLATE
  - 8 CEMENT BOARD SMOOTH PANEL SIDING: "JAMES HARDIE" COLOUR: IRON GRAY
  - 9 CEMENT BOARD SHINGLE: "JAMES HARDIE" COLOUR: "GRAY SLATE"
  - 10 CEMENT BOARD FASCA BOARD, TEXTURE: "SMOOTH": "JAMES HARDIE" COLOUR: "IRON GRAY"
  - 11 CEMENT BOARD TRIM, TEXTURE: "SMOOTH": "JAMES HARDIE" COLOUR: "ARCTIC WHITE"
  - 12 ENTRY DOOR: COLOUR: PAINTED WHITE
  - 13 WINDOW: COLOUR: "WHITE EXT. / WHITE INT."
  - 14 ALUMINUM/GLASS BALCONY RAILING: COLOUR: "BLACK"
  - 15 ALUMINUM GUARD/RAILING: COLOUR: "BLACK"
- NOTE:**  
 1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.





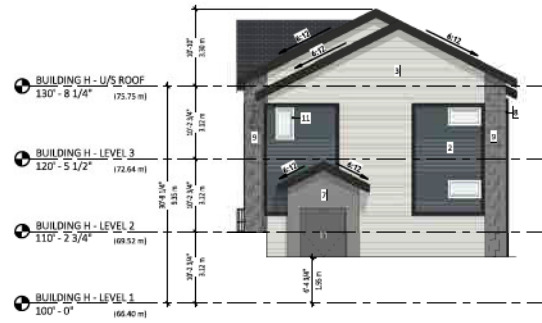
**south elevation**

1/8" = 1'-0"



**west elevation**

1/8" = 1'-0"



**east elevation**

1/8" = 1'-0"

**material legend**

- 1 CEMENT BOARD CEDAR LAP SIDING:  
- JAMES HARDIE, COLOUR: BOOTHBAY BLUE
- 2 CEMENT BOARD CEDAR LAP SIDING:  
- JAMES HARDIE, COLOUR: EVENING BLUE
- 3 CEMENT BOARD CEDAR LAP SIDING:  
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 4 CEMENT BOARD CEDAR LAP SIDING:  
- JAMES HARDIE, COLOUR: TRUE BLUE
- 5 CEMENT BOARD CEDAR LAP SIDING:  
- COLOUR: COASTAL BLUE
- 6 ALUMINUM/GLASS PATIO PRIVACY SCREEN:  
- COLOUR: ANNOXIDE CLEAR
- 7 CEMENT BOARD CEDAR LAP SIDING:  
- JAMES HARDIE, COLOUR: GRAY SLATE
- 8 CEMENT BOARD SMOOTH PANEL SIDING:  
- JAMES HARDIE, COLOUR: IRON GRAY
- 9 CEMENT BOARD SHINGLE:  
- JAMES HARDIE, COLOUR: GRAY SLATE
- 10 CEMENT BOARD FASCI BOARD, TEXTURE: SMOOTH:  
- JAMES HARDIE, COLOUR: IRON GRAY
- 11 CEMENT BOARD TRIM, TEXTURE: SMOOTH:  
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 12 ENTRY DOOR:  
- COLOUR: PAINTED WHITE
- 13 WINDOW:  
- COLOUR: WHITE EXT. / WHITE INT.
- 14 ALUMINUM/GLASS BALCONY RAILING:  
- COLOUR: BLACK
- 15 ALUMINUM GUARDRAILING:  
- COLOUR: BLACK

**NOTE:**  
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



**north elevation**

1/8" = 1'-0"



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**ELEVATIONS - TOWNHOME 2**  
SCALE: 1/8" = 1'-0"

**ISSUED FOR INFORMATION**

24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

**COMMON  
GROUND  
CONSULTING**

**SD3.02**



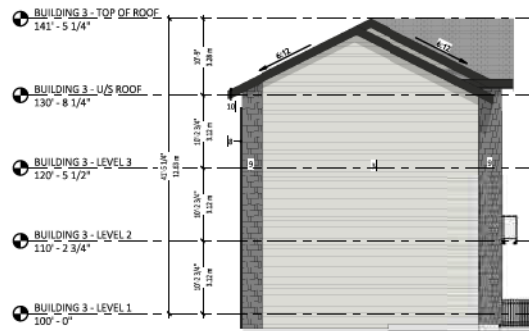
**west elevation**

1/8" = 1'-0"



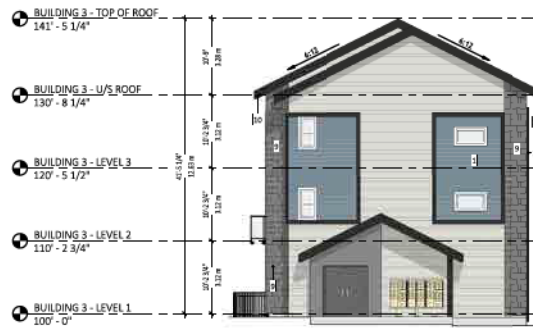
**east elevation**

1/8" = 1'-0"



**north elevation**

1/8" = 1'-0"



**south elevation**

1/8" = 1'-0"

**material legend**

- 1 CEMENT BOARD CEDAR LAP SIDING  
- JAMES HARDIE; COLOUR: BOOTHBAY BLUE
- 2 CEMENT BOARD CEDAR LAP SIDING  
- JAMES HARDIE; COLOUR: EXTENSIVE BLUE
- 3 CEMENT BOARD CEDAR LAP SIDING  
- JAMES HARDIE; COLOUR: ARCTIC WHITE
- 4 CEMENT BOARD CEDAR LAP SIDING  
- JAMES HARDIE; COLOUR: TRUE BLUE
- 5 CEMENT BOARD CEDAR LAP SIDING  
COLOUR: COASTAL BLUE
- 6 ALUMINUM/GLASS PATIO PRIVACY SCREEN  
- COLOUR: ANODIZED CLEAR
- 7 CEMENT BOARD CEDAR LAP SIDING  
- JAMES HARDIE; COLOUR: GRAY SLATE
- 8 CEMENT BOARD SMOOTH PANEL SIDING  
- JAMES HARDIE; COLOUR: IRON GRAY
- 9 CEMENT BOARD SHINGLE  
- JAMES HARDIE; COLOUR: 'GRAY SLATE'
- 10 CEMENT BOARD FACED BOARD, TEXTURE: 'SMOOTH';  
- JAMES HARDIE; COLOUR: IRON GRAY
- 11 CEMENT BOARD TRIM, TEXTURE: 'SMOOTH';  
- JAMES HARDIE; COLOUR: 'ARCTIC WHITE'
- 12 ENTRY DOOR  
- COLOUR: PAINTED WHITE
- 13 WINDOW  
- COLOUR: PAINTED WHITE
- 14 ALUMINUM/GLASS BALCONY RAILING  
- COLOUR: 'BLACK'
- 15 ALUMINUM GUARDRAILING  
- COLOUR: 'BLACK'

**NOTE:**

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**ELEVATIONS - TOWNHOME 3**  
SCALE: 1/8" = 1'-0"

**ISSUED FOR INFORMATION**  
24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

**COMMON  
GROUND  
CONSULTING**

**SD3.03**



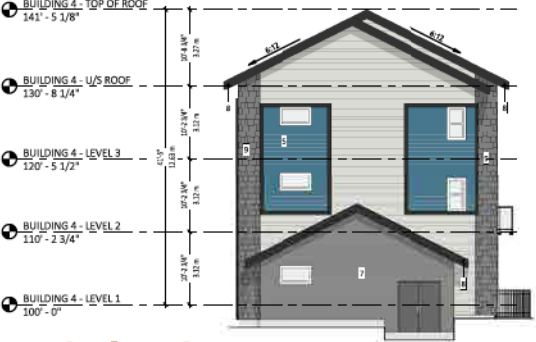
west elevation

1/8" = 1'-0"



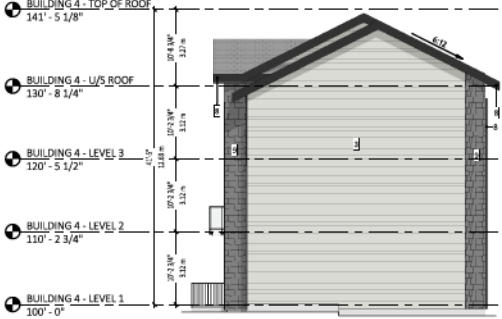
east elevation

1/8" = 1'-0"



north elevation

1/8" = 1'-0"



south elevation

1/8" = 1'-0"

material legend

- 1 CEMENT BOARD CEDAR LAP SIDING  
- JAMES HARDIE, COLOUR: BOOTHBAY BLUE
- 2 CEMENT BOARD CEDAR LAP SIDING  
- JAMES HARDIE, COLOUR: EXTENSIVE BLUE
- 3 CEMENT BOARD CEDAR LAP SIDING  
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 4 CEMENT BOARD CEDAR LAP SIDING  
- JAMES HARDIE, COLOUR: TRUE BLUE
- 5 CEMENT BOARD CEDAR LAP SIDING  
COLOUR: COASTAL BLUE
- 6 ALUMINUM/GLASS PATIO PRIVACY SCREEN  
- COLOUR: ANODIZED CLEAR
- 7 CEMENT BOARD CEDAR LAP SIDING  
- JAMES HARDIE, COLOUR: GRAY SLATE
- 8 CEMENT BOARD SMOOTH PANEL SIDING  
- JAMES HARDIE, COLOUR: IRON GRAY
- 9 CEMENT BOARD SHINGLE  
- JAMES HARDIE, COLOUR: GRAY SLATE
- 10 CEMENT BOARD FACED BOARD, TEXTURE: SMOOTH  
- JAMES HARDIE, COLOUR: IRON GRAY
- 11 CEMENT BOARD TRIM, TEXTURE: SMOOTH  
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 12 ENTRY DOOR  
- COLOUR: PAINTED WHITE
- 13 WINDOW  
- COLOUR: WHITE EXT. / WHITE INT.
- 14 ALUMINUM/GLASS BALCONY RAILING  
- COLOUR: BLACK
- 15 ALUMINUM GUARDRAILING  
- COLOUR: BLACK

NOTE:  
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.O.D.



SPEEDWAY TOWNHOMES

18757 74 AVENUE, SURREY B.C.

ELEVATIONS - TOWNHOME 4

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

ISSUED FOR INFORMATION

24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

COMMON  
GROUND  
CONSULTING

SD3.04



**186B st streetscape**

1" = 10'-0"



**74 ave streetscape**

1" = 10'-0"



n/s section 1

1" = 10'-0"



n/s section 2

1" = 10'-0"

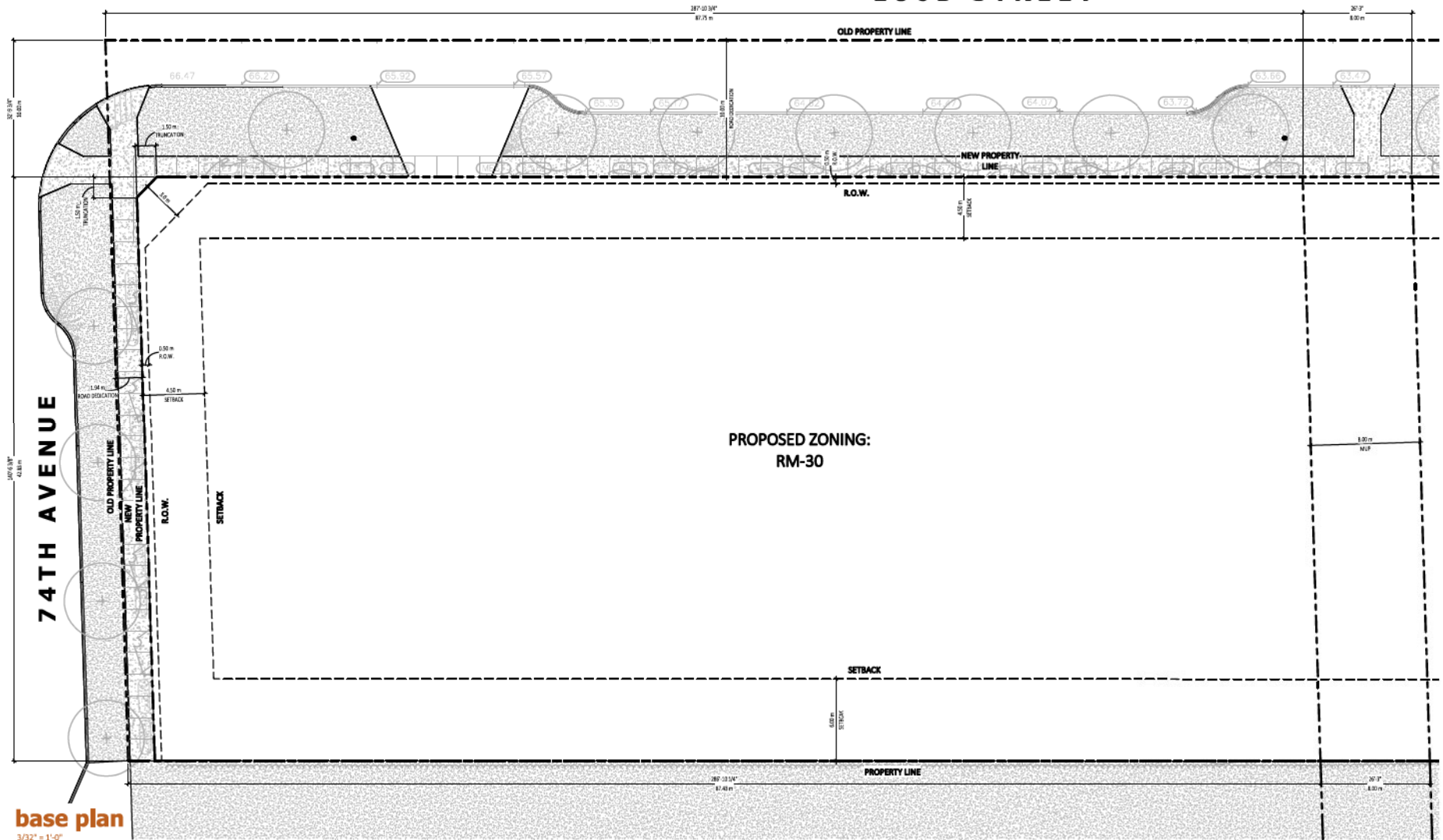


e/w section

1" = 10'-0"



# 186 B STREET



**base plan**  
3/32" = 1'-0"



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**BASE PLAN**  
SCALE: 3/32" = 1'-0"



**ISSUED FOR INFORMATION**

24-09-10 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

**COMMON  
GROUND  
CONSULTING**

**SD7.01**

SEAL:



NO. DATE REVISION DESCRIPTION DR.

CLIENT: **SPEEDWAY HOMES LTD.**

PROJECT:

**SPEEDWAY TOWNHOMES**

**18757 74 AVENUE  
SURREY B.C.**

DRAWING TITLE:  
**LANDSCAPE  
PLAN**

DATE: 22 SEP 08 DRAWING NUMBER:

SCALE: 1:250

DRAWN: MC

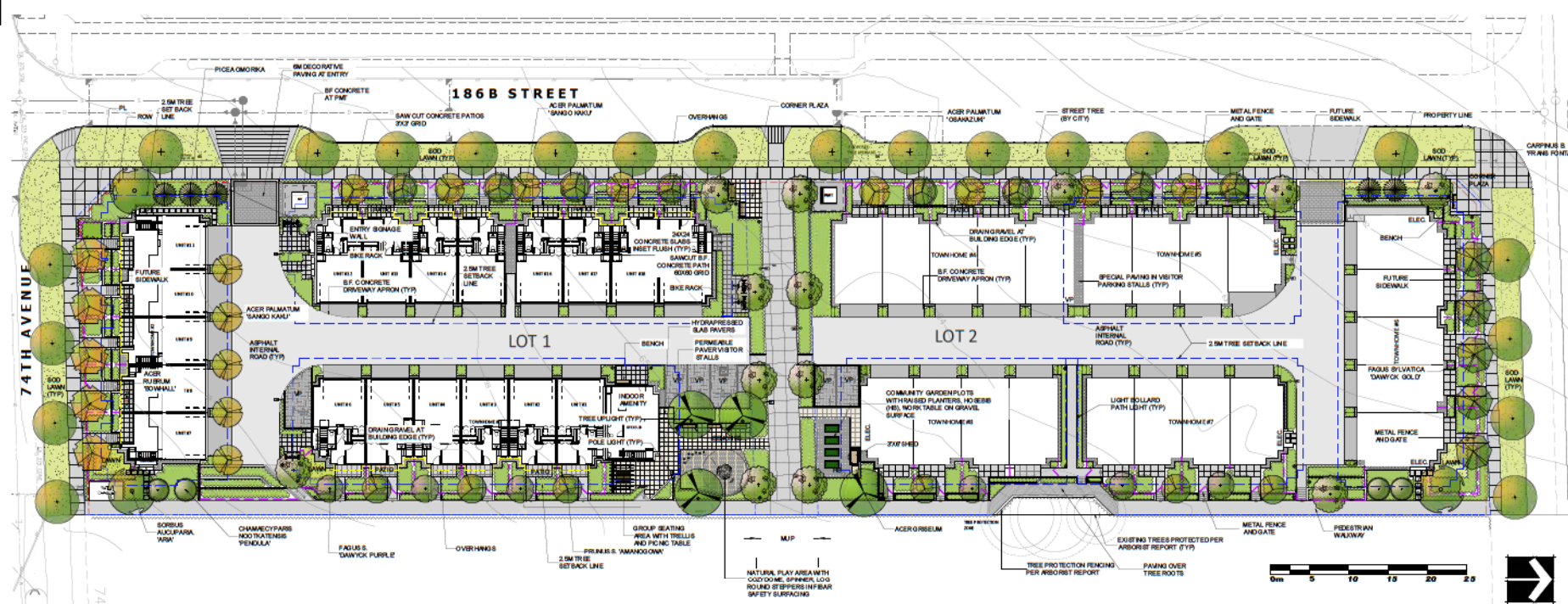
DESIGN: MC

CHK'D: RC

**L1**

OF 6

2009-10-09 PMG PROJECT NUMBER: **21-090**



**PLANT SCHEDULE**

TREE		ON-SITE TREES ONLY	PMG PROJECT NUMBER: 21-090
KEY	QTY	BOTANICAL NAME COMMON NAME	PLANTED SIZE / REMARKS
4		ACER GRISEUM PAPERBARK MAPLE	6CM CAL; 1.8M STD, B&B
8		ACER PALMATUM 'OSAKAZUKI' GREEN JAPANESE MAPLE	2.4M HT, B&B, TREE FORM
13		ACER PALMATUM 'SANGO KAKU' CORAL BARK MAPLE	2.4M HT, B&B, TREE FORM
5		ACER RUBRUM 'BOWHALL' BOWHALL COLUMNAR MAPLE	6CM CAL; 2M STD, B&B
13		CARPINUS BETULUS 'FRANS FONTAINE' FRANS FONTAINE EUROPEAN HORNBEAM	6CM CAL; 1.8M STD, B&B
4		CHAMAECYPARIS NOOTKATENSIS 'PENDULA' WEeping NOOTKA CYPRESS	3.0M HT, B&B
5		FAGUS SYLVATICA 'DAWYCK GOLD' DAWYCK GOLD BEECH	6CM CAL; 1.8M STD, B&B
6		FAGUS SYLVATICA 'DAWYCK PURPLE' PURPLE FASTIGIATE BEECH	6CM CAL; 1.8M STD, B&B
5		PICEA OMORICA SERBIAN SPRUCE	3.0M HT, B&B
6		PRUNUS SERRULATA 'AMANOAWA' AMANOAWA CHERRY	6CM CAL; 1.8M STD, B&B
3		SORBUS ARIA LUTESCENS' WHITE BEAM MOUNTAIN ASH	6CM CAL; 1.8M STD, B&B

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

**SITE FURNISHINGS IMAGES**



WISHBONE RUTHERFORD PICNIC TABLE



WISHBONE SPIRAL BIKE RACK



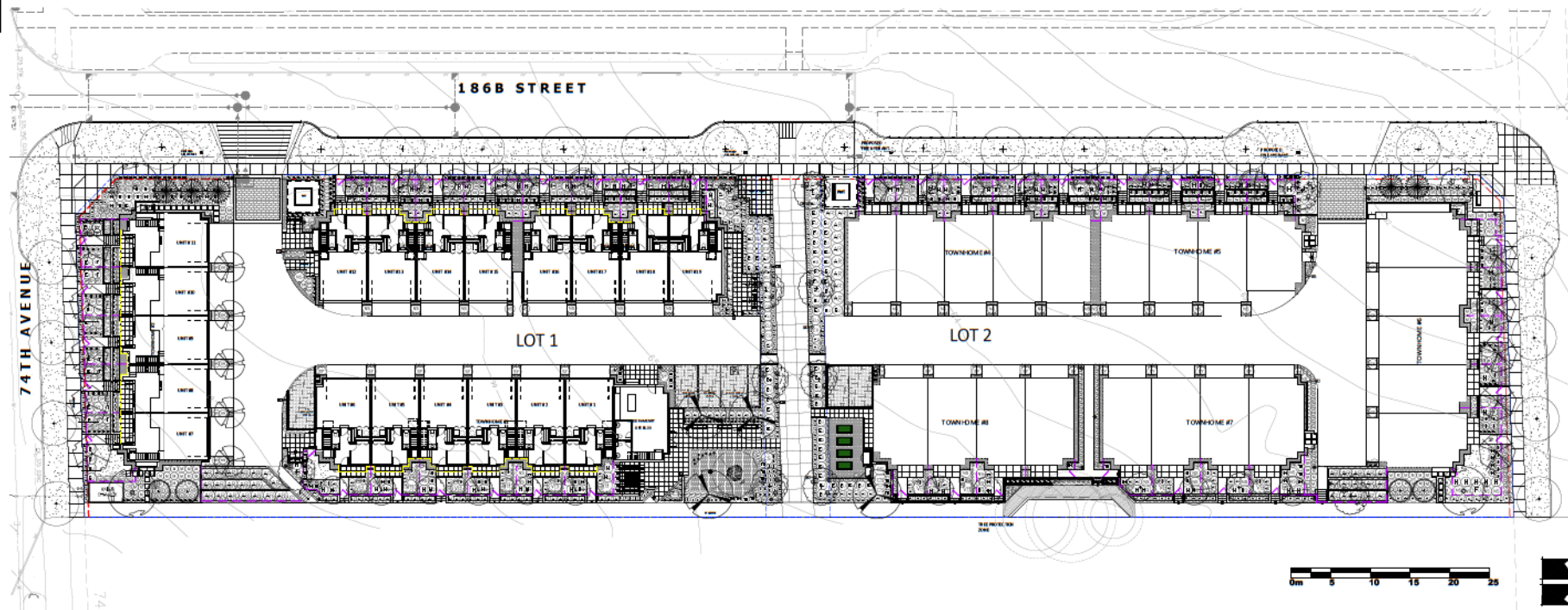
LANDSCAPE STRUCTURES COZY DOME



KOMPAS ROBINIA SPINNER PLATE



WISHBONE BAY SIDE BENCH



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 26th Street  
Burnaby, British Columbia, V5C 6G8  
P: 604-284-0051 • F: 604-284-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.

18	24.03.23	REDESIGN	WT
19	24.04.23	REDESIGN PLUMBING PERFORM #1	WT
20	25.04.23	NEW STEEL WALL REV.	WT
21	25.04.23	NEW STEEL RAIL	MC
22	25.04.23	REWORK RAIL	WT
23	25.04.23	PLANTING PLAN	MC
24	25.04.23	NEW STEEL RAIL	MC
25	25.04.23	NEW STEEL RAIL	MC
26	25.04.23	NEW STEEL RAIL	MC

CLIENT: SPEEDWAY HOMES LTD.

PROJECT:

SPEEDWAY TOWNHOMES

18757 74 AVENUE  
SURREY B.C.

DRAWING TITLE:

**SHRUB PLAN**

DATE: 22.07.08 DRAWING NUMBER:  
SCALE: 1:250  
DRAWN: MC  
DESIGN: MC  
CHK'D: MC OF 6

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
74		ABELIA x 'EDWARD GOUCHER'	PINK ABELIA	#2 POT; 30CM
48		ARBITUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	#3 POT; 80CM
19		AUCUBA JAPONICA 'ROZANNE'	ROZANNE AUCUBA	#3 POT; 50CM
91		AZALEA JAPONICA 'PURPLE SPLENDOUR'	AZALEA; RED-VIOLET	#3 POT
44		BUXUS MICROPHYLLA 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	#3 POT; 40CM
149		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
11		CORNUS SERICEA	RED OSIER DOGWOOD	#3 POT
25		EUNONYMUS JAP. V. MICROPHYLLUS 'MONCLIFF'	SUNNY DELIGHT BOXLEAF EUNONYMUS	#2 POT
97		EUNONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
2		FATSIA JAPONICA	JAPANESE ARALIA	#10 POT; MULTI STEM
35		HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE BOXLEAF HYDRANGEA	#3 POT; 80CM
12		HYDRANGEA PANCULATA 'BOMBSHELL'	BOMBSHELL HYDRANGEA	#3 POT
28		HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT; 80CM
81		KALMIA LATIFOLIA 'MINUET'	MINUET MOUNTAIN LAUREL	#2 POT; 30CM
3		KALMIA LATIFOLIA 'RASPBERRY GLOW'	RASPBERRY GLOW MOUNTAIN LAUREL	#3 POT; 50CM
52		MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT; 50CM
8		NANDINA DOMESTICA 'GULF STREAM'	DWARF HEAVENLY BAMBOO	#3 POT; 25CM
54		NANDINA DOMESTICA 'SIBINA SUNRISE'	SIBINA SUNRISE HEAVENLY BAMBOO	#3 POT
25		PHYSCARPUS OPLUFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	#3 POT; 80CM
42		PINUS MUGO MOPS'	MOPS MUGO PINE	#3 POT
59		RHOODODENDRON 'BLUE DIAMOND'	BLUE DIAMOND RHOODODENDRON	#3 POT
7		RHOODODENDRON 'P.J.M. ELITE'	P.J.M. ELITE RHOODODENDRON	#5 POT
38		ROSA 'MEIDLAND'	BONCA MEIDLAND ROSE	#3 POT; 60CM
161		SARCOCODON RUSCIFOLIA	FRAGRANT SWEET BOX	#3 POT; 40CM
30		SKIMMIA JAPONICA 'RUBELLA'	RUBELLA JAPANESE SKIMMIA	#3 POT; 50CM
28		SKIMMIA REEVEIANA	DWARF REEVES SKIMMIA	#2 POT; 25CM
16		SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIRAEA	#2 POT 30CM
29		SYRINGA PATULA 'MISS KIM'	MISS KIM COMPACT LILAC	#3 POT; 60CM
74		TAXUS X MEDIA 'HICKSIF'	HICK'S YEW	1.2M H. B&B
365		TAXUS X MEDIA 'HICKSIF' (SM)	HICK'S YEW (SM)	#3 POT; 80CM
0		THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE CEDAR	2.0M B&B
6		VIBURNUM TINUS SPRING BOUQUET	SPRING BOUQUET VIBURNUM	#3 POT; 80CM
11		VIBURNUM X 'BURKWOOD'	BURKWOOD VIBURNUM	1.0M HT., TREE FORM

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>GRASS</b>				
71		CALAMAGROSTIS A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#2 POT
220		CAREX OSHIMENSIIS 'EVEREST'	'EVEREST' SEDGE	#1 POT, FULL
74		HAKONECHLOA MACRA 'AUREOLA'	G.O.D. VARIEGATED JAPANESE FOREST GRASS	#1 POT, FULL
25		HELICTOTRICHOM SEMPERVIRENS	BLUE OAT GRASS	#1 POT
217		PENNISETUM ALOPECUROIDES 'HAMLIN'	DWARF FOUNTAIN GRASS	#2 POT, HEAVY
<b>PERENNIAL</b>				
32		ASTILBE VAR. (HYBRID RED)	FALSE SPIRAEA; RED VARIETIES	#2 POT; 5 EYE OR LARGER
39		DRYOPTERIS AFFINIS 'THE KING'	THE KING MALE FERN	#2 POT
88		HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#2 POT
47		HEUCHERA 'WILD ROSE'	WILD ROSE CORAL BELLS	#2 POT
85		LAVERGULA ANGSTUFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	#1 POT
<b>GC</b>				
74		ARCTOSTAPHYLOS U. U. 'VANCOUVER JADE'	VANCOUVER JADE KINN KINN CK	#1 POT; 20CM
45		GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
213		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

**pmg**  
LANDSCAPE  
ARCHITECTS

Suite C100 - 4185 261 Creek Drive  
Burnaby, British Columbia, V5G 6G9  
p: 604-294-0011 • f: 604-294-0022

SCALE:

---

---

---

---

---

---

---

---

18	24 JUN 13	REVISION	MC
17	20 JUN 13	REVISION	MC
16	15 MAR 13	REVISION	MC
15	15 MAR 13	REVISION	MC
14	15 MAR 13	REVISION	MC
13	15 MAR 13	REVISION	MC
12	15 MAR 13	REVISION	MC
11	15 MAR 13	REVISION	MC
10	15 MAR 13	REVISION	MC
9	15 MAR 13	REVISION	MC
8	15 MAR 13	REVISION	MC
7	15 MAR 13	REVISION	MC
6	15 MAR 13	REVISION	MC
5	15 MAR 13	REVISION	MC
4	15 MAR 13	REVISION	MC
3	15 MAR 13	REVISION	MC
2	15 MAR 13	REVISION	MC
1	15 MAR 13	REVISION	MC

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

**SPEEDWAY HOMES LTD.**

PROJECT:

**SPEEDWAY TOWNHOMES**

**18757 74 AVENUE  
SURREY B.C.**

DRAWING TITLE:

**GRADING PLAN**

DATE: 22 SEP 08 DRAWING NUMBER:

SCALE: 1:200

DRAWN: MC

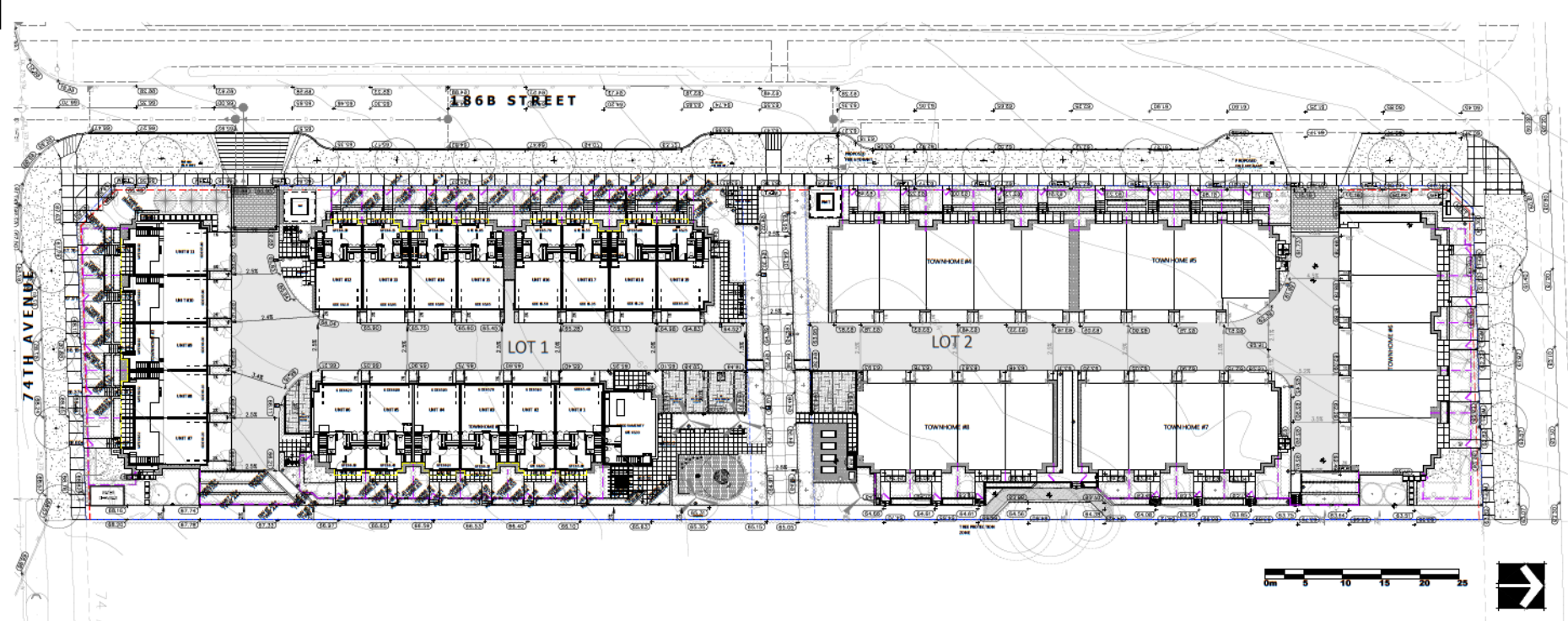
DESIGN: MC

CHECKED: RC

**L3**

OF 6

22090-15-00-2P PMG PROJECT NUMBER: 21-090



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C100 - 4185 861 Creek Drive  
Burnaby, British Columbia, V5C 6G9  
P: 604-294-0011 • F: 604-294-0022

SCALE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ID: 24.01.11	REVISION
ID: 24.01.12	REVISION
ID: 24.01.13	REVISION
ID: 24.01.14	REVISION
ID: 24.01.15	REVISION
ID: 24.01.16	REVISION
ID: 24.01.17	REVISION
ID: 24.01.18	REVISION
ID: 24.01.19	REVISION
ID: 24.01.20	REVISION
ID: 24.01.21	REVISION
ID: 24.01.22	REVISION
ID: 24.01.23	REVISION
ID: 24.01.24	REVISION
ID: 24.01.25	REVISION
ID: 24.01.26	REVISION
ID: 24.01.27	REVISION
ID: 24.01.28	REVISION
ID: 24.01.29	REVISION
ID: 24.01.30	REVISION
ID: 24.01.31	REVISION
ID: 24.01.32	REVISION
ID: 24.01.33	REVISION
ID: 24.01.34	REVISION
ID: 24.01.35	REVISION
ID: 24.01.36	REVISION
ID: 24.01.37	REVISION
ID: 24.01.38	REVISION
ID: 24.01.39	REVISION
ID: 24.01.40	REVISION
ID: 24.01.41	REVISION
ID: 24.01.42	REVISION
ID: 24.01.43	REVISION
ID: 24.01.44	REVISION
ID: 24.01.45	REVISION
ID: 24.01.46	REVISION
ID: 24.01.47	REVISION
ID: 24.01.48	REVISION
ID: 24.01.49	REVISION
ID: 24.01.50	REVISION

NO. DATE REVISION DESCRIPTION DR.  
CLIENT:  
**SPEEDWAY HOMES LTD.**

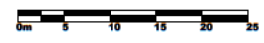
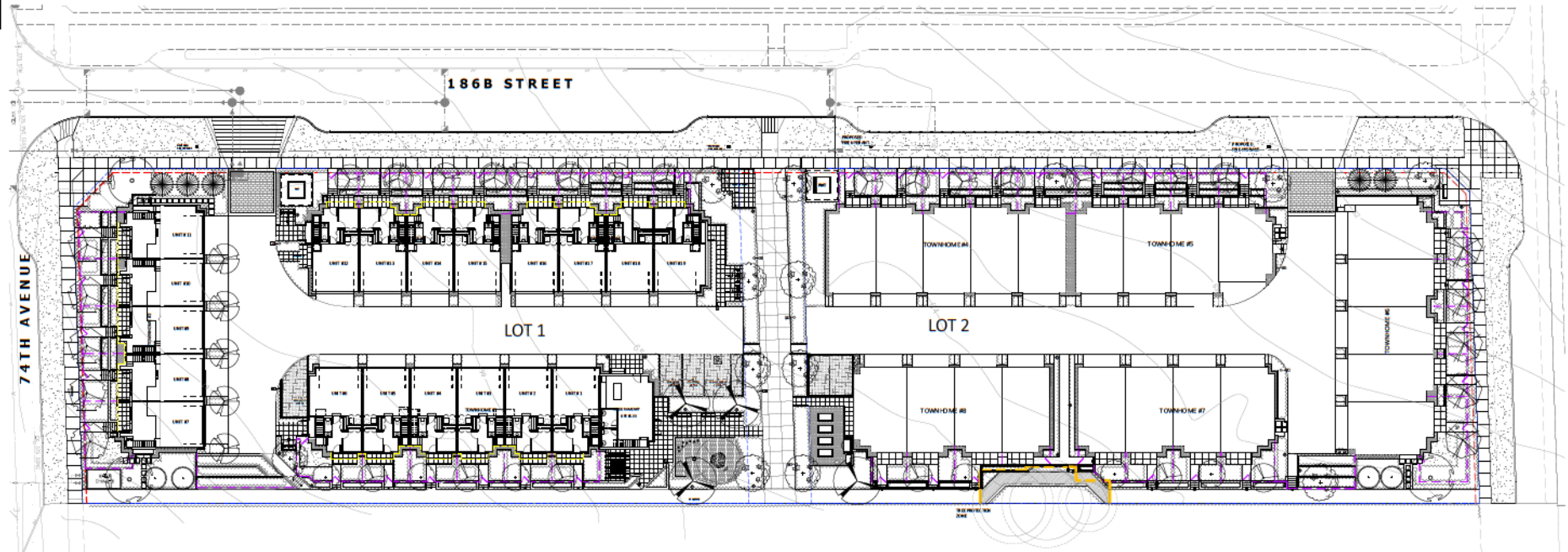
PROJECT:  
**SPEEDWAY TOWNHOMES**

18757 74 AVENUE  
SURREY B.C.

DRAWING TITLE:  
**LIGHTING & FENCING PLAN**

DATE: 23.03.15 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MC  
DESIGN: MC  
CHK'D: RK  
**L6**  
OF 6

PMG PROJECT NUMBER: 21-090

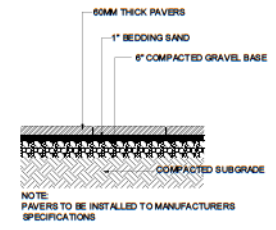


FENCING LEGEND	
	42" METAL FENCE AND GATE

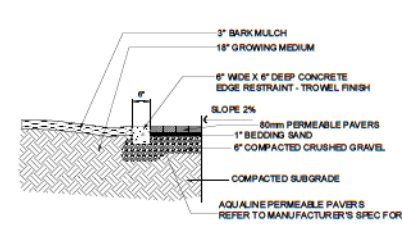
LIGHTING LEGEND		
QTY	SYMBOL	DESCRIPTION
13		LIGMAN JET-49 POLE LIGHT MODEL LJE-2000 1 COLOUR BLACK
25		LIGMAN PRAGUE PATH LIGHT PRA-100 02 COLOUR BLACK

FINAL SPECIFICATIONS BY ELECTRICAL ENGINEER.

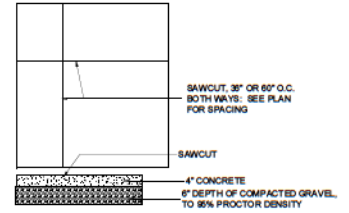
SEAL:



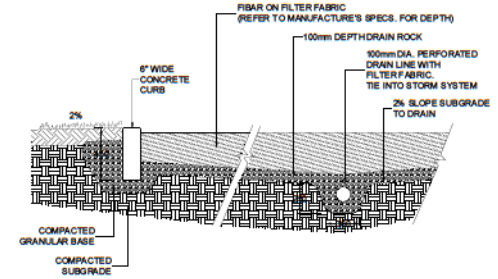
**1 PAVERS ON GRADE**  
1:20



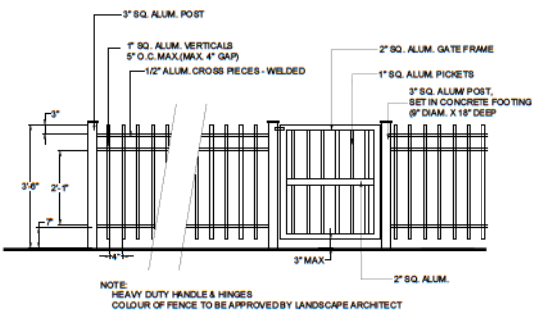
**2 CONCRETE EDGE RESTRAINT**  
1:20



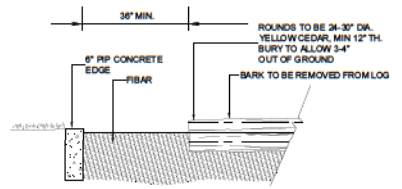
**3 CONCRETE SAW CUTS**  
1:20



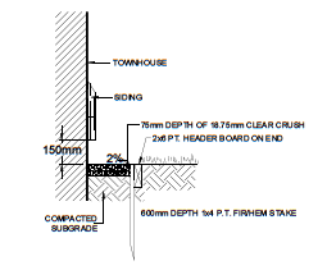
**4 FIBAR PLAYGROUND SAFETY SURFACE**  
1:20



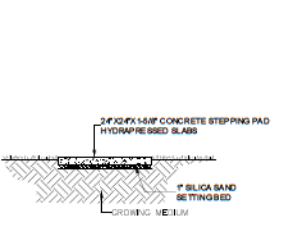
**5 42" HT. METAL PICKET FENCE**  
1:20



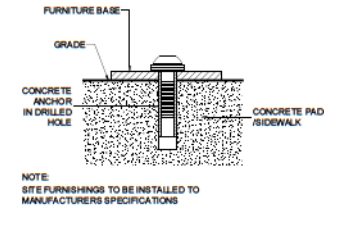
**6 PLAY AREA LOG STEP PADS**  
1:20



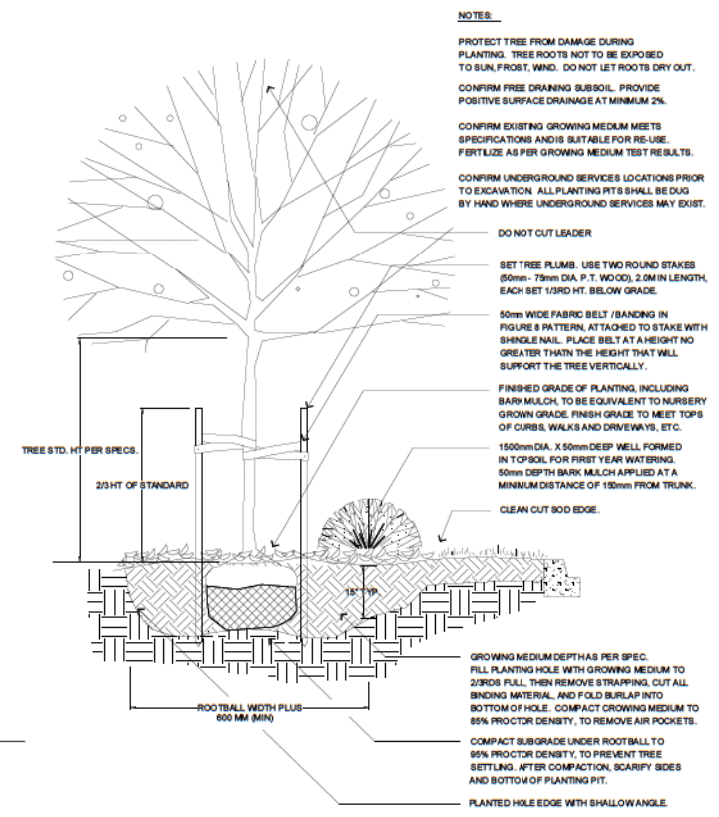
**7 GRAVEL DRAIN STRIP**  
1:15



**8 CONCRETE STEPPING STONE**  
1:15



**9 SITE FURNITURE MOUNTING**  
N.T.S.



**10 TREE AND SHRUB PLANTING AT GRADE**  
N.T.S.

**NOTES:**

- PROTECT TREE FROM DAMAGE DURING PLANTING. TREE ROOTS NOT TO BE EXPOSED TO SUN, FROST, WIND. DO NOT LET ROOTS DRY OUT.
- CONFIRM FREE DRAINING SUBSOIL. PROVIDE POSITIVE SURFACE DRAINAGE AT MINIMUM 2%.
- CONFIRM EXISTING GROWING MEDIUM MEETS SPECIFICATIONS AND IS SUITABLE FOR RE-USE. FERTILIZE AS PER GROWING MEDIUM TEST RESULTS.
- CONFIRM UNDERGROUND SERVICES LOCATIONS PRIOR TO EXCAVATION. ALL PLANTING RTS SHALL BE DUG BY HAND WHERE UNDERGROUND SERVICES MAY EXIST.
- DO NOT CUT LEADER
- SET TREE PLUMS. USE TWO ROUND STAKES (50mm - 75mm DIA. P.T. WOOD), 2.0M IN LENGTH, EACH SET 1/3RD HT. BELOW GRADE.
- 50mm WIDE FABRIC BELT /BANDING IN FIGURE 8 PATTERN, ATTACHED TO STAKE WITH SHINGLE NAIL. PLACE BELT AT A HEIGHT NO GREATER THAN THE HEIGHT THAT WILL SUPPORT THE TREE VERTICALLY.
- FINISHED GRADE OF PLANTING, INCLUDING BARK MULCH, TO BE EQUIVALENT TO NURSERY GROWN GRADE. FINISH GRADE TO MEET TOPS OF CURBS, WALKS AND DRIVEWAYS, ETC.
- 150mm DIA. X 50mm DEEP WELL FORMED IN TOPSOIL FOR FIRST YEAR WATERING. 50mm DEPTH BARK MULCH APPLIED AT A MINIMUM DISTANCE OF 150mm FROM TRUNK.
- CLEAN CUT SOD EDGE.
- GROWING MEDIUM DEPTHS AS PER SPEC. FILL PLANTING HOLE WITH GROWING MEDIUM TO 2/3RDS FULL. THEN REMOVE STRAPPING, CUT ALL BINDING MATERIAL, AND FOLD BURLAP INTO BOTTOM OF HOLE. COMPACT GROWING MEDIUM TO 85% PROCTOR DENSITY, TO REMOVE AIR POCKETS.
- COMPACT SUBGRADE UNDER ROOTBALL TO 85% PROCTOR DENSITY, TO PREVENT TREE SETTILING. AFTER COMPACTION, SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
- PLANTED HOLE EDGE WITH SHALLOW ANGLE.

NO.	DATE	REVISION DESCRIPTION	DR.
01	24.07.21	ISSUED FOR PERMIT	MC
02	24.08.24	REVISION OF LUMBER SPECIFICATIONS	MC
03	25.04.25	NEW WETLAND WALL REV.	MC
04	25.05.25	NEW 9" RAIL	MC
05	25.06.25	NEW OVERLAP	MC
06	25.06.25	PLANTING PLAN	MC
07	25.07.25	NEW 9" RAIL	MC
08	25.07.25	NEW 9" RAIL, NEW WALL	MC
09	25.07.25	NEW 9" RAIL	MC

CLIENT:  
**SPEEDWAY HOMES LTD.**

PROJECT:  
**SPEEDWAY TOWNHOMES**

**18757 74 AVENUE SURREY B.C.**

DRAWING TITLE:  
**LANDSCAPE DETAILS**

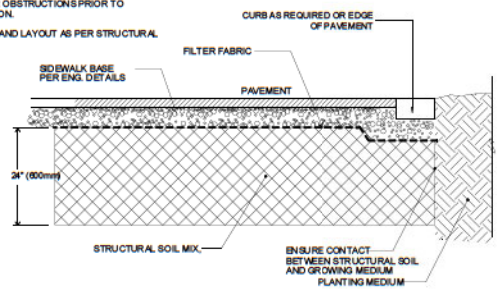
DATE: 22.07.08 DRAWING NUMBER:  
SCALE: AS SHOWN  
DRAWN: MC  
DESIGN: MC  
CHECKED: MC

**L5**  
OF 6

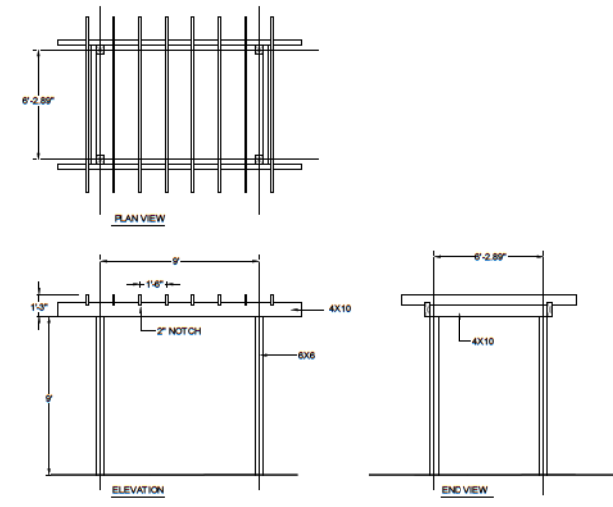
SCALE:

**NOTES:**

VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION.  
DIMENSIONS AND LAYOUT AS PER STRUCTURAL SOIL PLAN

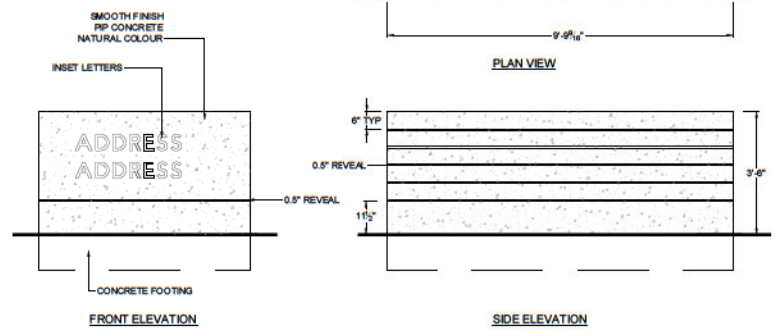
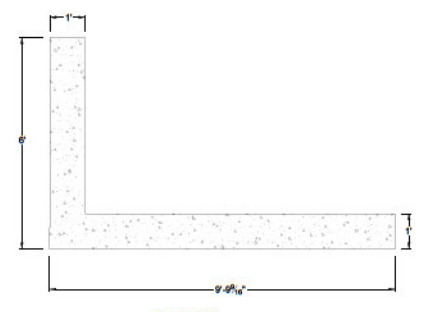


**1 STRUCTURAL SOIL SECTION**  
1:20



NOTE:  
1. ALL WOOD TO BE CEDAR #2 CONSTRUCTION GRADE  
2. RAFTERS SCREWED IN PLACE USE STAINLESS STEEL SCREWS  
3. POSTS AND BEAMS BOLTED USING SIMPSON STRONG TIE DECORATIVE HARDWARE, BLACK.

**2 AMENITY ARBOUR CONCEPT**  
1:40



**3 PROJECT SIGNAGE CONCEPT**  
1:20

NO.	DATE	REVISION DESCRIPTION	DR.
01	24.07.23	ISSUED FOR PERMIT	MC
02	25.08.23	REVISION FOR PERMIT	WJ
03	15.09.23	NEW RETAIN WALL REV.	MC
04	22.09.23	NEW SIGN	MC
05	23.09.23	REWORK SIGN	WJ
06	23.09.23	PLAN FOR SIGN	MC
07	13.02.24	NEW SIGN PLAN	MC
08	13.02.24	NEW SIGN PLAN, NEW SIGN	MC
09	20.02.24	NEW SIGN PLAN	MC

CLIENT:  
**SPEEDWAY HOMES LTD.**

PROJECT:  
**SPEEDWAY TOWNHOMES**

18757 74 AVENUE  
SURREY B.C.

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 22 SEP 08 DRAWING NUMBER:  
SCALE: AS SHOWN **L6**  
DRAWN: MC  
DESIGN: MC  
CHK'D: RC **OF 6**

# INTER-OFFICE MEMO

---

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

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

DATE: **August 30, 2024**

PROJECT FILE: **7823-0093-00**

---

RE: **Engineering Requirements**  
**Location: 18757 74 Ave**

## REZONE/SUBDIVISION

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

- Dedicate 10.0m for 186B Street.
- Dedicate 10.0m for 75 Avenue.
- Dedicate walkway.
- Dedicate required corner cuts at all intersections.
- Register 0.5 m statutory right-of-way along all road frontages.

### *Works and Services*

- Construct the north side of 74 Avenue.
- Construct the east side of 186B Street.
- Construct the south side of 75 Avenue.
- Construct multi-use pathway (east-west) through the site.
- Construct adequately sized downstream and frontage water, sanitary and storm mains.
- Sanitary and Drainage mains along 74 Avenue to be constructed by the City. Final Adoption of the application will be subject to timing of City project.
- Construct water, sanitary and storm service connections to each lot.
- Implement on-site storm mitigation and water quality treatment.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision. Cost recovery agreements will require Council Approval for the drainage pond, which are necessary for Final Adoption of the northern lot.

## NCP AMENDMENT/DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/ Development Variance Permit and the proposed NCP Amendment.



Jeff Pang, P.Eng.  
Manager, Development Services  
RH/djs

NOTE: Detailed Land Development Engineering Review available on file



Department: **Planning and Demographics**  
Date: **September 11, 2024**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **23-0093**

The proposed development of **41** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	37
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	20
Secondary School =	11
Total Students =	31

<b>Current Enrolment and Capacities:</b>	
<b>Regent Road Elementary</b>	
Enrolment	335
Operating Capacity	612
# of Portables	0
<b>Ecole Salish Secondary</b>	
Enrolment	1473
Operating Capacity	1500
# of Portables	0

**Summary of Impact and Commentary**

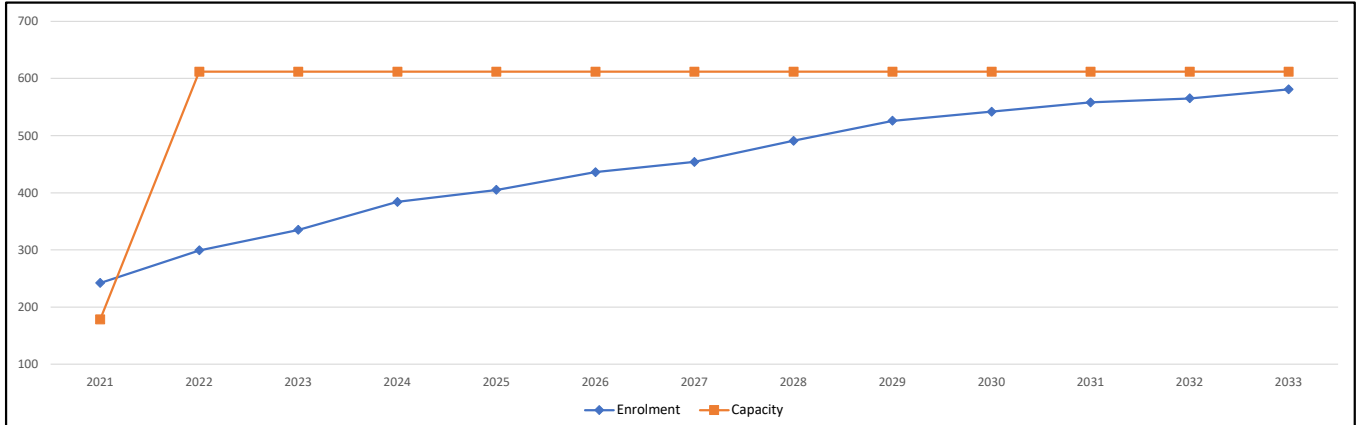
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2023, Regent Road is at 55% capacity. Currently, both Regent Road and Maddaugh Elementary that opened in the beginning of 2021 can handle student population growth over the coming years.

The enrolment projections will need to be updated with the coming changes to the Clayton Corridor plan and the Provincial legislation. Future schools will be required to accommodate build out of the area.

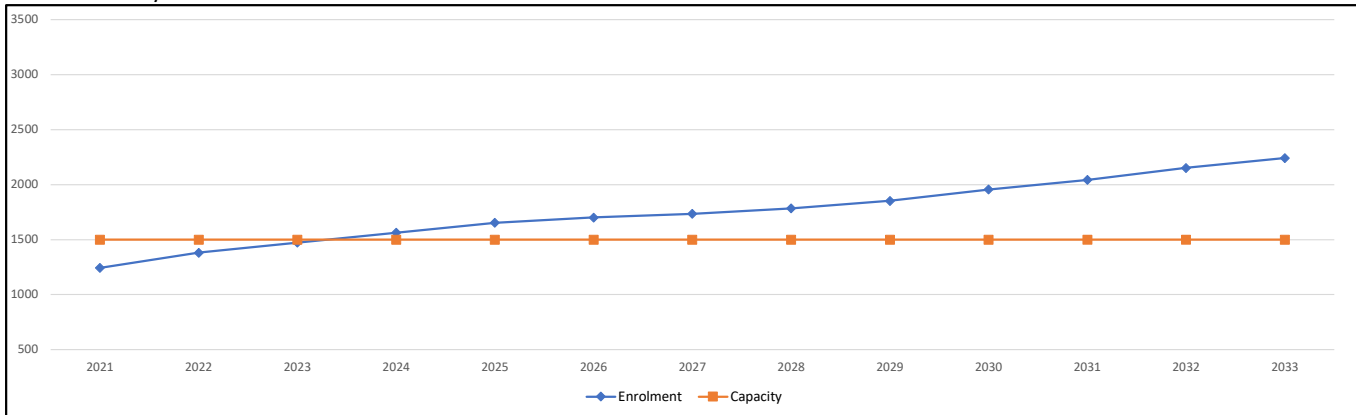
As of September 2023, E'cole Salish is at 99% capacity. This school was built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. Salish is projected to continue to grow because of the strong in-migration of new secondary students moving into the community. The growth trend will surpass capacity in 2024; the enrolment will continue to grow in this school well beyond 2024.

**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.

## Tree Preservation Summary

**Surrey Project No:** -  
**Address:** 18757 74 Avenue, Surrey, BC  
**Registered Arborist:** Meredith Mitchell, PN-6089A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>32</b>
<b>Protected Trees to be Removed</b>	<b>32</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>0</b>
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{\quad 0 \quad} \times \text{one (1)} = 0</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{\quad 32 \quad} \times \text{two (2)} = 64</math></li> </ul>	<b>64</b>
<b>Replacement Trees Proposed</b>	<b>43</b>
<b>Replacement Trees in Deficit</b>	<b>21</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>n/a</b>

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>1</b>
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{\quad 0 \quad} \times \text{one (1)} = 0</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{\quad 6 \quad} \times \text{two (2)} = 12</math></li> </ul>	<b>12</b>
<b>Replacement Trees Proposed</b>	<b>TBD</b>
<b>Replacement Trees in Deficit</b>	<b>TBD</b>

Summary, report and plan prepared and submitted by:

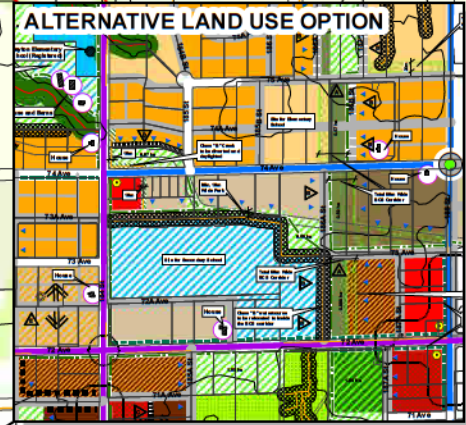
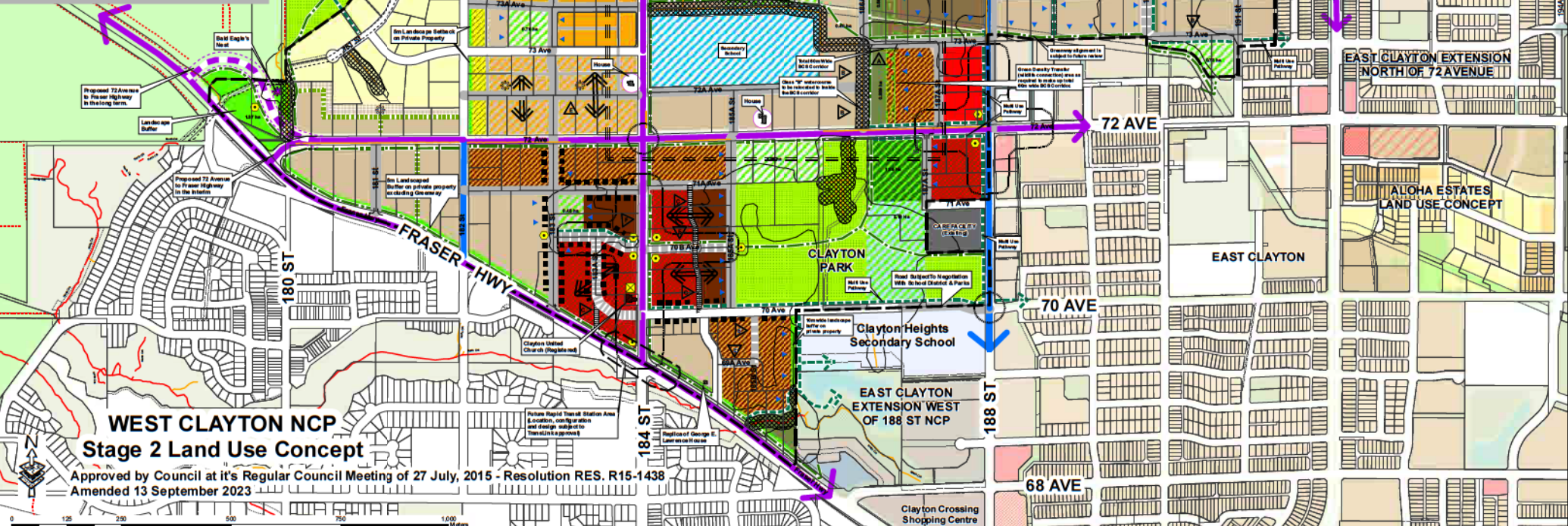
\_\_\_\_\_  
 (Signature of Arborist)

SEPT 18,24  
 \_\_\_\_\_  
 Date

**NOTES:**  
 Riparian setbacks are shown at 30m and 15m, respectively, from the centres of Class "A" and Class "B" watercourses. The ultimate setbacks must be compliant, at minimum, with Federal Fisheries Act and Provincial Fish Protection Act (Biosphere Areas Regulations (BAR)).  
 Measures in support of the RAR, may include geotechnical investigations, wildlife analysis, wildlife analysis. Additionally, other Acts and Regulations may apply such as: Provincial Water Act, Provincial Wildlife Act Federal Species at Risk Act, Federal Migratory Bird Convention Act.

In addition to the land use density indicated, a bonus density may be available, subject to meeting the Energy Efficiency Density Bonus Policy.

- Legend**
- Residential Use**
- Suburban Residential (2 UPA)
  - Urban Residential (5 UPA)
  - Urban Residential (10-14 UPA Bonus)
  - Low Density Cluster \*
  - TYPE 1 - 75% Open Space (8-12 UPA Bonus)
  - TYPE 2 - 75% Open Space (10-12 UPA Bonus)
  - High Density Cluster \*
  - TYPE 1 - 10% Open Space (22-24 UPA Bonus)
  - TYPE 2 - 10% Open Space (24-26 UPA Bonus)
  - Townhouse Residential (22-24 UPA Bonus)
  - Townhouse Residential (22-24 UPA Bonus) Transition
  - Urban/Townhouse Floor \*
  - TYPE 1 - Urban (10-14 UPA Bonus)
  - TYPE 2 - Townhouse (22-24 UPA Bonus)
  - Townhouse/Apartment Floor \*
  - TYPE 1 - Townhouse (22-24 UPA Bonus)
  - TYPE 2 - Apartment (10-14 UPA Bonus)
  - Stacked Townhouse/Apartment \*
  - TYPE 1 - Stacked Townhouse (30-40 UPA)
  - TYPE 2 - Apartment (40 UPA) (1.5 - 3.2 FAR Bonus)
- Commercial & Mixed Use**
- Mixed Use Commercial/Professional \*
  - VILLAGE NODE (1.5 - 3.2 FAR Bonus)
  - TRANSIT NODE (1.5 - 3.2 FAR Bonus)
- Recreational & Public Recreation Use**
- Existing Park
  - Proposed Park
  - Proposed Public/Recreational Facility
  - Existing School
  - Proposed School
  - Future School/Park
  - DCS (Biodiversity Conservation Strategy) Corridor
  - Greenway \*
  - Transitway Engineering
- Transportation Engineering**
- Proposed Local Road or Lane \*
  - Proposed Local Road With Unique Cross Section \*
  - On the map  $\nabla$  denotes a specific cross-section. (See NCP document for details)
  - Proposed Local Road (Alignment) Profile \*
  - Proposed Green Lane
  - Alignment of proposed roads at offset intersections to be subject to Engineering approval
  - Post-tensioning site at (5m R.C.W.)
  - Multi-Use Pathway \*
  - Riparian Fish-Out-Crossing
  - Road subject to Engineering review
  - Urban Design
  - Special Urban Design Area
  - Development designed to face / front park or wildlife corridor
  - Use, Use's Option on grand floor of street, building units
  - No building or structure to be permitted to SP the existing multi-use pathway, unless approved by Engineering.
  - All multi-use pathways and Greenways are single cross-section unless adjacent to roads, within parkland or Parks/C.O.W.
  - Urban Landmark (Public artwork or signage) \* Place / Feature
  - Heritage Site - Potential For Preservation
  - Heritage Site - Registered
  - Flex Blocks
- Other**
- Creek Class A (Year-Round Fish-bearing)
  - Creek Class A/C (Seasonal Fish-bearing)
  - Parade/lot
  - Green Density Transfer (Conservation/Transition or ALR Buffer) \*
  - L and U to be conveyed to the city in exchange for density transfer
  - Setback Transfer (Public artwork or signage) \*
  - Landscaped Buffer or Landscaped Seabed, as noted
  - Creek Buffer Class B
  - Creek Buffer Class A and Class A/C
  - Designated Creek Buffer
  - Storm Water Facility
  - Location, site of stormwater facility are subject to Engineering approval
  - Agricultural Land Reserve



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

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

\\nrc\log\Project\03\_08\_2015\03\_08\_2015\WEST\_CLAYTON\NCP\Stage2\_LandUseConcept\_2014

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7923-0093-00

Issued To: Speedway Homes Ltd  
(the "Owner")

Address of Owner: 13139 Coulthard Road  
Surrey BC V3X 3E5

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 006-459-277  
Lot 38 Section 21 Township 8 New Westminster District Plan 30231  
18757 74 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title has been issued, as follows:

Parcel Identifier:

---

(b) If the civic address changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:

- (a) to vary Part 4 General Provisions Section B.26(b) of the Zoning By-law No. 12000 to increase the maximum number of risers permitted within the setback area from 3 to 6 for stairs located within the frontages of Buildings 2, 3 and 4;
  - (b) to vary Section F.1. "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" to reduce the west side yard setback for Buildings 3 and 4 from 4.5 metres to 3.4 metres.
- 5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  - 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  - 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  - 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  - 9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE  
DAY OF     , 20   .

ISSUED THIS     DAY OF     , 20   .

---

Mayor – Brenda Locke

---

City Clerk and  
Director Legislative Services  
Jennifer Ficocelli

Schedule A

to vary Part 4 General Provisions Section B.26(b) of the Zoning By-law No. 12000 to increase the maximum number of risers permitted within the setback area from 3 to 6 for stairs located within the front yard (south) setback of Building 2.

to vary Part 4 General Provisions Section B.26(b) of the Zoning By-law No. 12000 to increase the maximum number of risers permitted within the setback area from between 3 and 6 stairs located within the front yard (west) setback of Buildings 3 & 4.

to vary Section F.1. "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" to reduce the west side yard setback for Buildings 3 and 4 from 4.5 metres to 3.4 metres.



PROPOSED DEVELOPMENT  
PROPOSED ZONING RM-30

NOTE: DIMENSIONING MAP WILL ALIGN WITH THE PROPOSED HEREIN WITH AS CONFIRMED BY TRIM



**SPEEDWAY TOWNHOMES**  
18757 74 AVENUE, SURREY B.C.

**SITE PLAN**  
SCALE: 3/32" = 1'-0"

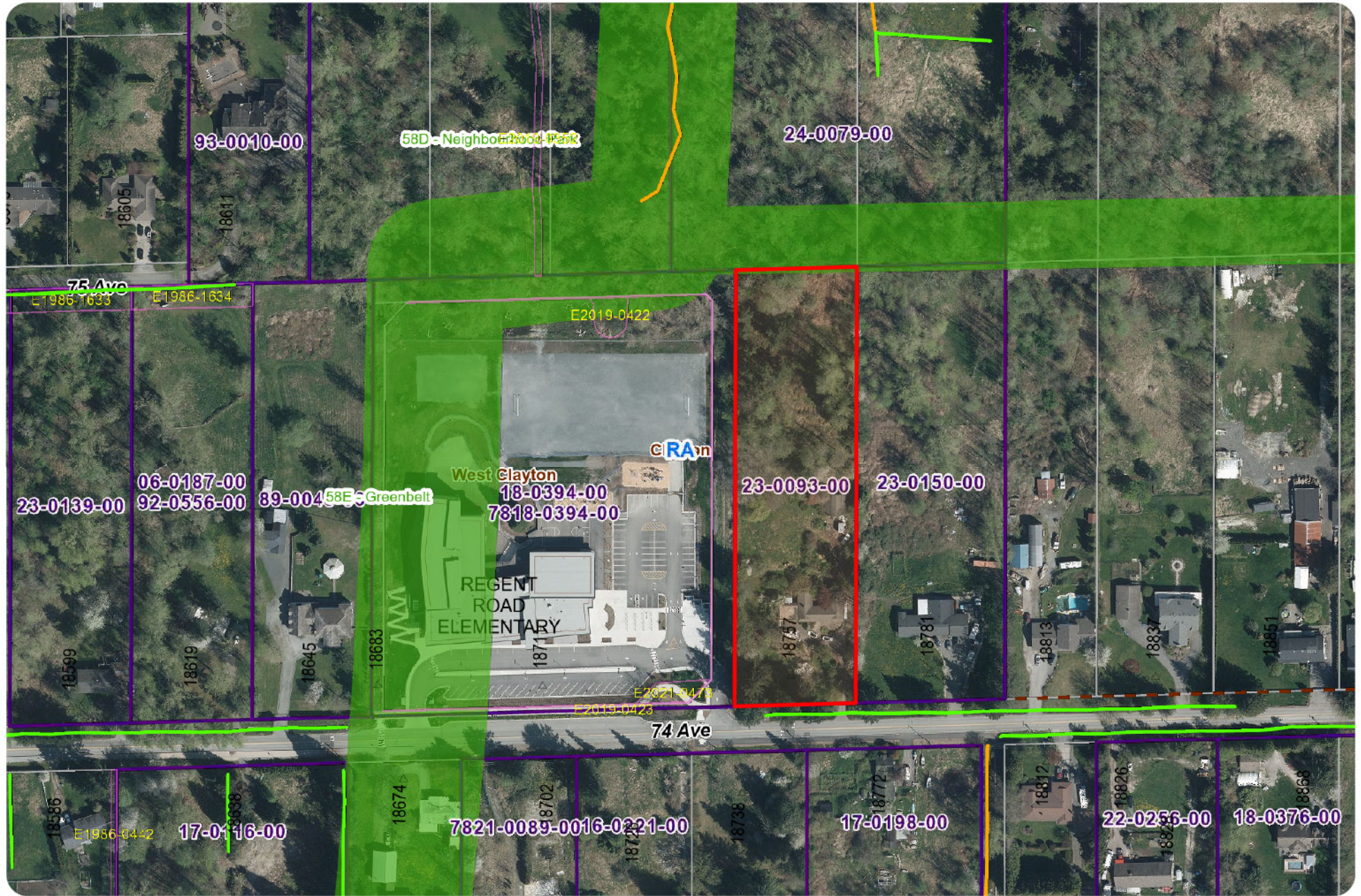


**ISSUED FOR INFORMATION**

24-09-30 REVISION R: 5  
CITY OF SURREY FILE #  
PROJECT NUMBER: 21164.1

COMMON  
GROUND  
CONSULTING

SD2.01A



Enter Map Description

Scale: 1:2,282

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2024-09-14