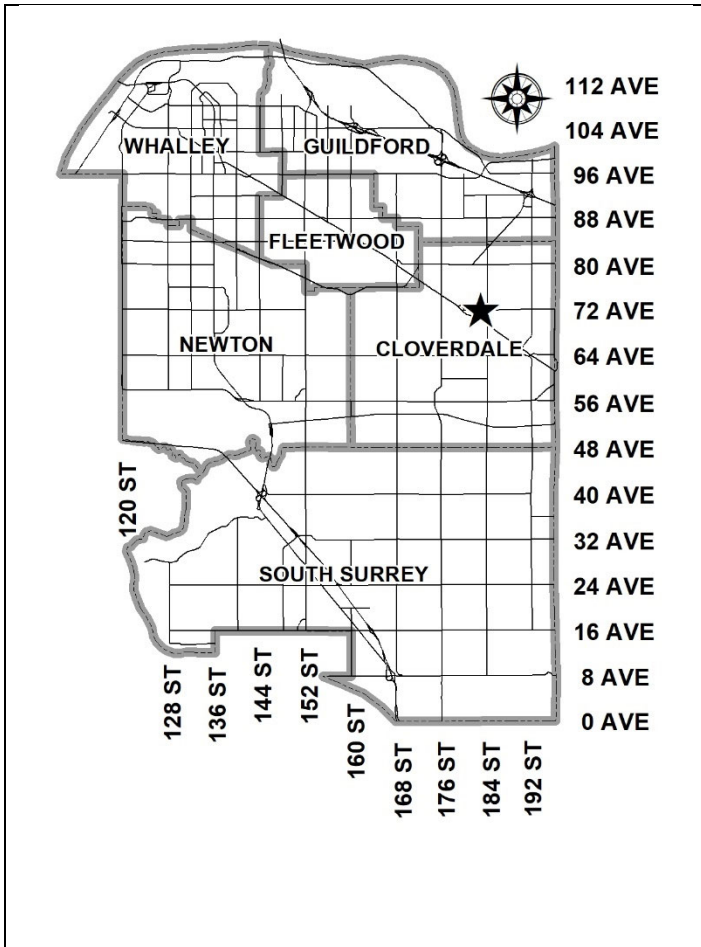


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0208-00

Planning Report Date: November 4, 2024



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **NCP Amendment** from "Urban Transition (6 UPA)", "Urban/Townhouse Flex (14-27 UPA)" and "Landscape Buffer" to "Low Rise Residential" and to amend the road network in the West Clayton Plan.
- **Rezoning** from RA to CD
- **General Development Permit**

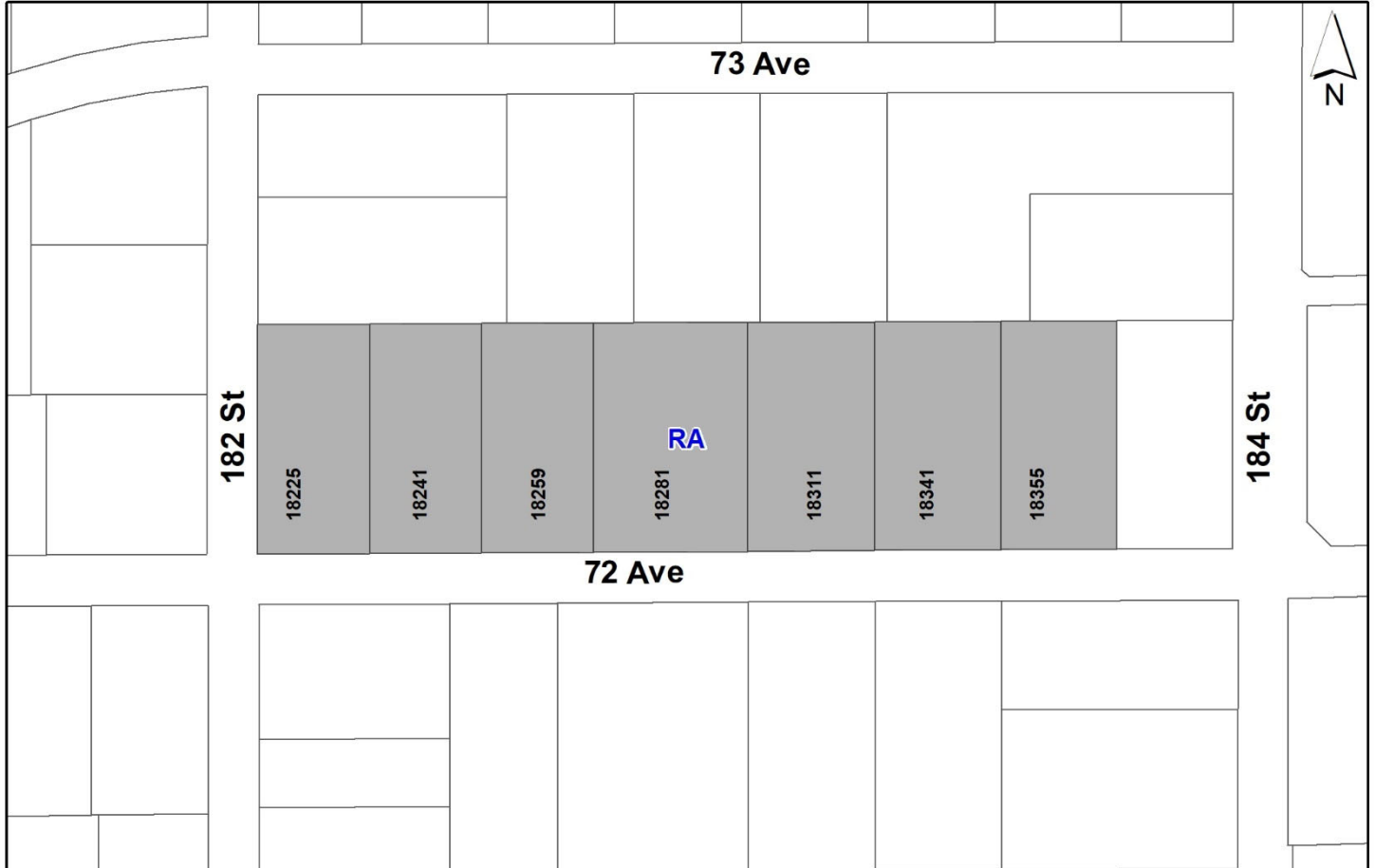
to permit the development of nine 6-storey buildings, containing approximately 742 dwelling units, over three (3) phases in West Clayton.

LOCATION: 18225, 18241, 18259, 18281, 18311, 18341 and 18355 - 72 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Transition (6 UPA), Urban Townhouse Flex (14-27 UPA) and Landscape Buffer



RECOMMENDATION SUMMARY

- OCP Amendment and Rezoning By-laws 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 a General Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from "Urban" to "Multiple Residential".
- Proposing an amendment to the West Clayton Neighbourhood Concept Plan (NCP) from "Urban/Townhouse Flex (14-27 UPA)", "Urban Transition (6 UPA)" and "Landscape Buffer" to "Low Rise Residential" and to amend the road network.

RATIONALE OF RECOMMENDATION

- The proposal complies with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal does not comply with the "Urban" designation in the Official Community Plan (OCP), therefore, an OCP Amendment from "Urban" to "Multiple Residential" is proposed to allow for low-rise apartment buildings with a proposed Floor Area Ratio (FAR) of 2.5, based on the gross site area.
- The subject site is located within the Tier 3 (400 to 800 metres) radius of the Provincial Transit-Oriented Area (TOA) associated with the future Hillcrest – 184 Street SkyTrain Station along Fraser Highway. As such the proposal complies with the minimum allowable density and height in the OCP with a proposed FAR of 2.5 (Gross) and a building height of 6-storeys.
- In accordance with changes to the Local Government Act, Section 464, under Bill 47 (2023) a Public Hearing is not permitted for the subject Official Community Plan (OCP) amendment and rezoning application as the proposed density is consistent with Transit-Oriented Area (TOA) density and height provisions in the OCP. As such, Council is requested to endorse the Public Notification to proceed for the proposed OCP By-law and Rezoning By-law. The By-laws will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposed development will not be subject to density bonus amenity contribution consistent with Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) as the proposed density complies with the 3.0 FAR (Net) density permitted on the subject site through Provincial Transit-Oriented Area (TOA) legislation.

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- The proposal does not comply with the "Urban/Townhouse Flex (14-27 UPA)", "Urban Transition (6 UPA)" or "Landscape Buffer" designations under the West Clayton Neighbourhood Concept Plan (NCP). However, the proposal conforms with the goal of achieving higher density development along the Surrey-Langley SkyTrain corridor, while at the same time providing an appropriate density and built form.
 - The proposal complies with the Development Permit requirements in the OCP for Form and Character.
 - The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Development Permit (Form and Character) design guidelines in the OCP. Building locations have been proposed in consideration of significant grade changes that occur throughout the subject site.
 - The proposed building achieves an attractive architectural built form, which utilizes high quality 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to amend the OCP Figure 3: General Land Use Designations for the subject site from “Urban” to “Multiple Residential”.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on RM-70.
4. Council authorize staff to draft General Development Permit No. 7923-0208-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to Final Adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) Resolution of design comments identified by the Advisory Design Panel to the satisfaction of the General Manager, Planning & Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-45 Zone, at the rate in effect at the time of Final Adoption
 - (h) submission of an acoustical report for the units adjacent to 72 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
 - (i) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed publicly accessible open spaces (public plazas); 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.
6. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from "Urban/Townhouse Flex (14-27 UPA)", "Urban Transition (6 UPA)" and "Landscape Buffer" to "Low Rise Residential", which is a new designation, and to amend the road network when the project is considered for Final Adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	West Clayton Designation	Existing Zone
Subject Site	Vacant Acreage Family Residential lots.	Urban/Townhouse Flex (14-27 UPA), Urban Transition (6 UPA) and Landscape Buffer	RA
North:	Vacant Acreage Residential lots under Surrey File No. 7924-0011-00 (Third Reading) for 188 townhouse units.	Urban/Townhouse Flex (14-27 UPA), Urban Transition (6 UPA) and Landscape Buffer	RA
East:	Acreage Residential lot.	Urban/Townhouse Flex (14-27 UPA)	RA
South (Across 72 Avenue):	Acreage Residential lots with a portion (18310 – 72 Avenue and 7183 – 184 Street) under Surrey File Nos. 7924-0161-00 and 7924-0162-00 for 6-storey mixed-use buildings (Pre-Council).	Townhouse/Apartment Flex (27 UPA – 1.5 FAR)	RA
West (Across 182 Street):	Acreage Residential lots.	Townhouse Residential (22 + 5 UPA) and Suburban Residential (2 UPA)	RA

Context & Background

- The 3.08-hectare subject site is comprised of seven (7) existing acreage residential lots of record on the north side of 72 Avenue, between 182 Street and 184 Street in West Clayton.
- The subject site is designated "Urban" in the Official Community Plan (OCP), a combination of "Urban/Townhouse Flex (14-27 UPA)", "Urban Transition (6 UPA)" and "Landscape Buffer" under the West Clayton Neighbourhood Concept Plan (NCP) and is currently zoned "Acreage Residential Zone (RA)".

- The site is located within the Tier 3 (400 to 800m) radius of a Transit-Oriented Area (TOA) associated with the forthcoming Hillcrest – 184 Street Skytrain Station in the OCP, which permits a minimum allowable density and building height of 3.0 FAR and 8-storey, respectively.
- In addition, the subject site is located within the future Clayton Corridor Plan boundaries, with Stage 1 of the Plan currently in development with City staff.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit a three-phased development, consisting of nine 6-storey residential buildings containing approximately 742 dwelling units over underground parking, in West Clayton, the applicant is proposing the following:
 - **OCP Amendment** from "Urban" to "Multiple Residential";
 - **NCP Amendment** from "Urban/Townhouse Flex (14-27 UPA)", "Urban Transition (6 UPA)" and "Landscape Buffer" to "Low Rise Residential" under the West Clayton NCP;
 - **Rezoning** from RA to CD;
 - **General Development Permit** for Form and Character; and
 - **Subdivision (Consolidation)** from seven (7) lots to three (3) lots.
- The following table provides specific details on the proposal:

	Proposed
Lot Area	
Gross Site Area:	30,880 sq.m.
Road Dedication:	8,094 sq.m.
Net Site Area:	<u>Lot A</u> : 2,980 sq.m. <u>Lot B</u> : 9,970 sq.m. <u>Lot C</u> : 8,836 sq.m. Total: 22,786 sq.m.
Number of Proposed Lots:	3
Building Height:	<u>Lot A</u> : 18.5 m. <u>Lot B</u> : 22.7 m. <u>Lot C</u> : 22.7 m.
Floor Area Ratio (FAR):	<u>Lot A</u> : 2.36 (Net) <u>Lot B</u> : 2.49 (Net) <u>Lot C</u> : 2.52 (Net) Total: 2.43 (Net)
Floor Area	
Residential:	<u>Lot A</u> : 7,040 sq.m. <u>Lot B</u> : 24,819 sq.m. <u>Lot C</u> : 24,819 sq.m. Total: 56,678 sq.m.
Residential Units: <u>Lot A</u>	
1-Bedroom:	33 dwelling units (40.2%)
2-Bedroom:	44 dwelling units (53.7%)

	Proposed
<u>3-Bedroom:</u>	5 dwelling units (6.1%)
Total:	82 dwelling units (10 adaptable units or 12.2% of total)
Residential Units: <u>Lot B</u>	
1-Bedroom:	83 dwelling units (26.5%)
1-Bedroom + Den:	46 dwelling units (14.7%)
2-Bedroom:	147 dwelling units (46.9%)
<u>3-Bedroom:</u>	37 dwelling units (11.8%)
Total:	313 dwelling units (29 adaptable units or 9.3% of total)
Residential Units: <u>Lot C</u>	
1-Bedroom:	91 dwelling units (26.3%)
1-Bedroom + Den:	50 dwelling units (14.4%)
2-Bedroom:	164 dwelling units (47.3%)
<u>3-Bedroom:</u>	41 dwelling units (11.8%)
Total:	346 dwelling units (29 adaptable units or 8.1% of total)

Referrals

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

School District: The School District has advised that there will be approximately 116 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

67 Elementary students at Regent Road Elementary School
 30 Secondary students at Salish Secondary School

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy between 2028 (Q3) and 2031 (Q4).

Parks, Recreation & Culture:	Clayton Park is the closest active park with amenities including playgrounds, tennis courts, softball diamonds and is approximately 650 metres walking distance from the subject site. Clayton Park also contains natural areas. Future active parkland is proposed within 200 metres walking distance of the subject site as part of the West Clayton NCP.
Surrey Fire Department:	No concerns. Surrey Fire Department comments provided are to be addressed as part of the Building Permit application.
Advisory Design Panel:	The proposal was considered at the ADP meeting on September 10, 2024, and was supported. The applicant has generally resolved all the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the Rezoning By-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

Road Network and Infrastructure:

- The applicant will be required to provide the following road dedication and improvements as part of the subject development proposal:
 - Dedicate and construct the north side of 72 Avenue (1.8-metre sidewalk at lot line);
 - Dedicate and construct proposed 72A Avenue to the Half Road Standard;
 - Construct the west side of 182 Street to the Through Local Road Standard;
 - Dedicate and construct 183 Street to the Through Local Road Standard;
 - Dedicate 12.0 metres and construct the Green Lane to the west of proposed 183 Street;
 - Dedicate 6.0 metres for ultimate 12.0-metre ultimate Green Lane to the east of proposed 183 Street and construct to the Interim Lane Standard;
 - Dedicate appropriate corner cuts at all existing and proposed intersections; and
 - Register a 0.5-metre statutory right-of-way along all existing and proposed frontages.

Access and Parking

- The proposed phased development is to be accessed as follows:
 - **Phase One (Lot A)** from the proposed 12.0-metre Green Lane via an underground parkade entrance at the north-east corner of Lot A.

- **Phase Two (Lot B)** from both the proposed 72A Avenue and the proposed 12.0-metre Green Lane via underground parkade entrances at the north-east corner and west lot line of Lot B.
- **Phase Three (Lot C)** from both the proposed 72A Avenue and the proposed 6.0-metre interim Green Lane via underground parkade entrances at the north-west corner and east lot line of Lot C.
- Section D. Required Parking Spaces of Part 5 Off-Street Parking and Loading/Unloading does not apply as the subject site is located within a Provincially designated Transit-Oriented Area (TOA). However, the applicant is proposing the following:
 - **Phase One (Lot A)**
 - Proposing 119 residential and 17 visitor parking spaces (136 total off-street parking spaces) equivalent to 1.45 residential parking spaces per dwelling unit and 0.2 visitor parking spaces per dwelling unit.
 - **Phase Two (Lot B)**
 - Proposing 389 residential and 55 visitor parking spaces (444 total off-street parking spaces) equivalent to 1.42 residential parking spaces per dwelling unit and 0.18 visitor parking spaces per dwelling unit.
 - **Phase Three (Lot C)**
 - Proposing 418 residential and 59 visitor parking spaces (477 total off-street parking spaces) equivalent to 1.21 residential parking spaces per dwelling unit and 0.17 visitor parking spaces per dwelling unit.

Traffic Impacts:

- The proposed development is anticipated to generate five (5) to six (6) vehicle trips per minute during the peak hour, according to industry standard rates. A site-specific Transportation Impact Analysis (TIA) is not required as the proposal is generally consistent with the preferred Clayton Corridor Plan designation, with the anticipated land-use and density to be taken into account as part of the Stage 2 TIA for the entire Clayton Corridor Plan area, should Council endorse Stage 1 of the Clayton Corridor Plan.

Transit and/or Active Transportation Routes:

- The subject site is located approximately 450 metres walking distance from the future Hillcrest – 184 Street SkyTrain Station along Fraser Highway to the south-west.
- In addition, the proposed development is located in close proximity to TransLink Bus Route Nos. 502 (Langley Centre/Surrey Central Station), 503 (Aldergrove/Surrey Central Station), and 372 (Clayton Heights/Langley Centre).

Sustainability Considerations

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

School Capacity Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject site is currently designated "Urban" under the Official Community Plan (OCP). Therefore, an OCP Amendment from "Urban" to "Multiple Residential" is required in order to accommodate the proposed development.

Amendment Rationale

- The subject site is located approximately 450 metres walking distance from the future Hillcrest – 184 Street Skytrain Station along Fraser Highway. As such, the proposed density and building form are appropriate for this part of West Clayton in close proximity to the Surrey-Langley Skytrain corridor.
- The subject site is located within Tier 3 (400 to 800 metres) of the Provincial Transit-Oriented Area (TOA) associated with the future Hillcrest – 184 Street SkyTrain Station along Fraser Highway. As such the proposal complies with the minimum allowable density and height in the OCP with a proposed FAR of 2.5 (Gross) and a building height of 6-storeys.
- The proposed development will not be subject to density bonus amenity contribution consistent with Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) as the proposed density complies with the "base" density permitted on the subject site through Provincial Transit-Oriented Area (TOA) legislation.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.

Public Consultation for Proposed OCP Amendment

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

Themes/Policies

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

Secondary Plans

Land Use Designation

- The proposal does not comply with the West Clayton Neighbourhood Concept Plan (NCP) designation of the subject site, which is a combination of "Landscape Buffer", "Urban Transition (6 UPA)" and "Urban/Townhouse Flex (14-27 UPA)".
- The applicant is proposing to amend the West Clayton NCP designation to "Low Rise Residential", which is a new designation.

Amendment Rationale

- The subject site is located approximately 450 metres walking distance from the future Hillcrest – 184 Street Skytrain Station along Fraser Highway. As such, the proposed density and building form are appropriate for this part of West Clayton in close proximity to the Surrey-Langley Skytrain corridor.
- The proposed density and building form is appropriate for this portion of the West Clayton Plan area and will support transit development while simultaneously providing for a greater variety of housing choices in the neighbourhood.

- A similar proposal, including both an OCP and NCP Amendment to accommodate a 6-storey residential form with a density of 2.5 FAR (Gross), under Development Application No. 7923-0255-00 approximate 200 metres to the south-west of the subject site, was granted Third Reading at the September 9, 2024, Regular Council – Public Hearing meeting.
- The proposed development will not be subject to density bonus amenity contribution consistent with Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) as the proposed density complies with the "base" density permitted on the subject site through Provincial Transit-Oriented Area (TOA) legislation.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate nine 6-storey apartment buildings on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)" and "Multiple Residential 45 Zone (RM-45)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone, the amenity space requirements of the RM-45 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
FAR (Net Density):	1.5	<u>Lot A:</u> 2.36 <u>Lot B:</u> 2.49 <u>Lot C:</u> 2.52 <u>Overall:</u> 2.43
Lot Coverage:	33%	<u>Lot A:</u> 50% <u>Lot B:</u> 51% <u>Lot C:</u> 51%
Yards and Setbacks	7.5 metres from all lot lines	<u>Lot A:</u> <ul style="list-style-type: none"> • North: 5.5 metres • East: 7.0 metres • South: 5.7 metres • West: 5.5 metres <u>Lot B:</u> <ul style="list-style-type: none"> • North: 5.5 metres • East: 5.5 metres • South: 5.5 metres • West: 5.0 metres <u>Lot C:</u> <ul style="list-style-type: none"> • North: 5.5 metres • East: 5.1 metres • South: 5.5 metres • West: 5.5 metres
Principal Building Height:	50 metres	<u>Lot A:</u> 18.5 metres <u>Lot B:</u> 22.7 metres <u>Lot C:</u> 22.7 metres
Permitted Uses:	<ul style="list-style-type: none"> • Multiple unit residential buildings and ground- 	<ul style="list-style-type: none"> • Multiple unit residential buildings.

	oriented multiple unit residential buildings.	
	<ul style="list-style-type: none"> Child care centres 	
Amenity Space	RM-45 Zone (Part 23)	Proposed CD Bylaw
Indoor Amenity:	3.0 sq.m. per dwelling unit (2,223 sq.m.)	<p><u>Lot A:</u> The proposed 235 m² + CIL meets the Zoning By-law requirement.</p> <p><u>Lot B:</u> The proposed 963 m² meets the Zoning By-law requirement.</p> <p><u>Lot C:</u> The proposed 963 m² + CIL meets the Zoning By-law requirement.</p>
Outdoor Amenity:	3.0 sq.m. per dwelling unit (2,223 sq.m.)	<p><u>Lot A:</u> The proposed 375 m² meets the Zoning By-law requirement.</p> <p><u>Lot B:</u> The proposed 1759 m² meets the Zoning By-law requirement.</p> <p><u>Lot C:</u> The proposed 1759 m² meets the Zoning By-law requirement.</p>
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	N/A	926
<u>Residential Visitor:</u>	N/A	131
Total:	N/A	1,057
Bicycle Spaces		
Long-term Residential:	889	909
Short-term Visitor:	54	54

- The proposed CD Zone is based on the RM-45 Zone, with respect to indoor and outdoor amenity space requirements, and on the RM-70 Zone with modifications made to the maximum permitted density, lot coverage, minimum building setbacks, building heights, and the location of the underground parkade in relation to the lot lines on proposed Lots A-C.
- The proposed modifications are generally consistent with similar 6-storey apartment building developments in this area of West Clayton.
- The Floor Area Ratio (FAR) has been increased from 1.5 FAR (Net) in the RM-70 Zone to 2.36 FAR (Net) for Lot A, 2.49 FAR (Net) for Lot B, and 2.52 (Net) for Lot C in the proposed CD Zone to accommodate the proposed development.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to 50% for Lot A, 51% for Lot B, and 51% for Lot C in the proposed CD Zone to accommodate the proposed development.

- The proposed setbacks along all street frontages will allow for improved connectivity with the adjacent street, providing a more pedestrian-friendly and urban streetscape in line with both OCP and West Clayton design guidelines.
- The maximum building height has been set to be between 18.5 to 22.7 metres to align with the proposed 6-storey building form.
- The subject site is located within a Provincial Transit-Oriented Area (TOA), and as such, there are no minimum residential parking requirements. However, the applicant is proposing 926 residential parking spaces and 131 visitor parking spaces, equivalent to 1.25 residential parking spaces per dwelling unit and 0.18 visitor parking spaces per dwelling unit.
- The Zoning By-law requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. As the proposed underground parkade on proposed Lots A-C will be within 0.5 metres of all lot lines the CD Bylaw has been amended accordingly.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No. R046;2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,227.85 per new dwelling unit.
- The proposed development will not be subject to density bonus amenity contribution consistent with Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) as the proposed density complies with the 3.0 FAR (Net) density permitted on the subject site through Provincial Transit-Oriented Area (TOA) legislation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new dwelling unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 17, 2024, and the Development Proposal Signs were installed on May 23, 2024. Staff received two (2) responses from neighbouring residents expressing concerns with both elementary and secondary school capacities in the existing West Clayton and future Clayton Corridor Plan area (*staff comments in italics*):

(The School District has advised that Regent Road Elementary School is currently operating at 56% capacity and that currently both Regent Road and Maddaugh Elementary School, built in 2021, can handle student population growth over the coming years.

The School District has advised that Ecole Salish Secondary School is at 104% capacity. Salish Secondary School, which was constructed to relieve enrollment pressure on both Lord Tweedsmuir and Clayton Heights Secondary School, is projected to grow because of strong in-migration of new secondary students moving into the community. The growth trend will likely surpass capacity in 2024 with enrolment continuing to grow in this school beyond 2024.)

DEVELOPMENT PERMITS

Form and Character General Development Permit Requirement

- The proposed development is subject to, and generally complies with, the Form and Character Development Permit guidelines in the Official Community Plan (OCP) as well as the urban design guidelines in the West Clayton Plan.
- The applicant is seeking a General Development Permit under the current application and will further refine the design of future phases through subsequent Detailed Development Permit applications.
- The applicant has worked with staff to address grading concerns as there is a significant slope on the site, as well as future street interfaces, including the provision of privately-owned, publicly accessible spaces, throughout the proposed development.
- The application was supported by the ADP. Although the applicant was not able to provide a point-by-point response to ADP comments, as the October 10, 2024 ADP meeting minutes were not available at the time of the finalization of this Planning and Development Report, the applicant and staff will continue to work on the following key ADP items prior to Final Adoption of the subject OCP Amendment and Rezoning By-laws as well as issuance and execution of the General Development Permit:

- Consider design options to better integrate the two stepped levels of the open courtyard to feel like a more unified space
- Consider design enhancements and relocation to the stairs between two outdoor amenity spaces to make them an interesting "architectural feature" to bring people up and down.
- Consider better integrating the lobby entrances.
- Continue design development of rooflines, utilizing the existing articulation strategy used on some of the buildings on Lots B and C.
- Consider further design development to the roof tops especially those which will be visible to residents from their units.
- Consider including covered outdoor areas to improve the overall quality of amenity spaces.
- Ensure there are mature trees throughout the project.

Building Design

- The applicant is proposing to develop a total of nine 6-storey apartment buildings over three (3) phases throughout the subject site for a total of approximately 741 dwelling units and 56,678 square metres of residential floor area. The residential unit typology currently proposes one-bedroom (207 units), one-bedroom plus den (96 units), two-bedroom (355 units), and three-bedroom (83 units), ranging from approximately 46 to 86 square metres.
- The applicant is proposing a total of approximately 67 adaptable units throughout the three (3) phases, equivalent to 9% of all proposed dwelling units.
- The subject site is arranged with buildings grouped into three (3) blocks, one (1) on Lot A, four (4) on Lot B, and four (4) on Lot C, with amenity space adjacent to or enclosed within the internal courtyards. The overall building design and massing, which is considered appropriate for this area of West Clayton, follows the sloping site conditions by alternating at-grade, pedestrian-scaled entry conditions between Level 1 and Level 2 of each building. In addition, the upper storey massing follows the sloping site conditions, allowing the building height to be experienced at a more comfortable height from the adjacent public and semi-public realm.
- The base of each proposed building emphasizes a human scale be expressed as a series of individual, ground-oriented two-level townhouse units with front-porch entryways connected to the street through landscaped raised patios.
- The exterior facades of each proposed building combine traditional finishes using darker brick and horizontal siding at the lower storeys for a richer streetwall expression with more modern finishes on the uppermost storeys using lighter smooth cementitious fibre panels complimented with both vertical and horizontal building extrusions and clear glass balcony guards. Each block will have a unique colour palette in order to provide subtle differentiation between phases while maintaining an overall unity of design throughout the entire site.

Landscaping

- The landscape plans include a mixture of deciduous and coniferous trees, low-lying shrubs, groundcover and grasses to be extensively planted throughout the subject site, as well as hardscaping, site lighting, fencing and furnishing plans, details and specifications.

- Each ground level unit will be provided with a semi-private, outdoor patio space screened via tiered landscape retaining walls and containing groundcover and low-lying shrubs. These would be accessed from either the adjacent public or private realm as well as through the dwelling unit.
- Exterior lighting will be designed to reduce light pollution while still providing for adequate wayfinding and community safety as per Crime Prevention Through Environmental Design (CPTED) principles.

Indoor Amenity

- The required indoor amenity for the overall site is 2,223 square metres. The applicant is proposing to provide approximately 2,161 square metres of indoor amenity space on the subject site (235 sq.m. on Lot A and 963 sq.m. on both Lots B and C), which does not meet the requirement of the Zoning Bylaw. The applicant will provide a cash-in-lieu contribution, at the rate in effect at the time of Final Adoption, to compensate for the amenity space shortfall in accordance with City policy.
- Indoor amenity space is provided across the entirety of the subject site, with varying amounts provided in all nine (9) proposed buildings based on the number of proposed dwelling units within. All proposed indoor amenity spaces will be connected to adjacent outdoor amenity spaces.

Outdoor Amenity

- The required outdoor amenity for the overall site is 2,224 square metres. The applicant is proposing to provide approximately 3,893 square metres of outdoor amenity space on the subject site (375 sq.m. on Lot A and 1,759 sq.m. on both Lots B and C), thereby exceeding the Zoning Bylaw requirement.
- The proposed outdoor amenity spaces contain a variety of programmatic features such as social gathering spaces with a variety of seating options, outdoor kitchens and communal dining spaces, outdoor fitness space, playgrounds with a variety of fixed play equipment and lawn space.

Outstanding Items

- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Dean Bernasch, ISA Certified Arborist of Diamond Head Consulting Ltd., prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix IV):

- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the Arborist Assessment.

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

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	3	3	0
Deciduous Trees	41	41	0
Coniferous Trees	70	70	0
Onsite Tree Totals	114	114	0
Onsite Replacement Trees Proposed	299		
Total Onsite Retained and Replacement Trees	299		

- The Arborist Assessment states that there is a total of 114 bylaw protected trees on the site. Additionally, there are 21 bylaw protected offsite trees and 7 bylaw protected City trees within proximity of the proposed development. The applicant proposes to retain no onsite or City trees and 12 shared and/or off-site trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The applicant has obtained permission from the owners of Development Application No. 7914-0011-00 to the immediate north of the subject site, for the removal of all shared and/or off-site trees impacted by the dedication and construction of 72A Avenue as shown in Appendix IV.
- Parks accepts the removal of City Tree Nos. City_Hedge1, City_Hedge2 and Cityo1 to City o5, as recommended by the project Arborist.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 225 replacement trees on the site. The applicant is proposing 299 replacement trees over the three (3) phases of the subject development, thereby exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Snakebark Maple, River Birch, Scarlet Sentinel Red Maple, Forest Pansy Redbud, Serbian Spruce, Bosnian Pine, Columnar Flowering Cherry, Japanese Stewartia and Japanese Snowbell.
- In summary, a total of 299 trees are proposed to be retained or replaced on the site with an no required contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. West Clayton NCP Land Use Map
- Appendix VI. OCP Redesignation Map

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

CRL/cb

PROPOSED APARTMENT DEVELOPMENT GENERAL DEVELOPMENT PERMIT

18225, 18241, 18281, 18311, 18341, 18355 72 Avenue

SUBMISSION TO ADP

OCTOBER 10, 2024

SURREY FILE NO. 7923-0208-00

DEVELOPER
RDG MANAGEMENT LTD.
107 - 19789 92A AVENUE
LANGLEY, BC V1M 3B3

ARCHITECT
FOCUS ARCHITECTURE INCORPORATED
310 - 1848 McCALLUM ROAD
ABBOTSFORD, BC V2S 0H9

LANDSCAPE ARCHITECT
DAVID STOYKO, LANDSCAPE ARCHITECT
2686 EAST 6TH AVENUE
VANCOUVER, BC V5M 1R3

CIVIL
ALPIN MARTIN ENGINEERING
201 - 12448 82 AVENUE
SURREY, BC V3W 3E9

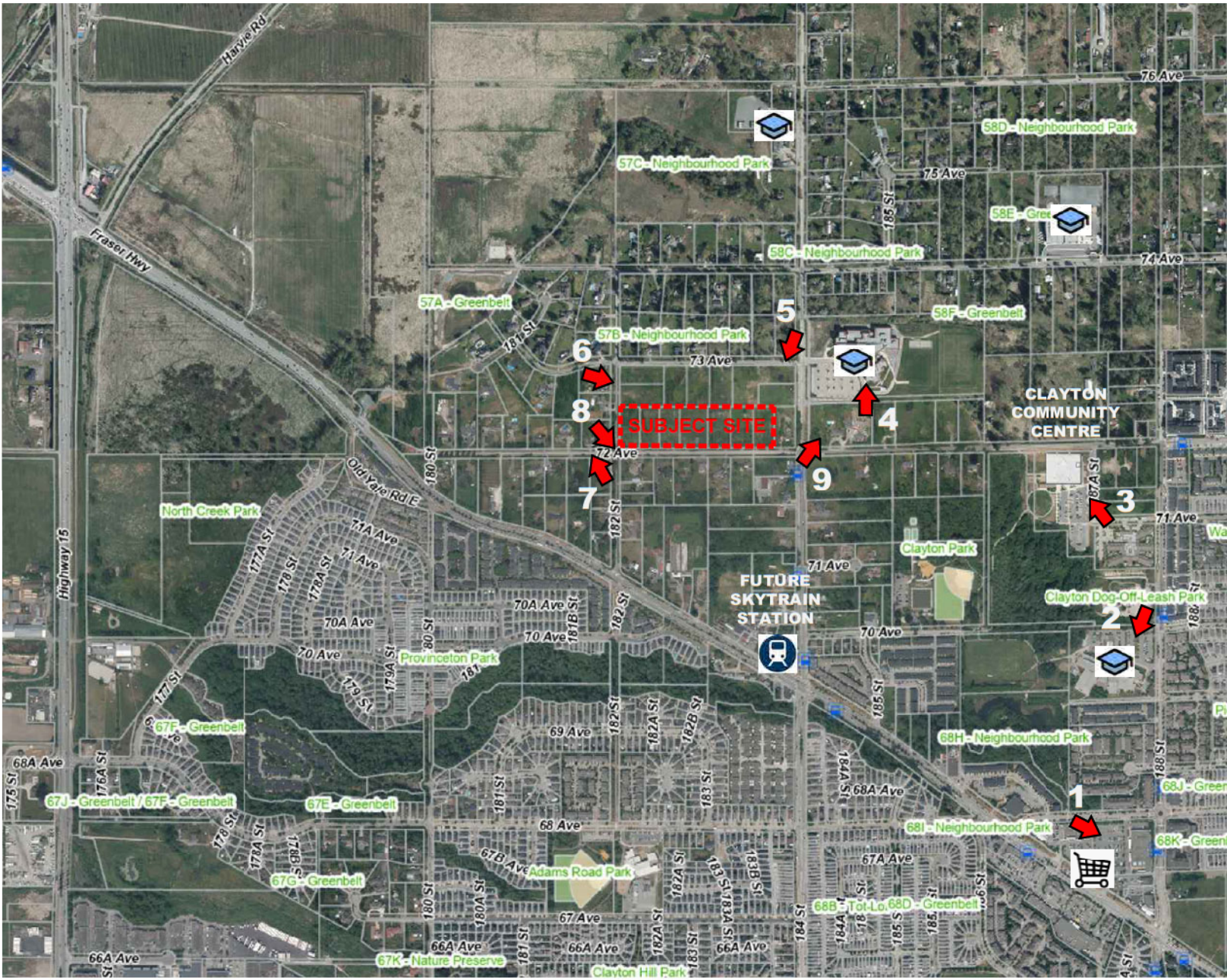
ARBORIST
DIAMOND HEAD CONSULTING LTD.
3559 COMMERCIAL STREET
VANCOUVER, BC V5N 4E8

SURVEY
TARGET LAND SURVEYING
C120 - 20178 96 AVENUE
LANGLEY, BC V1M 0B2

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A0.01	SITE RECONCILIATIONS
A0.02	CLAYTON CORRIDOR PLAN
A0.03	CONTEXT PLAN
A0.04	CONTEXT PHOTOS
A0.05	DESIGN RATIONALE
A0.06	DESIGN RATIONALE
A0.07	SITE ANALYSIS
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A1.03	OVERALL SITE PLAN
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A3.02	ELEVATIONS
A3.03	ELEVATIONS
A3.04	ELEVATIONS
A3.05	ELEVATIONS
A3.06	ELEVATIONS
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A3.09	COLORS & MATERIALS
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A4.02	SECTIONS
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A5.02	SHADOW STUDY
A5.03	SHADOW STUDY



2024-0-10 SUBMISSION TO ADP FILES: 25-028
7923-02 DRAWING #/REVISION
REVISIONS
CONSULTANT
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PROJECT
CLAYTON RESIDENTIAL DEVELOPMENT
18225, 18241, 18281, 18311, 18341, 18355, 18241, & 18225 72 Avenue SURREY, BC
DRAWING TITLE
COVER
DATE: 2023.06.20 FILE NO.
OWN: RW ON 2113
CHK: CH
SEAL: 2024.10.01
GREET NO. A-0.00



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PROJECT
**CLAYTON RESIDENTIAL
DEVELOPMENT**
183 St, 183 St, 183 St, 183 St, 183 St, 183 St,
182 St, & 182 St 72 Avenue
SURREY, BC

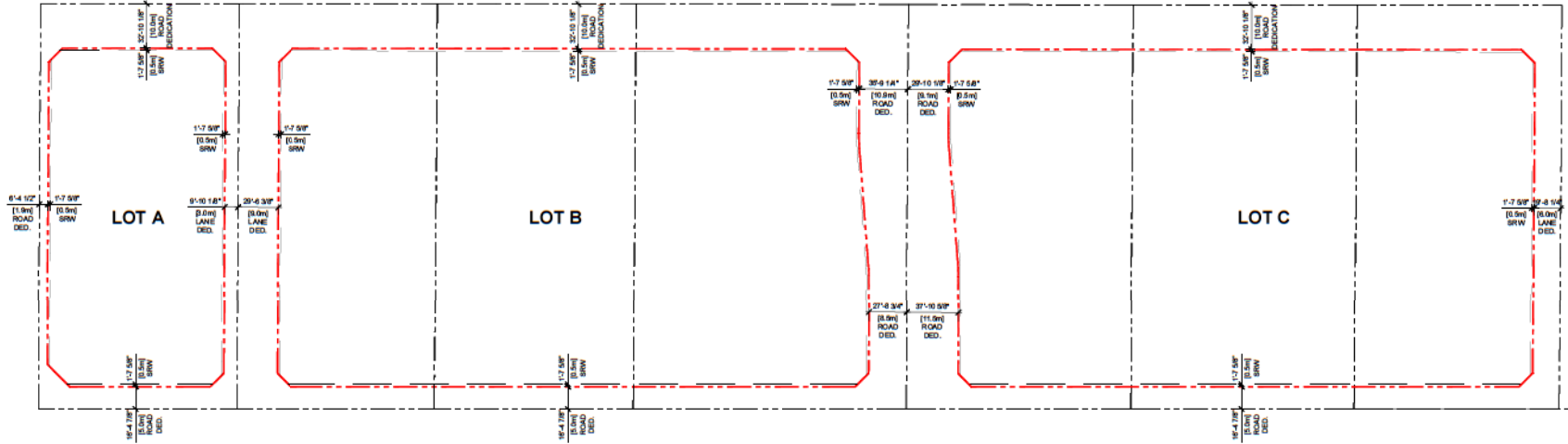
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DATE: 2023.06.20 FILE NO.
OWN: RDG
CHK: **2113**



SCALE
SHEET NO.

A-0.03



BASE PLAN
SCALE: 1" = 40'-0"



2024-01-10
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PROJECT
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183 05, 183 41, 183 15, 182 81, 182 09,
182 41, & 182 25 72 Avenue
SURREY, BC

DRAWING TITLE

BASE PLAN

DATE: 2023.06.20 FILE NO.
OWN: RW
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OVERALL SITE PLAN
SCALE: 1" = 40'-0"



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183 St, 183-1/2, 183-1/4, 182 St, 182-1/2, 182-1/4, & 182-25 72 Avenue
SURREY, BC

DRAWING TITLE

OVERALL SITE PLAN

DATE: 2023.06.20 FILE NO.

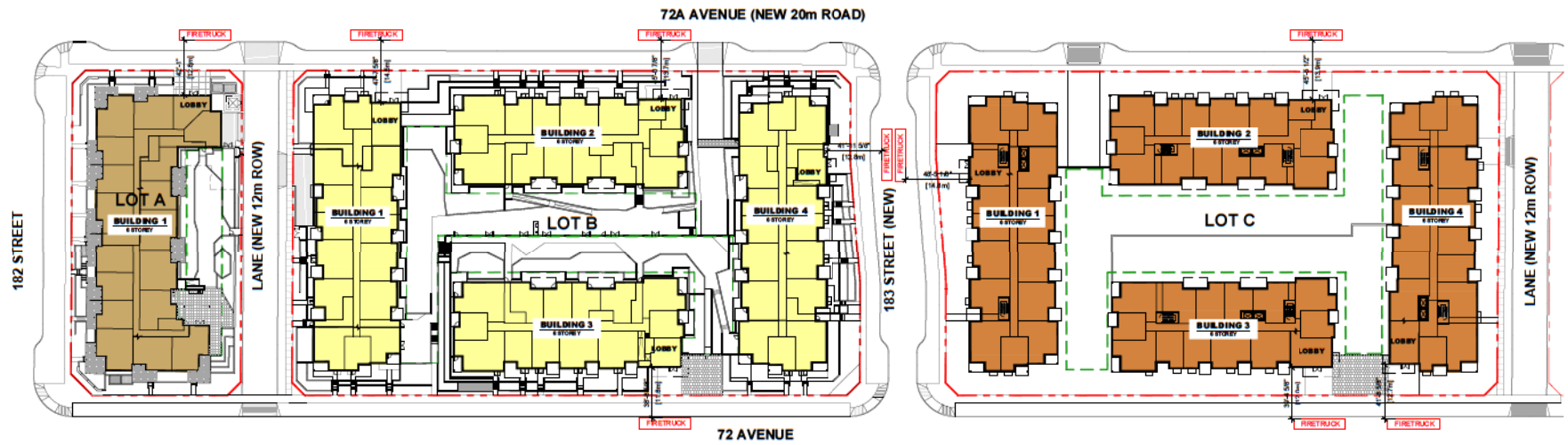
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CHK: CH



SEAL
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SITE PLAN - FIRE ACCESS
SCALE: 1" = 40'-0"



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182-05, 182-01, 182-11, 182-01, 182-01, 182-01,
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**FIRE ACCESS
SITE PLAN**

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2113



2024-10-01

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SOUTHWEST CLOSE-UP VIEW



SOUTHWEST AERIAL VIEW

MASSING SETBACK 1 LEVEL
FACING FUTURE APARTMENT SITE

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183-05, 183-01, 183-11, 183-01, 183-05,
182-01, & 182-25 72 Avenue
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ELEVATIONS

DATE: 2023.06.30 FILE NO.

OWN: AL

CHK: CH 2113



SEAL: 2024-10-01

SHEET NO.

A-3-01



NORTHWEST - CLOSE UP VIEW



NORTHWEST AERIAL VIEW

MASSING SETBACK 2 LEVEL
FACING FUTURE TOWNHOUSE

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182-01, & 182-25 72 Avenue
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NORTHEAST AERIAL VIEW



NORTHEAST CLOSE-UP VIEW - LOT B

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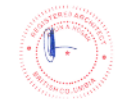
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SURREY, BC

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ELEVATIONS

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LOT C - PRECEDENT IMAGES

SOUTHEAST AERIAL VIEW



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183.00, 183.41, 183.15, 182.81, 182.69,
182.41, & 182.25 72 Avenue
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ELEVATIONS

DATE: 2023.06.30 FILE NO.
OWN: AL 2113
CHK: CH



SEAL
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A-3.04



SOUTH ELEVATION - 72 AVENUE



NORTH ELEVATION - 72A AVENUE



SITE ACCESS FROM 72A AVENUE (NEW)

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182-00, 182-01, 182-11, 182-01, 182-01,
182-01, & 182-25 72 Avenue
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CHK: CH 2113



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NORTH AERIAL VIEW - 72A AVENUE



12m GREEN LANE TREATMENT VIEW

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182-05, 182-01, 182-15, 182-06, 182-09,
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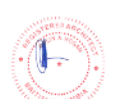
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OWN: AL

CHK: CH **2113**



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A-3.06



SOUTH AERIAL VIEW - 72 AVENUE



LOT B - PUBLIC PLAZA

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182-06, 182-01, 182-11, 182-08, 182-09,
182-04, & 182-25 72 Avenue
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DRAWING TITLE

ELEVATIONS

DATE: 2023.06.30 FILE NO.

OWN: AL

CHK: CH **2113**



SEAL: 2024-10-01

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A-3.07



LOT A - 182 STREET & 72 AVENUE CORNER VIEW



LOT B - 182 STREET (NEW) & 72A AVENUE CORNER VIEW

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182-05, 182-01, 182-15, 182-06, 182-09,
182-04, & 182-25 72 Avenue
SURREY, BC

DRAWING TITLE

ELEVATIONS

DATE: 2023.06.30 FILE NO.

OWN: AL 2113

CHK: CH



SEAL: 2024-10-01

SHEET NO.

A-3.08

Project Number: 25-0326-0001-0001

File Path: C:\Users\albert\OneDrive\Documents\Projects\25-0326-0001-0001\A-3.08.dwg

LOT A



- A Fiber Cement Lap Siding**
James Hardie 'Deep Coast'
- B Fiber Cement Panel Siding**
James Hardie 'Gray Slate'
Install with 'EZ-Trim' reveals colour matched to panel
- C Fiber Cement Panel Siding**
James Hardie 'Arctic White'
Install with 'EZ-Trim' reveals colour matched to panel
- D Fiber Cement Panel Siding, Balcony Trim, Deck Post**
James Hardie 'Night Gray'
Install with 'EZ-Trim' reveals colour matched to panel, with butt joints at fascias and posts
- E Brick**
Interstate Brick 'Smoky Mountain Matte'



- F Vinyl Window Frames, Patio Doors, Sliding Glass Doors, Balcony Railings, Privacy Screens, Aluminum Storefront**
Black
- G Glass & Steel Canopy**
Benjamin Moore 'Trout Gray' 2124-20
- H Fascia, Window Trim**
James Hardie 'Arctic White'
Install with butt joints at fascias
- J Vinyl Soffits**
Miten 'Frost'
- K Vinyl Soffits**
Miten 'Black'
- L Through-wall Flashing**
to match siding colour below



LOT B



- A Fiber Cement Panel Siding**
James Hardie 'Iron Gray'
Install with 'EZ-Trim' reveals colour matched to panel
- B Fiber Cement Panel Siding**
James Hardie 'Gray Slate'
Install with 'EZ-Trim' reveals colour matched to panel
- C Fiber Cement Panel Siding**
James Hardie 'Arctic White'
Install with 'EZ-Trim' reveals colour matched to panel
- D Fiber Cement Lap Siding**
James Hardie 'Iron Gray'
- E Fascia, Balcony Trim, Window Trim**
James Hardie 'Gray Slate'
Install with butt joints at fascias



- F Brick**
Mural Materials Co. 'Burgundy'
Mission Texture
- G Vinyl Window Frames, Patio Doors, Sliding Glass Doors, Balcony Railings, Privacy Screens, Aluminum Storefront**
Black
- H Glass & Steel Canopy**
Benjamin Moore 'Wrought Iron' 2124-10
- J Balcony Trim, Deck Post**
James Hardie 'Arctic White'
Install with butt joints at fascias and posts
- K Vinyl Soffits**
Miten 'Frost'
- L Vinyl Soffits**
Miten 'Nickel'
- M Through-wall Flashing**
to match siding colour below



2024-01-10
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 100-0-07
 DPRE #APPLICATION
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PROJECT
CLAYTON RESIDENTIAL DEVELOPMENT
 1833, 1834, 1835, 1836, 1837, 1838, 1840, 1841, & 1825-72 Avenue
 BURNLEY, BC
 DRAWING TITLE

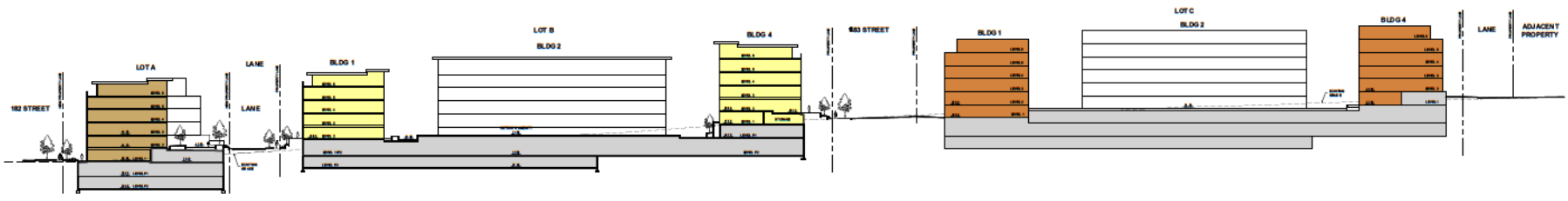
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DATE: 2023.06.20 FILE NO.
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 CDR: AL

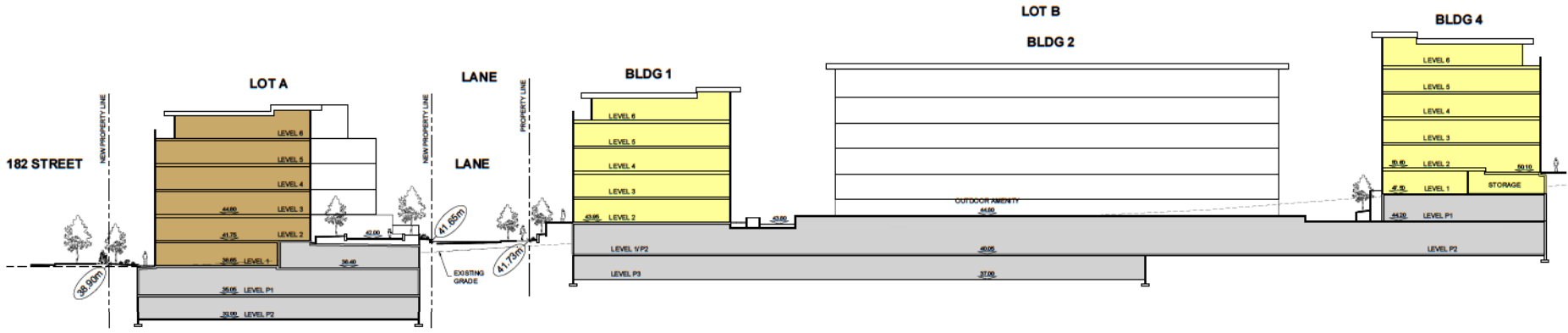


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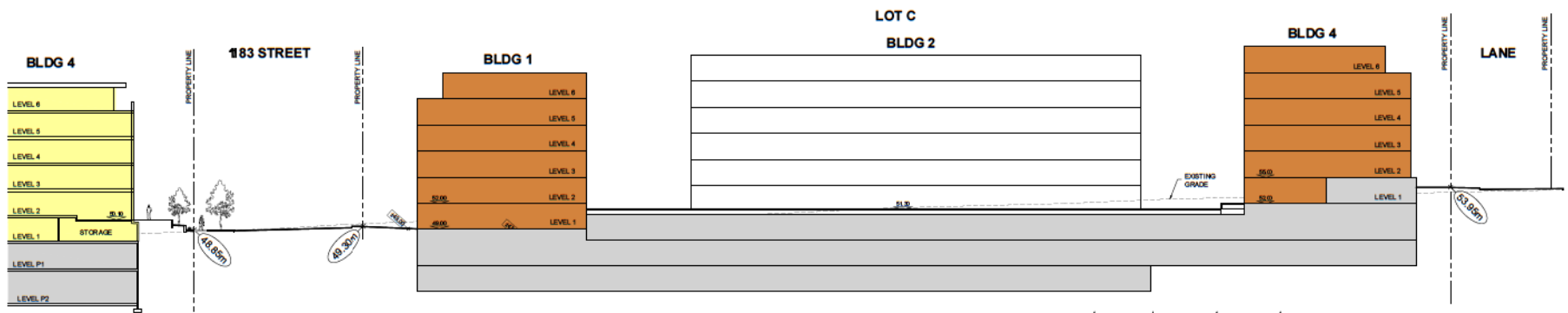
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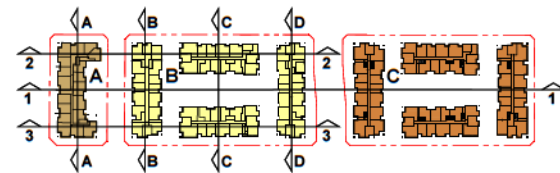
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SECTION 1- WEST
SCALE: 1" = 20'-0"



SECTION 1- EAST
SCALE: 1" = 20'-0"



SECTION KEY PLAN

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info@focus.ca

2024-10-01
SUBMISSION TO ACP
FILE NO. 22-028

2023-09-07
DATE OF PUBLICATION

REVISIONS

CONSULTANT

CLIENT

RDG

PROJECT
CLAYTON RESIDENTIAL
DEVELOPMENT

183.00, 183.41, 183.11, 182.81, 182.60,
182.41, & 182.25 72 Avenue
SURREY, BC

DRAWING TITLE

SECTIONS

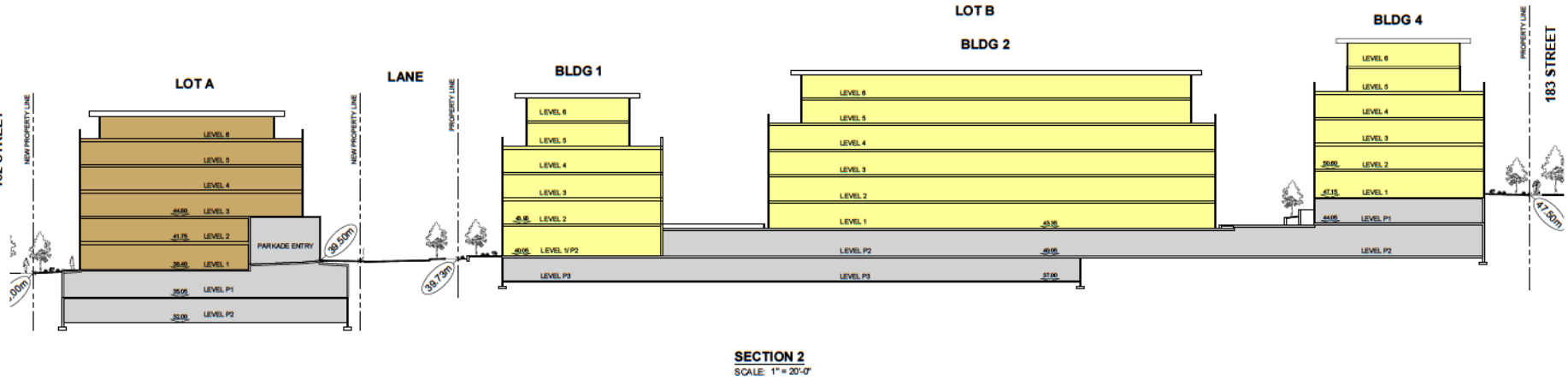
DATE: 2023.09.30 FILE NO.
OWN: NV
CHK: CH **2113**



SEAL
2024.10.01
SHEET NO.

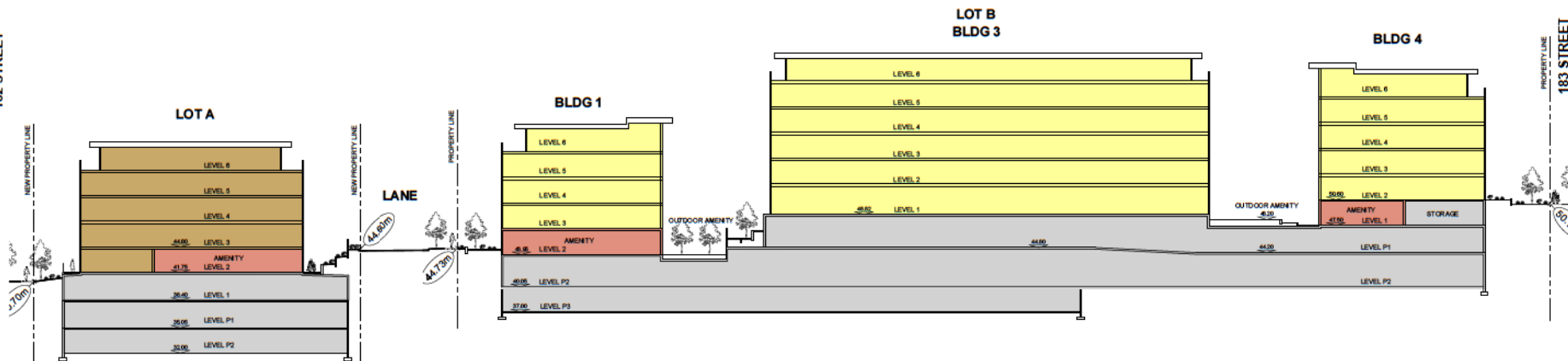
A-4.01

182 STREET

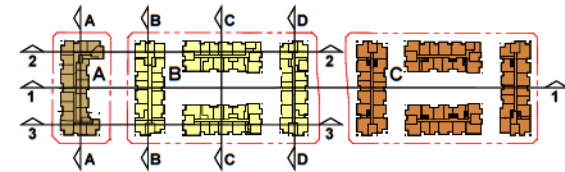


SECTION 2
SCALE: 1" = 20'-0"

182 STREET



SECTION 3
SCALE: 1" = 20'-0"



SECTION KEY PLAN

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2024-01-10
SUBMISSION TO ACP
FILE NO. 22-0286

2023-01-27
DATE OF PUBLICATION

REVISIONS

CONSULTANT

CLIENT

RDG

PROJECT

CLAYTON RESIDENTIAL DEVELOPMENT

182 St, 183 St, 183 1/2, 183 1/4, 182 St, 182 1/2, 182 1/4, & 182 25 72 Avenue
SURREY, BC

DRAWING TITLE

SECTIONS

DATE: 2023.06.20 FILE NO.

OWN: NV

CHK: CH 2113

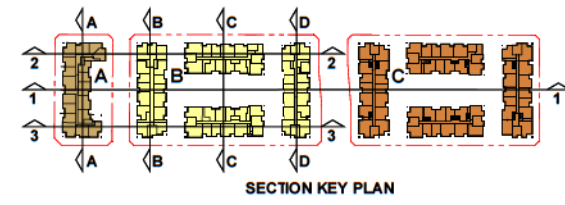
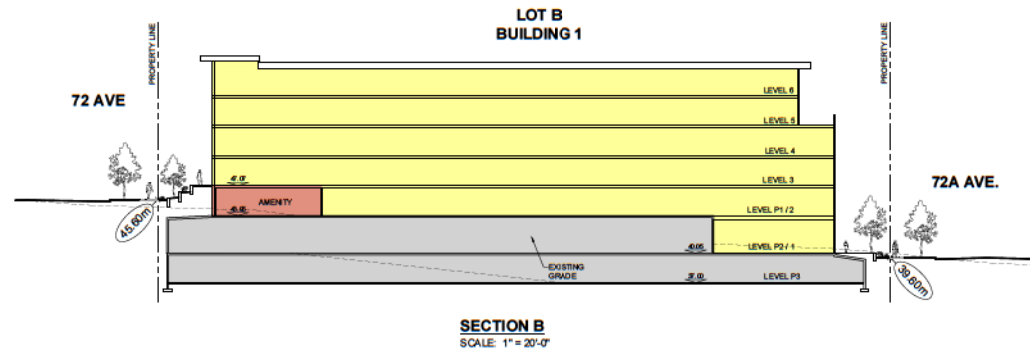
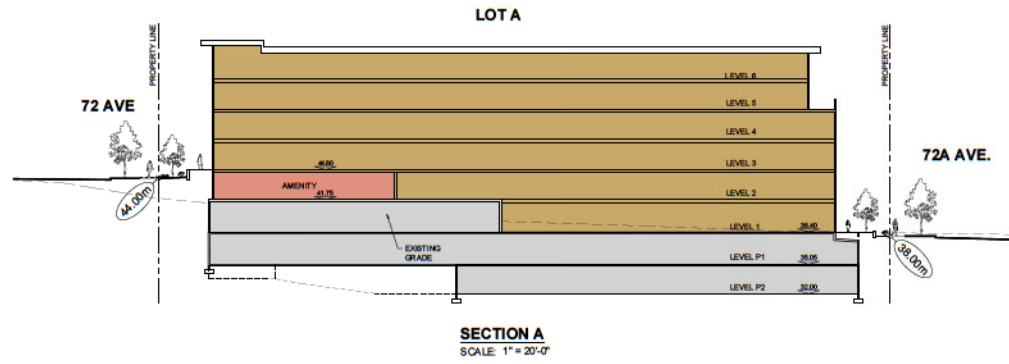


2024.10.01

SEAL

SHEET NO.

A-4.02



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info@focus.ca

2024-01-10	SUBMITTED TO ACP
FILE NO. 22-0206	
2023-09-27	DATE OF PUBLICATION

REVISIONS

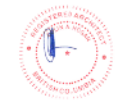
CONSULTANT

CLIENT
RDG

PROJECT
CLAYTON RESIDENTIAL DEVELOPMENT
182-00, 182-01, 182-11, 182-01, 182-01, 182-01,
182-01, & 182-25 72 Avenue
SURREY, BC

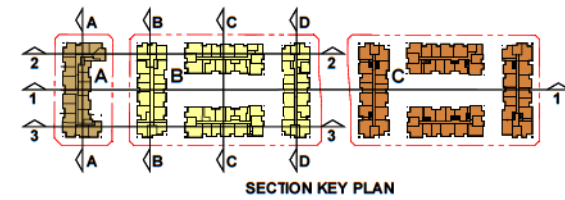
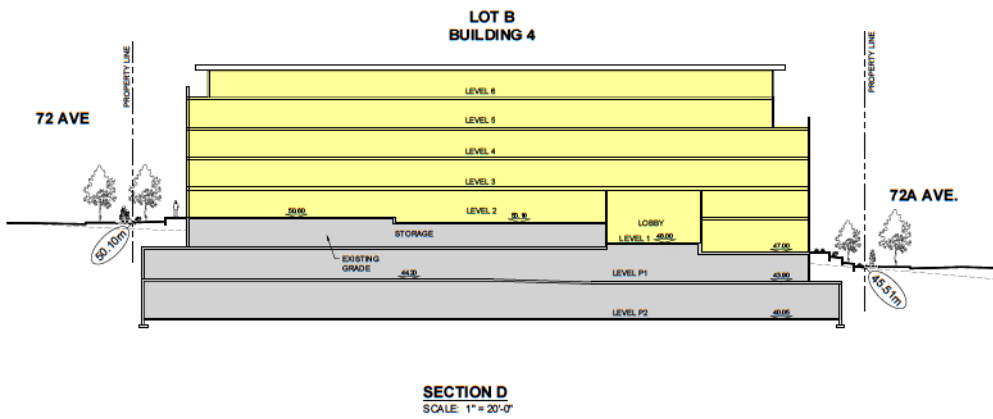
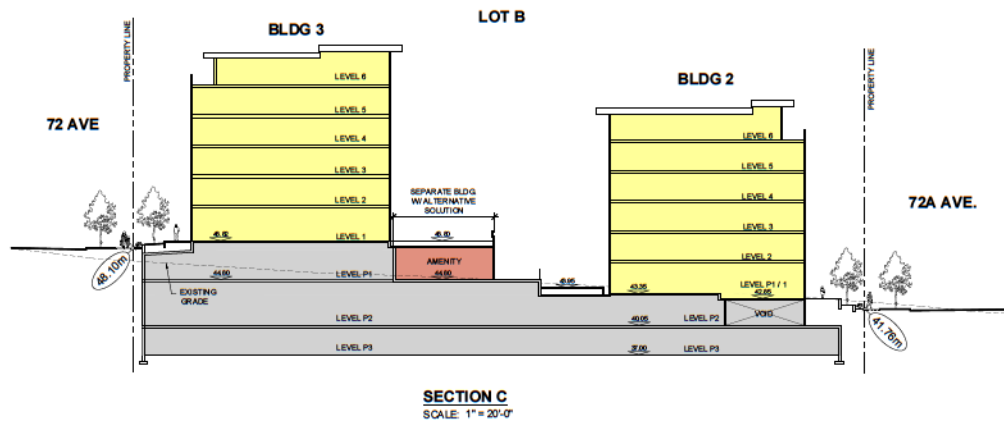
DRAWING TITLE
SECTIONS

DATE	2023.06.20	FILE NO.	
OWN	NV	CH	2113
CHK	CH		



SEAL
2024.10.01
SHEET NO.

A-4.03



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2024-01-10
SUBMITTED TO ACP
FILE NO: 22-0286

2023-09-27
DATE OF APPLICATION

REVISIONS

CONSULTANT

CLIENT
RDG

PROJECT
CLAYTON RESIDENTIAL DEVELOPMENT

182 00, 182 01, 182 10, 182 05, 182 06,
182 04, & 182 25 72 Avenue
SURREY, BC

DRAWING TITLE

SECTIONS

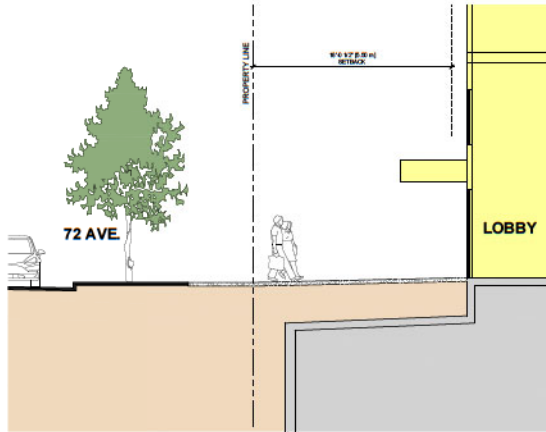
DATE: 2023.06.20 FILE NO.
OWN: NY CH **2113**
CHK: CH



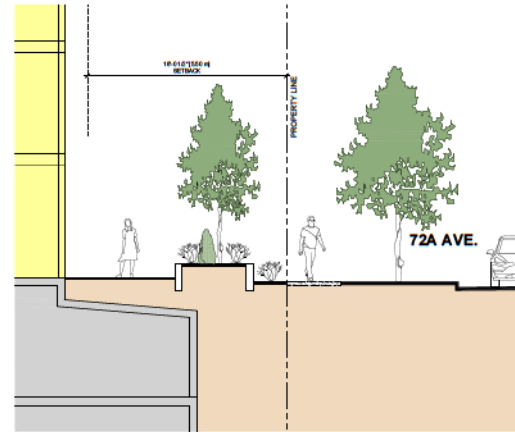
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SEAL

SHEET NO.

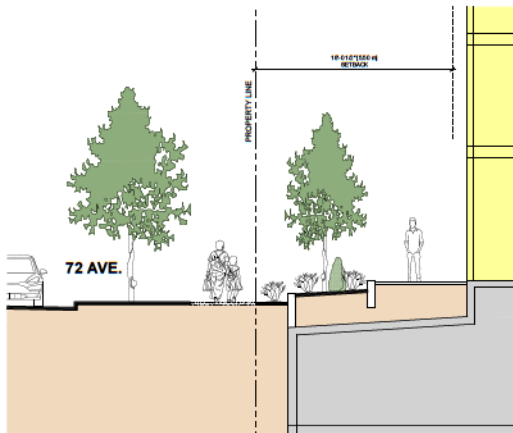
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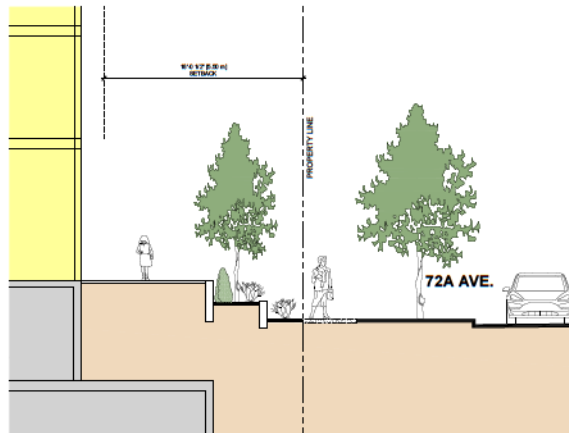
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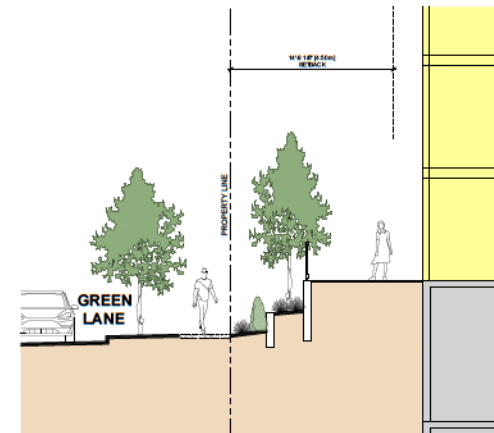
LEVEL TRANSITION
SCALE: 3/16" = 1'-0"



0.5M TRANSITION
SCALE: 3/16" = 1'-0"



1.0 M TRANSITION
SCALE: 3/16" = 1'-0"



1.5 M TRANSITION AT GREEN LANE
SCALE: 3/16" = 1'-0"

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2024-0-10
SUBMITTED TO ACP
FILE NO. 22-028

2024-0-07
DATE OF APPLICATION

REVISIONS

CONSULTANT

CLIENT
RDG

PROJECT
CLAYTON RESIDENTIAL DEVELOPMENT

182-01, 182-01, 182-11, 182-01, 182-01,
182-01, & 182-25 72 Avenue
SURREY, BC

DRAWING TITLE

STREET REALM SECTIONS

DATE: 2023.06.20 FILE NO.
OWN: NV
CHK: CH **2113**

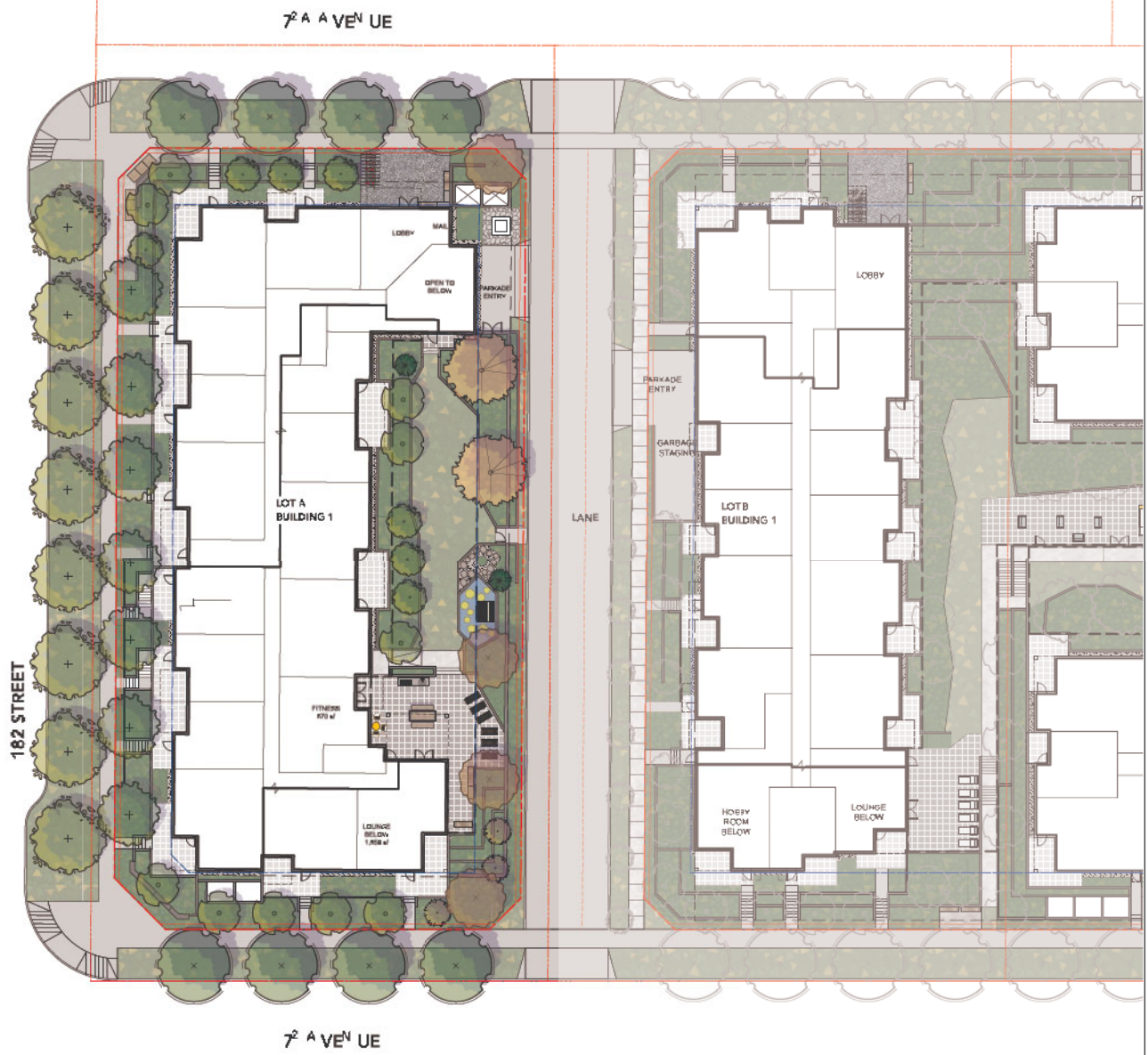


SEAL
DATE: 2024-10-01
SHEET NO.

A-4.05

MATERIALS LEGEND

- LAWN
- PLANTING
- FEATURE PLANTINGS
- RIVER COBBLE/FILTRATION
- CONCRETE SIDEWALK
- COLORADO CONCRETE
- STONE ACCENT PAVING
- PATIO Z2.3 PAVER
- AMENITY Z2.2 PAVER
- RUBBER PLAYSURFACE
- TIMBER TOP BENCH
- LANDSCAPE WALL
- BOULDER
- CHAISE LOUNGE CHAIR
- TABLE AND CHAIRS
- AMENITY FURNISHINGS
- BIKE PARKING
- AMENITY BBQ COUNTER



David Stoyko
Landscape Architect

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P: 604.750.0045

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5	ISSUED FOR A.P. SUBMISSION	26-10-10
4	RE-ISSUED WITH CITY COMMENTS	24-01-30
3	ISSUED FOR DP APPLICATION	24-01-15
2	ISSUED FOR DP APPLICATION	23-04-26
1	ISSUED FOR CONCEPT REVIEW	23-01-19

REVISIONS

WEST CLAYTON

72 Avenue
Surrey, British Columbia

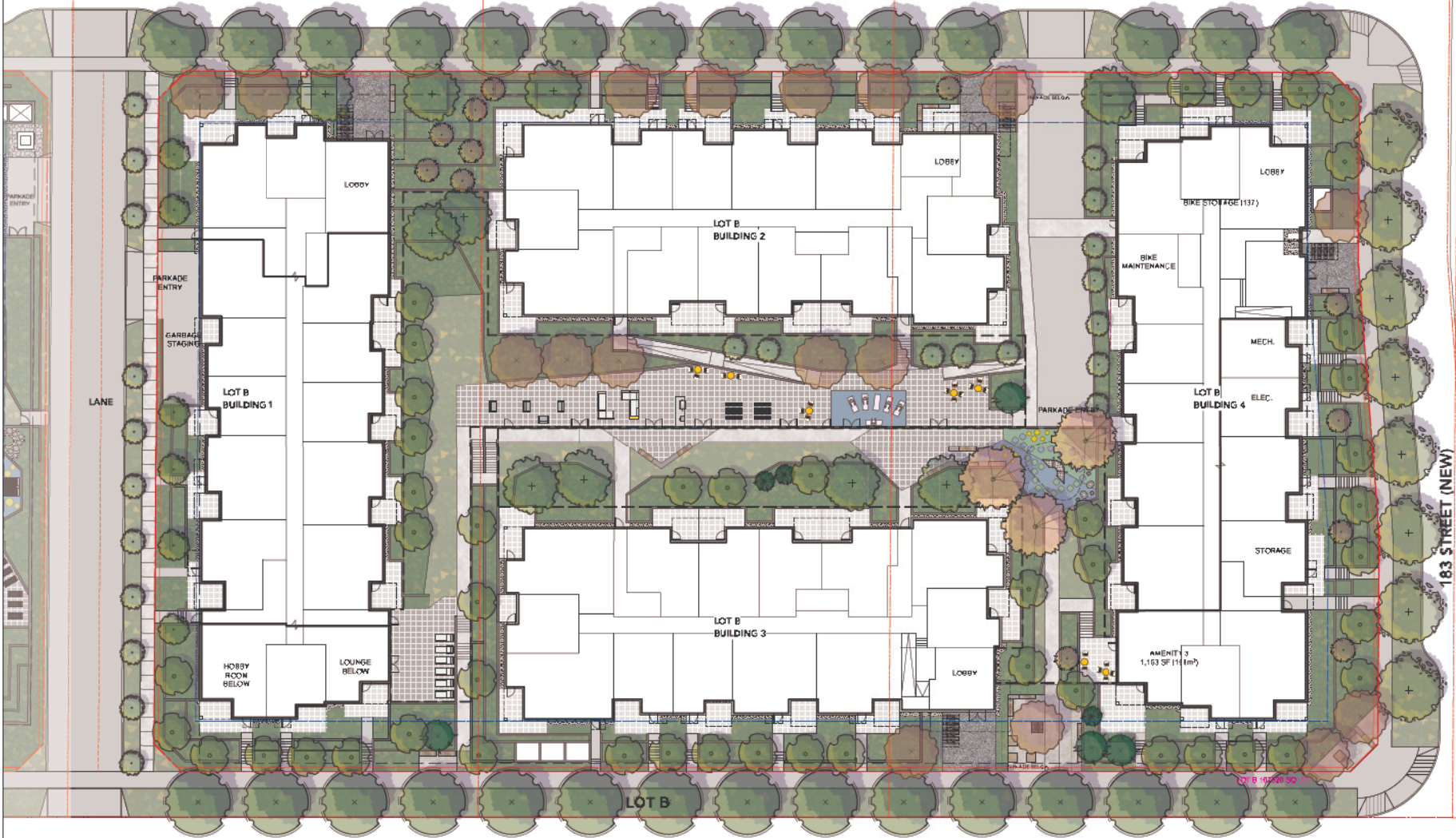
Scale:	1:200
Drawn:	DS, EG
Reviewed:	DS
Project No.:	23-004

LANDSCAPE
CONCEPT LOT A



L1.10

72 AVENUE NE 20M² OF D



MATERIALS LEGEND

- | | | | |
|---------------------------|---------------------|---------------------|---------------------|
| LAWN | COLOURADO CONCRETE | BOULDER | CHAISE LOUNGE CHAIR |
| PLAYING | STONE ACCENT PAVING | TABLE AND CHAIRS | TABLE AND CHAIRS |
| FEATURE PLANTINGS | PATIO 232 PAVER | AMENITY FURNISHINGS | AMENITY FURNISHINGS |
| RIVER COBBLE INFILTRATION | AMENITY 232 PAVER | BIKE PARKING | BIKE PARKING |
| CONCRETE SIDEWALK | RUBBER PLAY SURFACE | AMENITY BBQ COUNTER | AMENITY BBQ COUNTER |
| | TIMBER TOP BENCH | | |
| | LANDSCAPE WALL | | |

72 AVENUE

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RDG

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5	ISSUED FOR A.P. SUBMISSION	26-10-10
4	REISSUED WITH CITY COMMENTS	24-01-30
3	ISSUED FOR APPLICATION	24-01-15
2	ISSUED FOR APPLICATION	23-04-26
1	ISSUED FOR CONCEPT REVIEW	23-01-19

REVISIONS

WEST CLAYTON

72 Avenue
Surrey, British Columbia

Scale: 1:200
Drawn: DS/EG
Reviewed: DS
Project No. 23-004

LANDSCAPE CONCEPT LOT B



L1.20

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RDG

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5	ISSUED FOR A20% SUBMISSION	26-10-10
4	REISSUED WITH CITY COMMENTS	24-01-30
3	ISSUED FOR DP APPLICATION	24-01-15
2	ISSUED FOR DP APPLICATION	23-04-26
1	ISSUED FOR CONCEPT REVIEW	23-01-19

REVISIONS

WEST CLAYTON

72 Avenue
Surrey, British Columbia

Scale: 1:200

Drawn: DS/EG

Reviewed: DS

Project No. 23-004

LANDSCAPE
CONCEPT LOT C

L1.30



72 AVENUE (NEW 20M² ROAD)

183 STREET (NEW)

LANE (NEW 12m)

72 AVENUE

LOT C

MATERIALS LEGEND

- LAWN
- PLAYING
- FEATURE PLANTINGS
- RIVER COBBLE INFILTRATION
- CONCRETE SIDEWALK

CO-COURT CO-CONCRETE

- STONE ACCENT PAVING
- PATIO 232 PAVER
- AMENITY 232 PAVER
- RUBBER PLAY SURFACE
- TIMBER TOP BENCH
- LANDSCAPE WALL

ROUCLER

- CHAISE LOUNGE CHAIR
- TABLE AND CHAIRS
- AMENITY FURNISHINGS
- BIKE PARKING
- AMENITY BKG COUNTER



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RDG

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5	ISSUED FOR ADP SUBMISSION	24-10-10
4	RESUBMITTED DP WITH CITY COMMENTS	24-08-30
3	ISSUED FOR DP APPLICATION	24-03-15
2	ISSUED FOR DP APPLICATION	23-06-26
1	ISSUED FOR CONCEPT REVIEW	23-05-19

REVISIONS

WEST CLAYTON

72 Avenue
Surrey, British Columbia

Scale: 1:200

Drawn: DS/EG

Reviewed: DS

Project No. 23-004

**TREE PLANTING PLAN
LOT C**

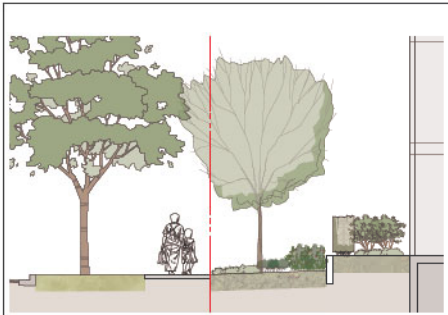
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3.5M SETBACK FROM BUILDING ————

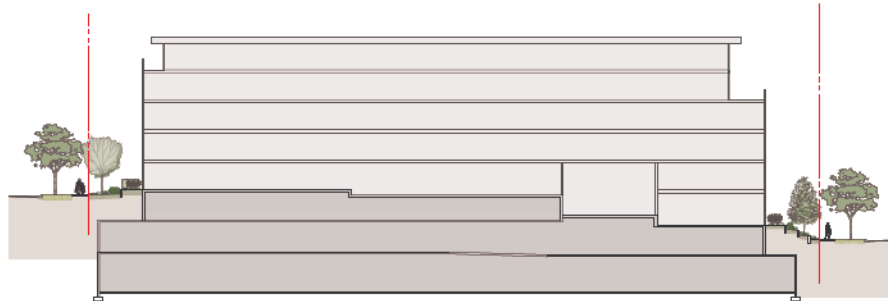


L2.40





D1 PARTIAL SECTION
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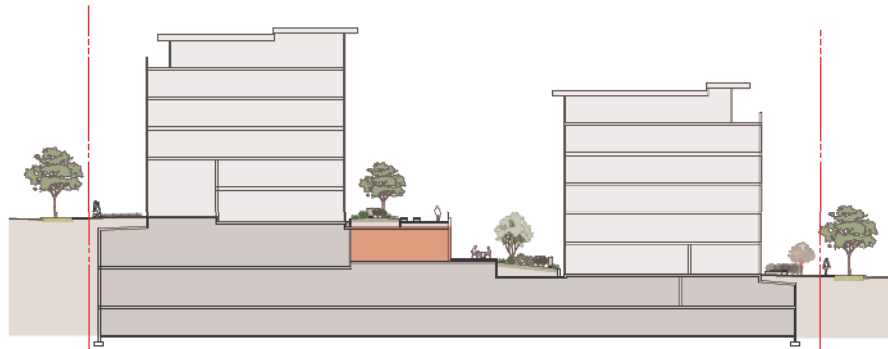
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D2 PARTIAL SECTION
SCALE: 3/16" = 1'-0"



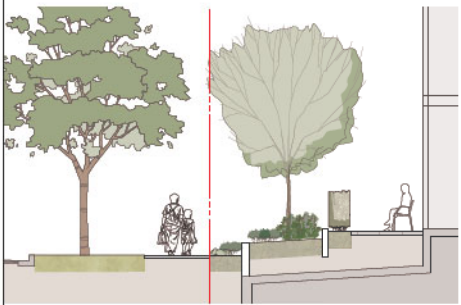
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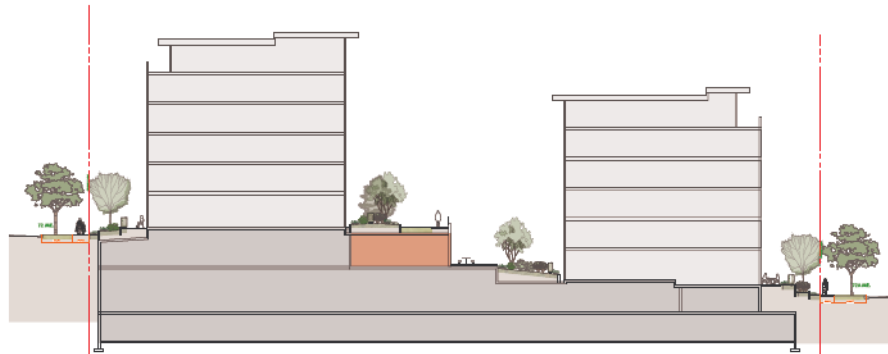
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SCALE: 1" = 20'-0"



E2 PARTIAL SECTION
SCALE: 3/16" = 1'-0"



F1 PARTIAL SECTION
SCALE: 3/16" = 1'-0"



SECTION F
SCALE: 1" = 20'-0"



F2 PARTIAL SECTION
SCALE: 3/16" = 1'-0"

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RDG

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5	ISSUED FOR ADP SUBMISSION 24-10-10
4	RE-ISSUED DP WITH CITY COMMENTS 24-08-30
3	ISSUED FOR DP APPLICATION 24-08-15
2	ISSUED FOR DP APPLICATION 23-08-26
1	ISSUED FOR CONCEPT REVIEW 23-05-19

WEST CLAYTON

72 Avenue
Surrey, British Columbia

Scale: AS SHOWN

Drawn: DS, EG

Reviewed: DS

Project No. 23-004

STANDARD SECTIONS

L3.10

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3	ISSUED FOR ADP APPLICATION 24-03-15
2	ISSUED FOR ADP APPLICATION 23-06-26
1	ISSUED FOR CONCEPT REVIEW 23-05-19
REVISIONS	

WEST CLAYTON

72 Avenue
Surrey, British Columbia

Scale: AS SHOWN
Drawn: DS, EG
Reviewed: DS
Project No. 23-004

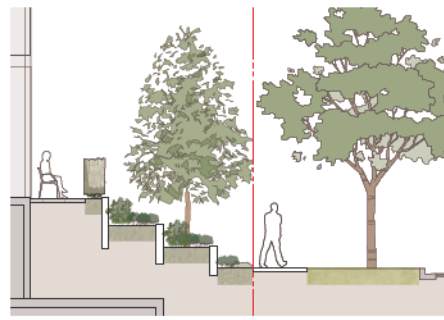
STANDARD SECTIONS



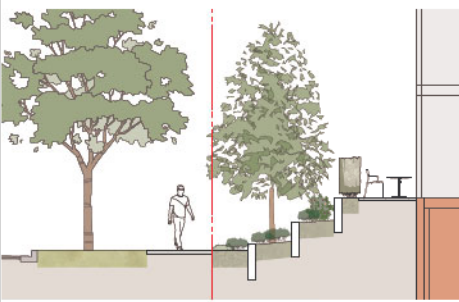
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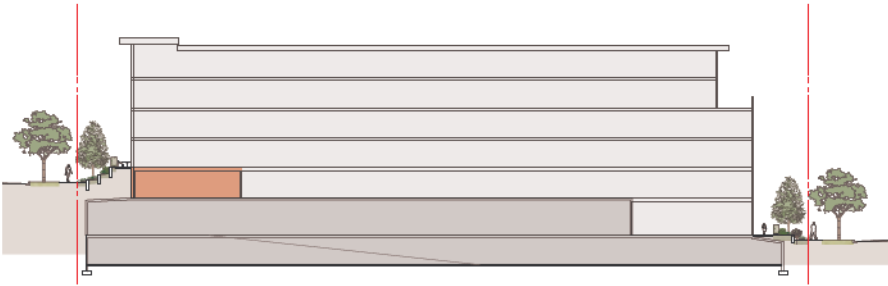
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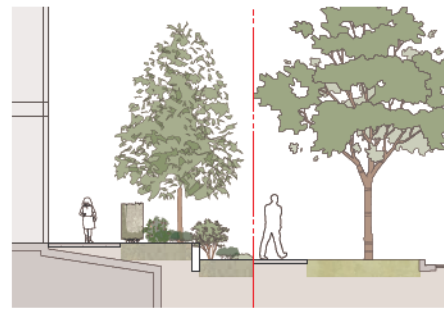
G2 PARTIAL SECTION
SCALE: 3/16" = 1'-0"



H1 PARTIAL SECTION
SCALE: 3/16" = 1'-0"



SECTION H
SCALE: 1" = 20'-0"



H2 PARTIAL SECTION
SCALE: 3/16" = 1'-0"



INTER-OFFICE MEMO

TO: Director, Development Planning, Planning and Development Department

FROM: Manager, Development Services, Engineering Department

DATE: October 29, 2024

PROJECT FILE: 7823-0208-00

**RE: Engineering Requirements
Location: 18225 72 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942m along 72 Avenue.
- Dedicate 11.5m along 72A Avenue.
 - Alternatively, dedicate 10.0m with 1.5m right of way along 72A Avenue.
- Dedicate 20.0m for 183 Street.
- Dedicate 12.0m and 6.0m for green lanes, west and east side of 183 Street, respectively.
- Dedicate 5.0m x 5.0m corner cut at 72 Avenue and 182 Street.
- Dedicate 3.0m x 3.0m corner cut at 72A Ave & 182 Street, 183 Street & 72 Ave, 183 Street & 72A Ave, green lanes & 72 Ave, and green lane and 72A Ave.
- Register 0.5m right of way along all development frontages.
- Register 0.5m right of way along green lanes.

Works and Services

- Construct north side of 72 Avenue.
- Construct south side of 72A Avenue.
- Construct west side of 184 Street.
- Construct east side of 182 Street.
- Construct 183 Street and Green lanes.
- Construct water, sanitary and drainage mains to service development frontages.
- Upgrade downstream mains to resolve any utility capacity constraints as determined through detailed design.
- Provide on-lot sustainable drainage features as per West Clayton NCP and Clayton ISMP.
- Provide adequately sized water, sanitary and drainage service connections to each lot.
- Register restrictive covenants for on site storm water mitigation features.

OCP AMENDMENT/NCP AMENDMENT/DEVELOPMENT PERMIT

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

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



Department: **Planning and Demographics**
 Date: **October 30, 2024**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23-0208**

The proposed development of **741** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	116
---	-----

Projected Number of Students From This Development In:	
Elementary School =	67
Secondary School =	30
Total Students =	97

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

Summary of Impact and Commentary

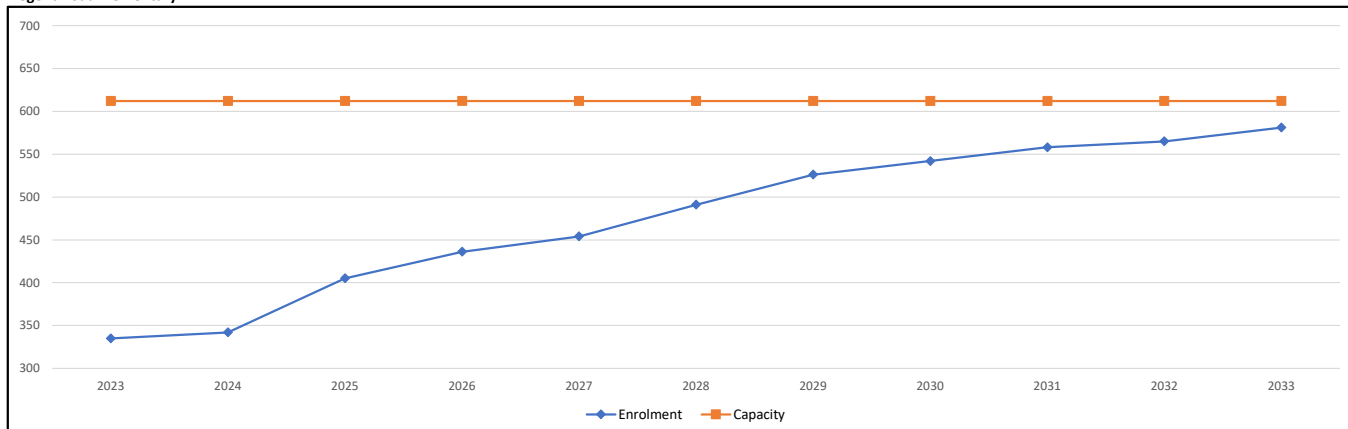
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

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

The enrolment projections will need to be updated with the coming changes to the Clayton Corridor plan and the recent changes to Provincial legislation. Future schools will be required to accommodate these changes. However, as these development applications are being accepted and approved ahead of the plans being finalized, the school district cannot initiate planning and funding requests with the Province until they are approved.

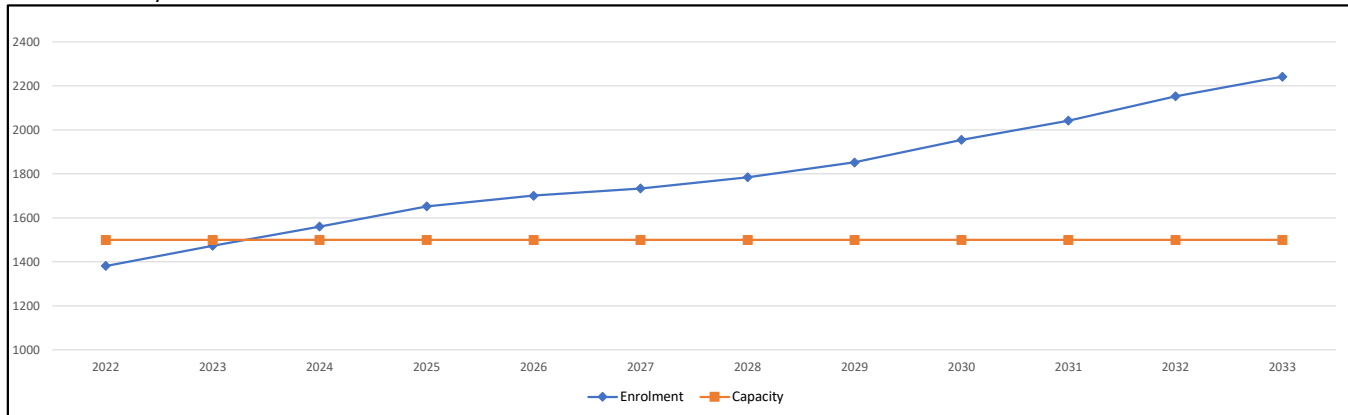
As of September 2024, Ecole Salish is at 104% capacity. This school was built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. Salish is projected to continue to grow because of the strong in-migration of new secondary students moving into the community. Future expansions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

Regent Road Elementary



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

Ecole Salish Secondary



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

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

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

4.0 Tree Preservation Summary

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

Surrey Project Number: Unknown
 Site Address: 18225, 18241, 18259, 18281, 18311, 18341, 18655 72nd Ave
 Registered Arborist: Dean Bernasch (PN-8676A)

On-Site Trees	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	114
Protected Trees to be Removed	114
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 3 X one (1) = 3 - All other Trees Requiring 2 to 1 Replacement Ratio 111 X two (2) = 222	225
Replacement Trees Proposed	138
Replacement Trees in Deficit	87
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	-

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	38
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 37 X two (2) = 74	75
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

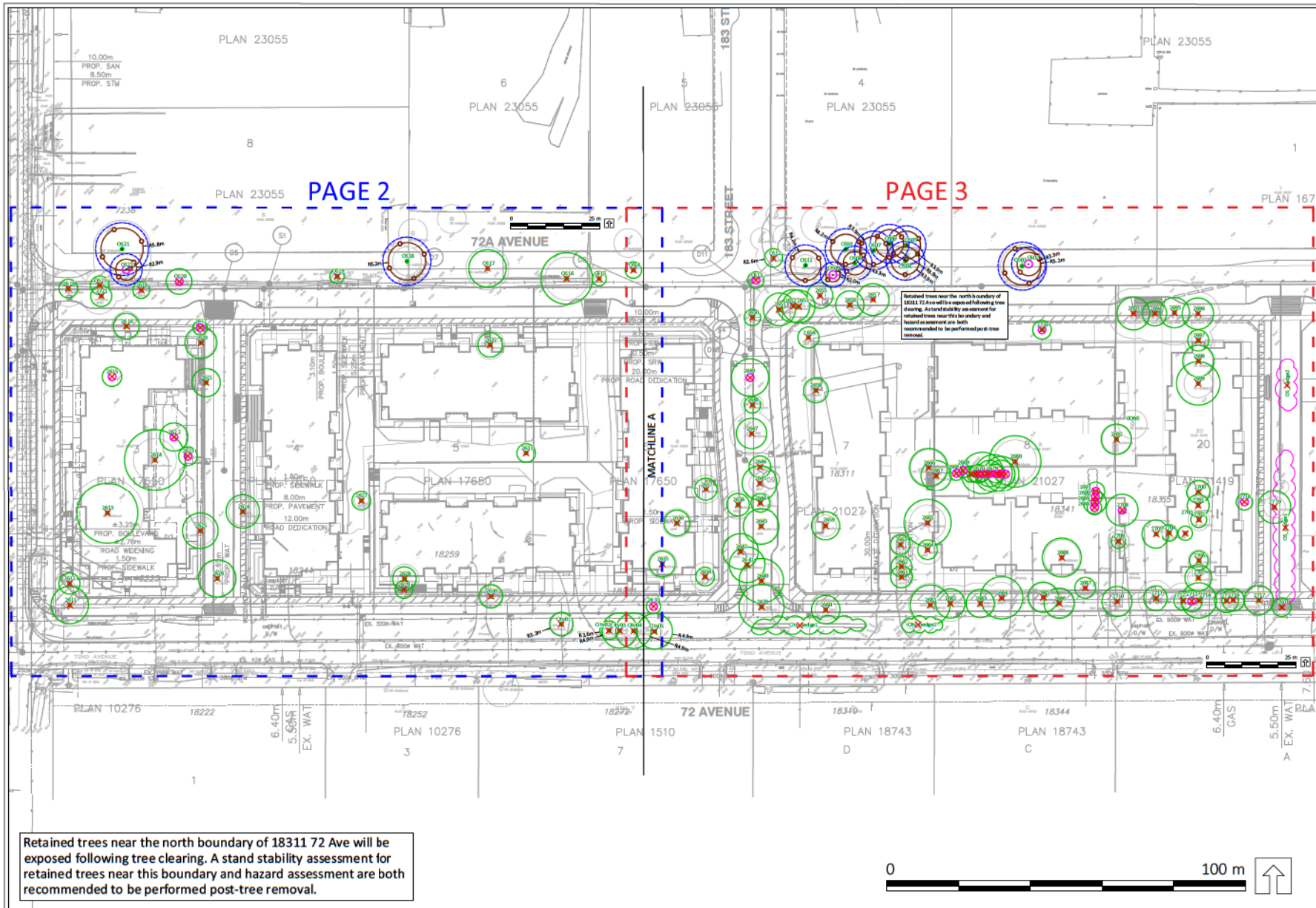
Summary, report and plan prepared and submitted by



Signature of Arborist

August 16, 2024

Date



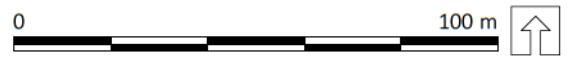
Retained trees near the north boundary of 18311 72 Ave will be exposed following tree clearing. A stand stability assessment for retained trees near this boundary and hazard assessment are both recommended to be performed post-tree removal.

Retained trees near the north boundary of 18311 72 Ave will be exposed following tree clearing. A stand stability assessment for retained trees near this boundary and hazard assessment are both recommended to be performed post-tree removal.

- LEGEND**
- CRITICAL ROOT ZONE
 - NO-BUILD ZONE
 - TREE PROTECTION ZONE AND FENCING
 - SURVEYED TREE TO BE RETAINED
 - UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
 - ✗ SURVEYED TREE TO BE REMOVED
 - ✗ UN-SURVEYED TREE TO BE REMOVED (MUST BE SURVEYED)

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

- REFERENCE DRAWINGS**
1. Base Survey by Target Land Surveying dated June 27, 2022.
 2. Site plan provided by client.

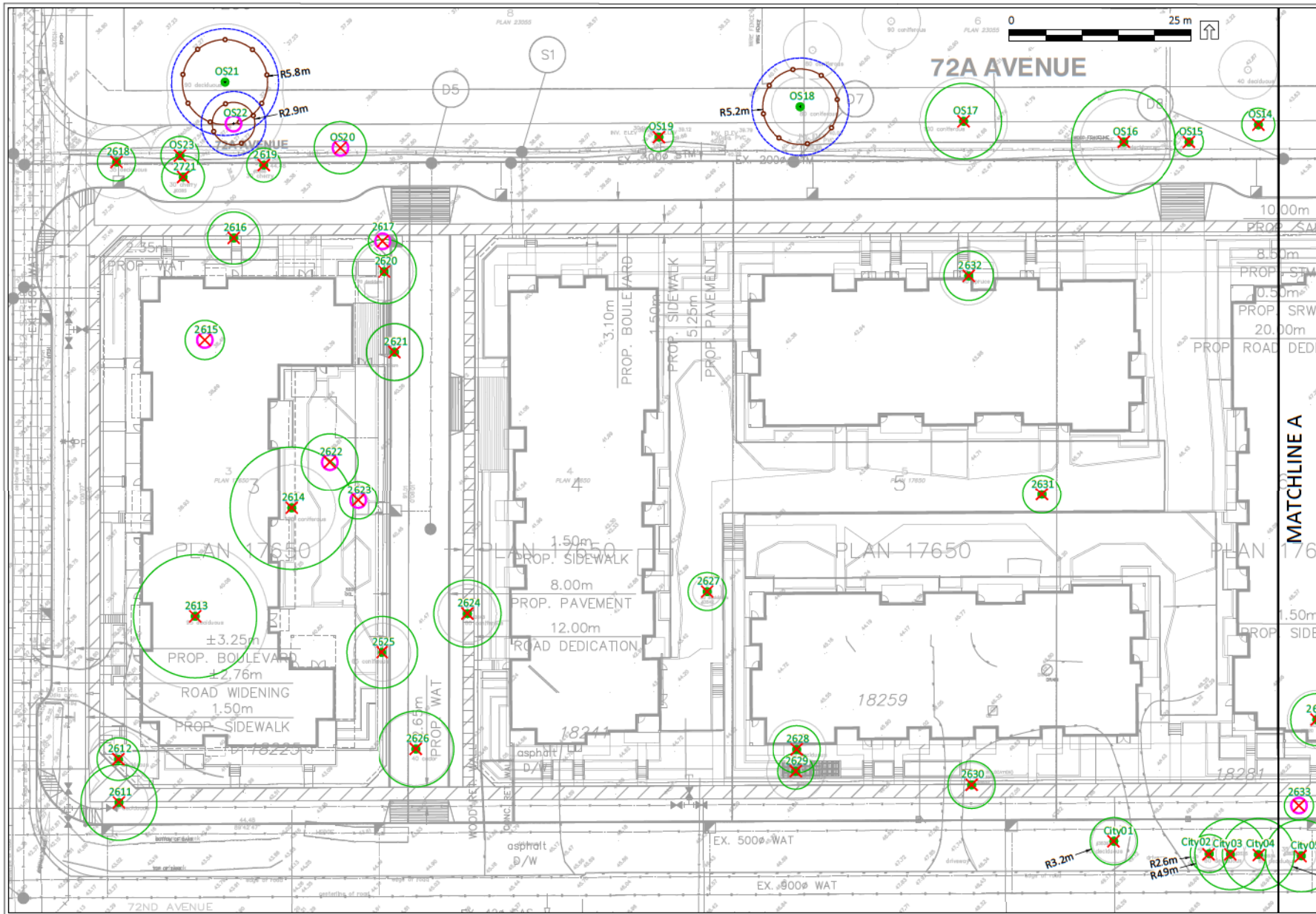


3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan
Project address: 18225, 18241, 18259, 18281, 18311, 18341, 18655 72nd Avenue, Surrey
Client: RDG Management Ltd

Drawing No: 02
Date: 2024/08/16
Drawn by: DBE
Paper Size: TABLOID 11"x17"

Page #
1 of 3



LEGEND

- CRITICAL ROOT ZONE
- NO-BUILD ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- ✖ SURVEYED TREE TO BE REMOVED
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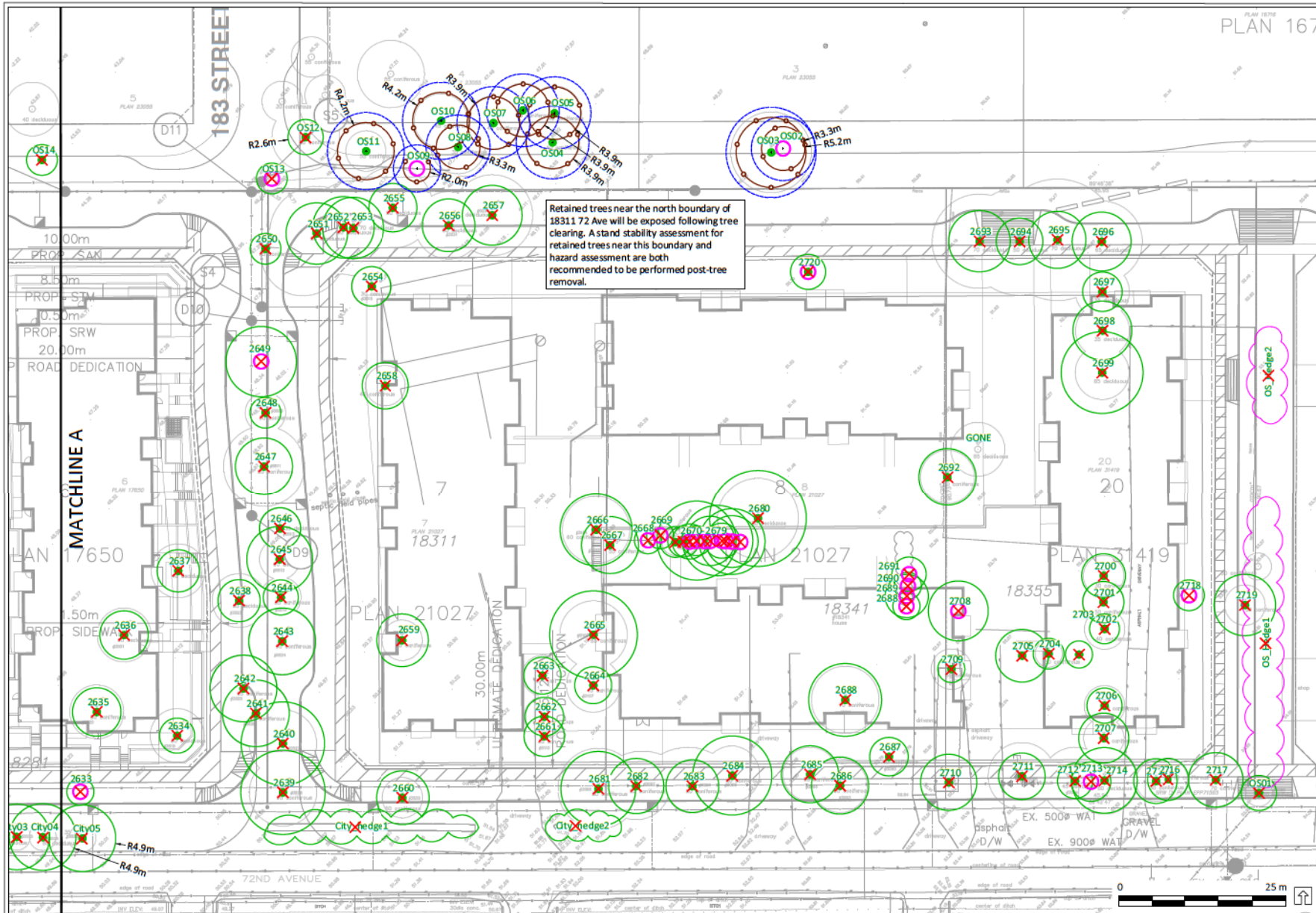


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Date: 2024/08/16
Drawn by: DBE
Page Size: TABLOID 11"x17"

Page #
2 of 3



PLAN 167

- LEGEND**
- CRITICAL ROOT ZONE
 - NO-BUILD ZONE
 - TREE PROTECTION ZONE AND FENCING
 - SURVEYED TREE TO BE RETAINED
 - UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
 - ✗ SURVEYED TREE TO BE REMOVED
 - ✗ UN-SURVEYED TREE TO BE REMOVED (MUST BE SURVEYED)

- NOTES**
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3 of 3

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 (Riparian Areas Regulations (RAR)).
 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 Transition (6 UPA)
 - Urban Residential (10-14 UPA Bonus)
 - Low Density Cluster
 - Medium Density Cluster (8-12 UPA Bonus)
 - TYPE 2 - 75% Open Space (10-12 UPA Bonus)
 - High Density Cluster
 - TYPE 1 - 75% Open Space (10-12 UPA Bonus)
 - TYPE 2 - 75% Open Space (12-14 UPA Bonus)
 - Townhouse Residential (22-24 UPA Bonus)
 - TYPE 1 - 10% Open Space (22-24 UPA Bonus)
 - TYPE 2 - 10% Open Space (22-24 UPA Bonus)
 - Townhouse Residential (22-24 UPA Bonus) Transition
 - Urban/Townhouse Flex
 - TYPE 1 - Urban (10-14 UPA Bonus)
 - TYPE 2 - Townhouse (22-24 UPA Bonus)
 - Townhouse/Apartment Flex
 - TYPE 1 - Townhouse (22-24 UPA Bonus)
 - TYPE 2 - Apartment (10-14 UPA Bonus)
 - Stacked Townhouse/Apartment
 - TYPE 1 - Stacked Townhouse (10-14 UPA)
 - TYPE 2 - Apartment (10 UPA) (1.5 + 0.2 FAR Bonus)
- Commercial & Mixed Use**
- Mixed Use Commercial/Professional
 - VILLAGE NODE (1.5 + 0.2 FAR Bonus)
 - TRANSIT NODE (1.5 + 0.3 FAR Bonus)
- Neighbourhood Commercial**
- Neighbourhood Commercial
- Recreation & Public Recreation Use**
- Existing Park
 - Proposed Park
 - Proposed Public/Recreational Facility
 - Existing School
 - Proposed School
 - Future School/Park
 - DCS (Biodiversity Conservation Strategy Corridor)
 - Greenway
 - Greenway
 - Greenway
- Transportation Engineering**
- Proposed Local Road or Lane
 - Proposed Local Road With Unique Cross Section
 - On the map ∇ 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
 - Alignment Site at (3m R.C.W.)
 - Multi-Use Pathway
 - Riparian Fish-Out-look
 - Road subject to Engineering review
 - Urban Design
 - Special Urban Design Area
 - Development designed to meet / meet park or wildlife corridors
 - Use, Use's Option on grand floor of street, building units
 - No building or use to be permitted to SF for the same multi-use pathway, unless approved by Engineering.
 - All multi-use pathways and Greenways are single cross-section unless adjacent to roads, within parks or Forest/C.O.W.
 - Urban Landmark (Public artwork or signage area)
 - Place / Feature
 - Heritage Site - Potential For Preservation
 - Heritage Site - Registered
 - Flex Blocks
- Other**
- Creek Class A (Year Round Fish-bearing)
 - Creek Class B (Seasonal Fish-bearing)
 - Creek Class C (Non Fish-bearing / supports nutrients to Fish-bearing or creeks)
 - Parade/lot
 - Green Density Transfer (used for parks in transition or ALR Buffer)
 - L and is conveyed to the city in exchange for density transfer
 - Setback Transfer (Public artwork or signage area)
 - Landscaping Buffer or landscaped setback, as noted
 - Creek Buffer Class B
 - Creek Buffer Class A and Class 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

