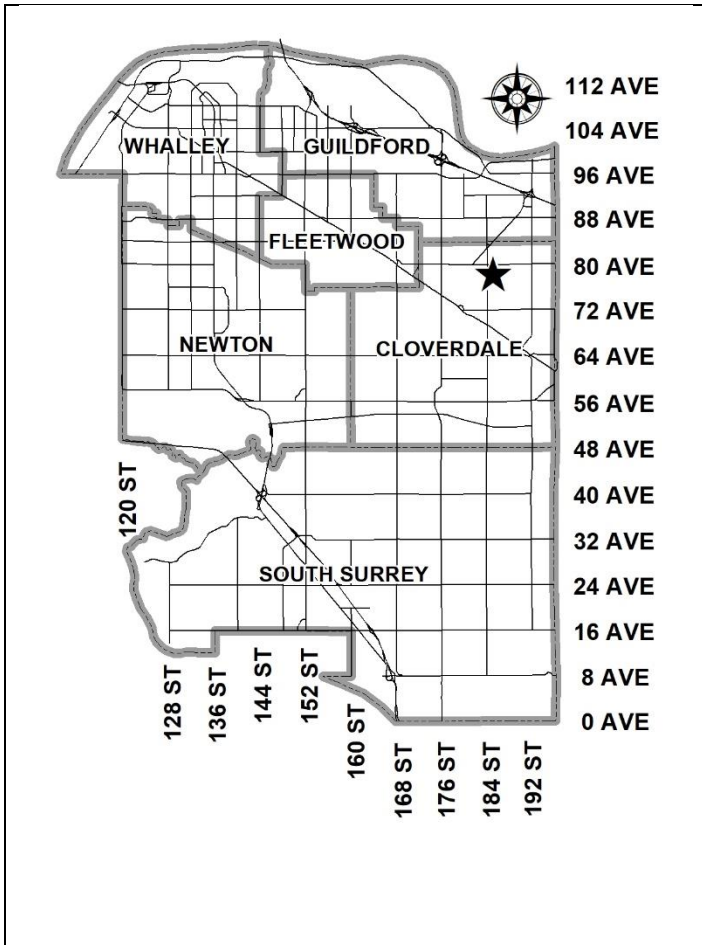


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7924-0177-00

Planning Report Date: September 09, 2024



PROPOSAL:

- **NCP Amendment** from 'Low Density Cluster' to 'Medium Density Cluster'.
- **Rezoning** from A-1 to R4 and CD
- **Development Permit**
- **Subdivision**

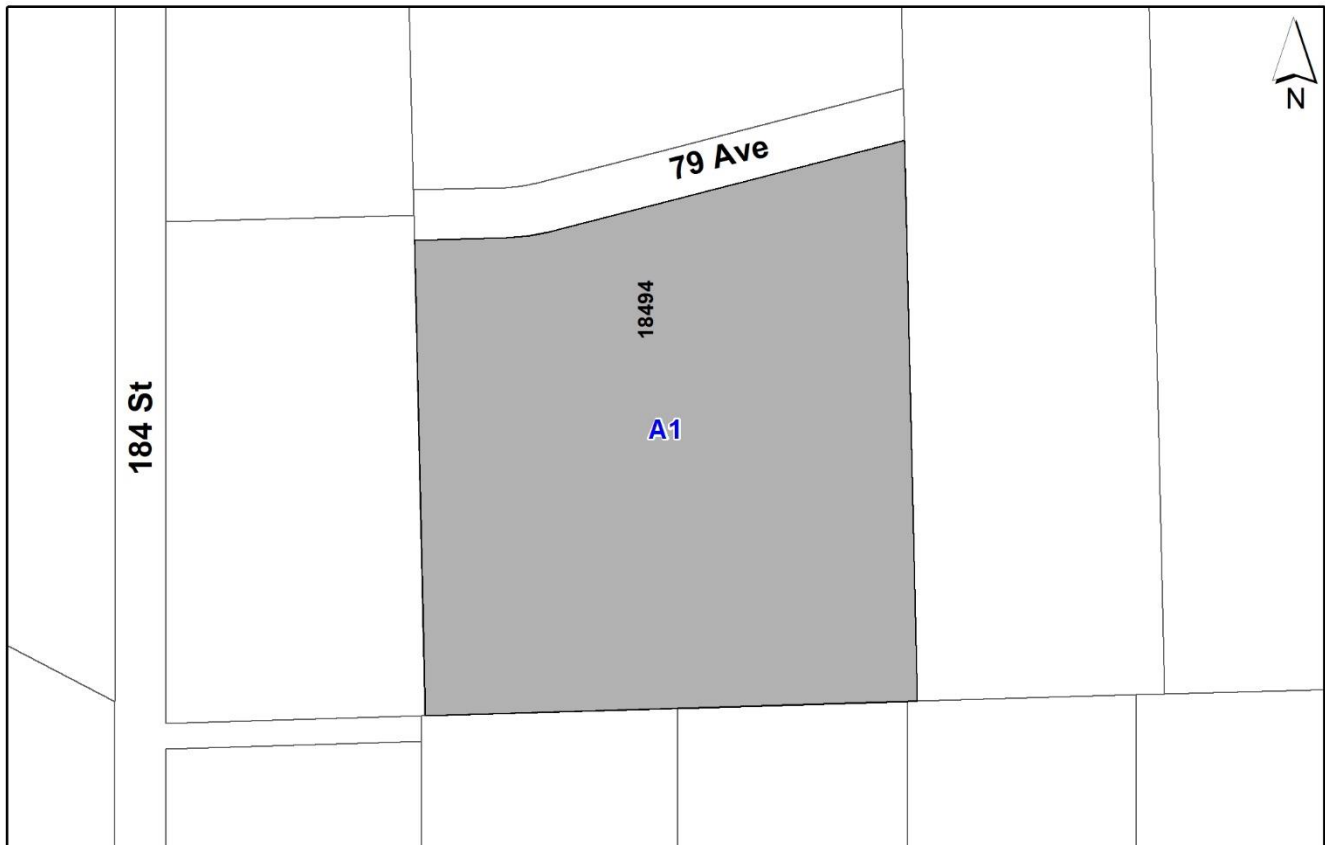
to allow subdivision into nine (9) single-family lots, and one (1) townhouse lot containing 125 townhouse units, and three (3) lots for open space and riparian protection purposes.

LOCATION: 18494 - 79 Avenue

ZONING: A-1

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Cluster, Existing and Proposed Roads, and Green Density Transfer (Forest Preservation/Restoration).



RECOMMENDATION SUMMARY

- Two (2) 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 Development Permit for Form and Character, and Sensitive Ecosystems.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the West Clayton Neighbourhood Concept Plan (NCP) from 'Low Density Cluster' to 'Medium Density Cluster'.

RATIONALE OF RECOMMENDATION

- The proposal complies with the 'Urban' designation in the Official Community Plan (OCP).
- The proposal complies with the 'General Urban' designation in the Metro Vancouver Regional Growth Strategy (RGS).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted 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 proposed density and building form are appropriate for this part of West Clayton.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas & Green Infrastructure Areas).
- The proposal generally 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 West Clayton Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- 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.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

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 Blocks “1” and “2” on the attached Block Plan from “General Agriculture Zone (A-1)” to “Comprehensive Development Zone (CD)” (Appendix I).
2. Council endorse Public Notification to proceed for a By-law to rezone a portion of the subject site shown as Blocks “3” and “4” on the attached Block Plan from “General Agriculture Zone (A-1)” to “Small Lot Residential Zone (R4)” (Appendix I).
3. Council authorize staff to draft Development Permit No. 7924-0177-00 generally in accordance with the attached drawings (Appendix II) and the finalized Ecosystem Development Plan.
4. 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 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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (h) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
 - (i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (j) submission of a finalized lot grading plan to the satisfaction of City Staff;
 - (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (l) registration of a volumetric right-of-way for public rights-of-passage over the publicly accessible open space (corner plazas) within the site;
 - (m) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development;
 - (n) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (o) 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; and
5. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from "Low Density Cluster" to "Medium Density Cluster" when the project is considered for final adoption (Appendix VII).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Vacant sites, with a watercourse.	<u>OCP</u> : Urban <u>NCP</u> : Low Density Cluster	A-1
North (across unopened 79 Avenue):	Vacant sites, with a watercourse.	<u>OCP</u> : Urban <u>NCP</u> : Low Density Cluster	A-1
East:	Vacant site with a watercourse.	<u>OCP</u> : Urban <u>NCP</u> : Low Density Cluster	A-1
South:	Single family dwellings on large multi-acre sites, under Development Application No. 7922-0262-00 (pre-Council).	<u>OCP</u> : Urban <u>NCP</u> : Medium Density Cluster	A-1
West:	Single family dwelling on a large multi-acre site.	<u>OCP</u> : Urban <u>NCP</u> : Low Density Cluster	A-1

Context & Background

- The 4.14-hectare subject site is comprised of one lot located on the south side of unopened 79 Avenue, east of 184 Street. The subject site is designated “Urban” in the Official Community Plan (OCP) and is zoned “General Agricultural Zone (A-1)”.
- The subject lot was created through a subdivision completed under Development Application No. 7923-0263-00. The parent parcel encompassed lots formerly addressed as 18478 and 18504 - 80 Avenue. The aforementioned application facilitated the subdivision of the two lots to two new lots (18484 - 80 Avenue and the subject parcel at 18494 - 79 Avenue) and resulted in the dedication of the unopened 79 Avenue road right-of-way.
- This subject application relates to the 18494 - 79 Avenue created through this subdivision, which is currently vacant.
- The site is subject to the Sensitive Ecosystem Development Permit Area requirements of the Official Community Plan (OCP), given the on-site Class B watercourse and GIN 139.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following in order to accommodate nine (9) residential small lots, two (2) lots containing 125 townhouse units, and three (3) open space (conservation) lots which will be conveyed to the City:
 - NCP Amendment to amend the West Clayton NCP land use designation from ‘Low Density Cluster’ to ‘Medium Density Cluster’;
 - Rezoning of a portion of the site from ‘General Agricultural Zone (A-1)’ to ‘Small Lot Residential Zone (R4)’ (Block 3 and 4);
 - Rezoning of a portion of the site from ‘General Agricultural Zone (A-1)’ to ‘Comprehensive Development Zone (CD)’ (Blocks 1, and 2);
 - Subdivision into nine (9) residential lots, one (1) townhouse lot, two (2) Green Infrastructure Network (GIN) lots, and one (1) lot for riparian protection; and
 - Development Permit for Form and Character and Sensitive Ecosystems (Streamside & Green Infrastructure Networks).

- The following table provides specific details of the proposal:

Enite Site	Proposed
Lot Area	
Gross Site Area:	4.14 ha / 10.23 ac
Road Dedication:	0.74 ha / 1.85 ac
Undevelopable Area:	0.18 ha / 0.46 ac
Net Site Area:	3.22 ha / 7.92 ac
Number of Lots	9 residential lots 1 townhouse lot 2 GIN lots 1 riparian lot
Open Space	0.87 ha / 2.17 ac (21.2% of gross site area)
Blended Density	42.6 uph / 17.2 upa (gross)**
Townhouse Site	
Proposed	
Net Site Area	2.14 ha / 5.30 ac
Building Height	3-storeys
Unit Density	23.5 upa (net)
Floor Area Ratio (FAR)	0.8 (net)
Residential Units:	
2-Bedroom:	43
3-Bedroom:	56
4-Bedroom:	14
5-Bedroom:	2
6-Bedroom:	10
<u>Total:</u>	<u>125</u>
Single Family Sites	
Proposed	
Net Site Area	0.36 ha / 0.91 ac (net)
Number of Lots	9 (R4) lots
Unit Density	9.9 upa (net)
Range of Lot Sizes	342 - 769 sqm.
Range of Lot Widths	13.4 - 30.2 m
Range of Lot Depths	25.5 m

**Calculated per the formula in Section 5.2 'Green Density Transfer Area' of the West Clayton Plan (p. 129).

Referrals

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

School District: The School District has advised that there will be approximately 120 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

64 students at Regent Road Elementary School
36 students at Salish Secondary School

(Appendix IV)

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 by autumn of 2026.

Parks, Recreation & Culture: Parks will accept the proposed conveyance of the streamside protection area, the GIN, and park path, totaling 2.17 acres to satisfy the 5% parkland dedication requirement under the Local Government Act for subdivision and the open space dedication requirements of the Cluster Designation in the West Clayton NCP.

Future active parkland is proposed on the adjacent property to south of the development as part of the West Clayton Neighborhood Concept Plan (NCP).

Transportation Considerations

- The applicant will be dedicating and constructing new local roads within the subject site to establish the road network in line with the connectivity and block spacing envisioned within the NCP.
- Vehicular access to the townhouse lot will be provided from driveways connecting to 185 Street. The single-family lots will be directly accessible from 79 Avenue.
- Parking for this project will be provided in line with the rates in the Zoning By-law.
- There are no transit stops in the vicinity of the subject site.
- The applicant will be delivering portions of the east-west Great Norther Greenway in the southern part of the site which follows the alignment of the GIN.

Parkland and/or Natural Area Considerations

- The applicant has applied to redesignate the site to “Medium Density Cluster” under the West Clayton Plan which requires a minimum open space conveyance of 10% of the gross site above the standard 5% parkland subdivision dedication requirements in the Local Government Act.
- The applicant has provided 21.2% (2.17-acres) of the gross site area as open space which includes 0.09 acres as a multi-use pathway (MUP), 1.29 acres as Green Infrastructure Network (GIN), and 0.79 acres as Stream Protection Area (SPEA). The open space provided exceeds the requirements of the West Clayton Plan.
- Parks, Recreation and Culture will accept the voluntary conveyance of the MUP, GIN, and SPEA towards satisfying the 10% open space requirement in the West Clayton NCP and the 5% parkland dedication requirements of Section 510 of the Local Government Act.
- Parks, Recreation and Culture will accept the voluntary conveyance of the GIN and SPEA for conservation purposes under the maximum safeguarding provisions of the DP3 Sensitive Ecosystem Development Permit Areas.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The site is designated “Urban” in the Official Community Plan (OCP). The proposal complies with this designation.

Themes/Policies

The proposed development complies with the following OCP themes/policies:

- A1.3 – Accommodate urban land development according to the following order of growth management priorities.
 - A1.3d – Comprehensively-planned new neighbourhoods within approved Secondary Plan areas.

(The proposal will be a comprehensively planned new neighbourhood within the approved West Clayton NCP).

Secondary Plans

Land Use Designation

- The site is designated “Low Density Cluster” in the West Clayton NCP. This designation is intended for urban housing on a large development site, in the form of single-family or semi-detached dwellings on individual lots (or bare land strata lots for areas downslope of the Sanitary Sewer Trunk Main) or in the form of lower density ground-oriented multiple unit residential buildings with substantial public open space set aside.
- An amendment to the West Clayton NCP is proposed changing the land use designation from “Low Density Cluster” to “Medium Density Cluster”. This designation anticipates urban oriented housing on a large development site. Housing forms may vary from single-family dwellings, two-family dwellings or multiple attached dwellings with substantial public open space set aside.
- The “Medium Density Cluster” designation provides for a base density of 12-14 units per gross acre (UPGA). The West Clayton Plan provides a formula for calculating gross site area in Section 5.2 ‘Green Density Transfer Area’ (p. 129).
- A development is “Medium Density Cluster Type 1” with a base density of 12 UPGA when a minimum 7.5% of the gross site area is provided. A development is “Medium Density Cluster Type 2” with a base density of 14 UPGA when a minimum 10% of the gross site area is provided. In both cases, the open space provides a 2 UPGA bonus for a total of 14-16 UPGA.
- The plan also provides for an additional 2 unit per acre (UPA) density bonus where the Energy Efficiency Density Bonus Policy is satisfied (see Section 6.6). The Energy Efficiency Density Bonus Policy has been superseded by BC Energy Step Code which all developments are required to remain compliant with. This means that the 2 UPA density bonus is now automatically applied to all developments in West Clayton.
- In summary, Staff assess this proposal as meeting the requirements of “Medium Density Cluster Type 2” with the Energy Efficiency Density Bonus Policy automatically applied.

Amendment Rationale

- The proposed development is upslope of the Sanitary Sewer Trunk Main and is conveying sizable areas for the conservation of riparian and forest protection (GIN) in accordance with the Secondary Plan. The form of housing is in keeping with the development to the south under Application No. 7922-0262-00.
- The proposed density increase is consistent with trends/efforts to densify NCP planned areas.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Themes/Objectives

- 2.2.1 Green (Principle 5) – Pursue the conveyance of riparian areas to the City through the subdivision and development process in order to ensure the consistent management of natural environmental values in riparian corridors.

(Through this application, the proposal is conveying riparian areas to ensure consistent management of natural environmental features).

- 2.2.3 Complete (Principle 1) – Provide for a variety of housing types, densities and forms to accommodate a range of housing choices and lifestyles, while respecting the existing established residential areas.

(The application successfully achieves diversity of housing types through the provision of nine (9) R₄ zoned residential lots. In addition, 125 townhouse units are proposed of varying unit sizes. This is a market responsive development that will cater to a range of housing choices and lifestyles well into the future).

Zoning By-law: Small Lot Residential Zone (R₄)

- The applicant proposes to rezone a portion the subject site from "General Agriculture Zone (A-1)" to "Small Lot Residential Zone (R₄)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Small Lot Residential Zone (R₄)", and parking requirements.

Block 3: R₄ (Part 16)	Permitted and/or Required	Proposed
Unit Density:	28 uph	As per R ₄ zone.
Lot Coverage:	50%	
Yards and Setbacks		
Font Yard:	5.5 m	As per R ₄ zone.
Rear Yard:	7.5 m	
Side Yard:	1.2 m	
Street Side Yard:	2.4 m	

Lot Size: Type II		
Lot Size:	336 - 380 sq. m.	As per R4 zone.
Lot Width:	13.4 - 15.4 m	
Lot Depth:	24 m	
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	3	As per R4 zone.

Comprehensive Development Zone (CD) By-law

- The applicant is proposing a “Comprehensive Development Zone (CD)” to accommodate a 125-unit townhouse development on one lot (hooked across a road) on the subject site (Blocks 1 and 2). The proposed CD By-law for the townhouse development identifies the uses, densities, and setbacks proposed. The CD By-law will have the provisions based on the “Multiple Residential 30 Zone (RM-30)”.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-30 Zone and the proposed CD By-law is illustrated in the following table:

Block 1 & 2: RM-30 Zone (Part 22)	Permitted and/or Required	Proposed CD Zone
Density and Coverage – Townhouse Site		
Unit Density	75 uph / 30 upa (net)	58 uph / 24 upa (net)
Floor Area Ratio:	1.00	0.80
Lot Coverage	45%	40%
Yards and Setbacks – Block 1 (West)		
North:	6.0 m	3.5 m
South:	6.0 m	6.0 m**
East:	4.5 m	4.5 m
West:	6.0 m	6.0 m
Yards and Setbacks – Block 2 (East)		
North:	6.0 m	3.5 m
South:	4.5 m	4.5 m
East:	6.0 m	6.0 m
West:	4.5 m	4.5 m
Height of Buildings		
Principal buildings:	13.0 m	13.0 m
Indoor Amenity Space Building:	11.0 m	11.0 m
Accessory buildings and Structures:	4.5 m	4.5 m
Amenity Space		
Indoor Amenity:	3.0 sq.m. per dwelling unit.	460.6 sq.m. (complies)

Block 1 & 2: RM-30 Zone (Part 22)	Permitted and/or Required	Proposed CD Zone
Outdoor Amenity:	3.0 sq.m per dwelling unit; and 6.0 per back-to-back, ground-oriented dwelling unit.	499.2 sq. m. (complies)
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class B (yellow-coded) Stream:	15.0 m	15.0 m
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	250	Per Zoning By-law.
Residential Visitor:	25	
Small Car (Visitor):	9	
Van Accessible:	1	
Total:	275	
Tandem (%):	50.0% (125 stalls)	
Bicycle Spaces		
Residential Visitor:	12	Per Zoning By-law.

***The setback can be reduced to 4.5-metres when measured to a side of dwelling configuration.*

- The proposed unit density has been reduced from 75 uph under the RM-30 Zone to 58 uph under the proposed CD Zone. Staff recommend capping the development at the proposed density so that the proposed development remains in-keeping with the 'Medium Density Cluster' designation in the West Clayton NCP.
- For Block 1 (west side), the side yard (north) building setbacks have been reduced from 6.0 metres to 3.5 metres. The reduced setback applies to a side of townhouse unit condition interface with single family lots, which is typical in new townhouse developments in the city. The side of unit condition is limited in scope to the north façades of Buildings 1A, 2A and 3A which, in staff's view, will not adversely affect the privacy of rear yards of the single family lots to the north. The side yard (south) building setback for Building 14A has been reduced from 6.0 metres to 4.5 metres from the edge of the MUP which will enable the provision of a public plaza in accordance with DP1 provisions.
- For Block 2 (east side), the side yard (north) building setbacks have been reduced from 6.0 metres to 3.5 metres. The reduced setback applies to a side of townhouse unit interface with single family lots, which is typical in new townhouse developments in the city. The side of unit condition is limited in scope to the north façades of Buildings 1B and 2B which, in staff's view, given their configuration will not adversely affect the privacy of rear yards of the single family lots to the north.
- The applicant has confirmed that the townhouse lot will be comprised of a single strata and the lot will be hooked over 185 Street.

Lot Grading and Building Scheme

- The applicant retained Angus J. Muir of AJ Muir Design Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- Styles recommended for this site include Modern Prairie, Modern Farmhouse, Contemporary-Traditional, or Contemporary-French Provincial.
- The applicant has submitted a preliminary lot grading plan, prepared by Aplin & Martin Consultants Ltd., and dated May 13, 2024. The applicant is proposing in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.
- The preliminary lot grading plan submitted still requires a degree of refinement. Prior to final adoption, the applicant will be required to submit a preliminary lot grading plan to the satisfaction of the Building Division.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No. Ro46;2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval for the residential lots, and at the time of Building Permit Issuance for the ground oriented multi-unit residential (townhouse) component of this project. The current rate is \$2,227.85 per new unit.
- The applicant will also 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. The current fee for 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. Ro66; 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 contribution will be payable at subdivision approval for the residential lots. For the ground oriented multi-unit residential (townhouse) component of this project, 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 August 19, 2024. Staff have received one (1) response from a neighbour in the vicinity inquiring about the status and location of the proposed development.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse which flows northwards in the northeastern portion of the subject site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Ian Whyte, *P. Ag.*, of Envirowest Consulting Inc. and dated May 9, 2024, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located in the southern part of the subject site, following an east-west alignment. The Sensitive Ecosystems (Green Infrastructure Areas)

Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies Local BCS Corridor along the property's southern boundary, in the Cloverdale BCS management area, with a Medium ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderately High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 60-meters.
- The development proposal conserves 5,220 square metres, or a corridor width of 29 to 30-metres, of the subject site through Parkland Conveyance which is 12.6 % of the total gross area of subject site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- An Ecosystem Development Plan, prepared by Ian Whyte, *P. Ag.*, of Envirowest Consulting Inc. and dated May 9, 2024, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Form and Character Development Permit Requirement

- 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 proposal includes 125 townhouse units on one lot (hooked across a road). Block 1 (west side of townhouse site) contains 76 units of which 28 (36.8%) are tandem units, 24 (31.5%) are back-to-back units, and 24 (31.5%) are units with conventional double side-by-side garages. Block 2 (east side of townhouse site) contains 49 units of which 23 (46.9%) are tandem units, and 26 (53.01%) are units with conventional double side-by-side garages. The proposal provides for variety of unit sizes from two-bedrooms plus den to 6-bedroom units.
- Access to the townhouse site will be provided by driveways and curb-letdowns from the future 185 Street.
- The applicant has worked with staff to ensure the provision of a high-quality public realm interface where units are oriented to face the street, with habitable rooms associated with the front entrance of each unit, and with entrances expressed individually by the provision of an entry porch. Main floor levels achieve a comfortable elevation of 0.6-metres to 1.2-metres above sidewalk grade. Apron parking and servicing elements have been screened from the public realm by locating them internal to the site, or through the provision of landscaping.

- The applicant has been successful in avoiding excessive disruption of the natural topography by stepping buildings, sloping parking areas, and providing larger setbacks to avoid the use of substantial retaining walls. Where retaining walls are proposed, the applicant has proposed high-quality material facing public realm frontages.
- The townhouse buildings are well-modulated and articulated with four different schemes of cladding materials and colours. The primary cladding materials consist of fibre cement plank and board and batten sidings, stucco, hardie panel, and stone and brick veneers. The colour scheme consists of natural tones, like grey, beige, and white, which will allow for the development to blend in with the surrounding residential context.
- Two of the townhouse design schemes include gambrel roof forms and the other two design schemes are hipped roof forms. All schemes contain dormered windows above the roofline.
- The variation in roof form and incorporation of dormered windows into the design will add visual interest to the overall development which is supported.
- Each tandem and conventional double side-by-side townhouse unit will have a small private balcony and ground-floor patio. The back-to-back townhouse units are planned to have generous rooftop decks.

Landscaping

- Landscaping within and around the townhouse development will consist of coniferous and deciduous trees such as Columnar Bowhall Maple, Gold Spire Maidenhair, Autumn Purple Ash, and Royal Star Magnolia. A wide variety of shrubs, grasses, perennials, and ground covers are also proposed.
- Trees are proposed along the 78 Avenue and 185 Street frontages, which will help to soften the appearance of the buildings as perceived from the public realm.
- The proposal achieves publicly accessible open space at the street corner in accordance with DP1 guidelines at the intersection of 76 Avenue and 186A Street. Staff will seek to preserve these corner conditions through a right-of-way for public rights-of-passage over the publicly accessible open space (corner plazas) within the site.

Indoor Amenity

- The proposed CD Zone (based on the RM-30 Zone) requires 375 square metres of indoor amenity space (at a rate of 3.0 square metres per dwelling unit). The proposal exceeds this requirement at 460.6 square metres which meets the requirements of the zoning by-law. The character of the two amenity buildings is consistent with that of the overall development.
- Staff will continue to work with the applicant to define the programming of these spaces prior to final adoption.

Outdoor Amenity

- The proposed CD Zone (based on the RM-30 Zone) requires 447 square metres of outdoor amenity space (at a rate of 6.0 square metres per back-to-back dwelling unit, and 3.0 square

metres per dwelling unit). The amount of outdoor amenity space proposed is 499 square metres which meets the requirements of the zoning by-law, which includes 73 square meters of outdoor amenity space provided on second storey patios which form part of the amenity buildings. The character of the outdoor amenity is consistent with the overall development, and contains a play area, outdoor lounge and dining area, and vertical maze poles.

- Staff will continue to work with the landscape architect to expand the programmed outdoor amenity space prior to final adoption.

Parking

- A total of 250 parking spaces are provided within the dwelling unit garages, and an additional 25 visitor parking spaces are interspersed throughout Blocks 1 and 2. The proposed parking configuration satisfies the minimum parking requirements in the Zoning By-law No. 12000.

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. This list generally includes, but is not limited to:
 - Seek the opportunity to increase tree planting along internal drive aisle, if possible.
 - Submission of additional and coordinated grading information which details retaining wall locations, and heights.
 - Provision of additional information relating to the proposed site entry signage, if proposed.
 - Seek the opportunity to expand the programmed amenity space package prior to Final Adoption.
 - Provision of additional information regarding the on-site lighting plan, in accordance with the Form and Character guidelines.
 - Continue to work with the applicant on the expression of the townhouse buildings in terms of materiality and colour.
 - Continue to work on coordinating the townhouse site layout with the 185 Street and 78 Avenue road dedication requirements.
- 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

- Lucian Serban, ISA Certified Arborist of McElhaney Ltd. 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 VI):
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

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

	Existing	Remove	Retain
Alder/Cottonwood (within and outside riparian area)	170	130	40
Deciduous Trees	112	85	27
Coniferous Trees	35	33	2
Onsite Tree Totals	317	248	69
Onsite Replacement Trees Proposed	366		
Total Onsite Retained and Replacement Trees	435		

- The Arborist Assessment states that there are a total of 147 mature trees on the site, excluding Alder and Cottonwood trees. 170 existing trees, approximately 51.1% of the total trees (i.e., 317) on the site, are Alder and Cottonwood trees. The applicant proposes to retain 30 deciduous and coniferous, and 40 alder and cottonwood 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.
- Table 1 includes an additional 67 protected trees that are located within the proposed GIN and riparian area. The trees within the GIN and riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- 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 that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of 366 replacement trees on the site. The applicant is proposing 366 replacement trees, meeting City requirements.
- The new trees on the site will consist of a variety of trees including Columnar Bowhall Maple, Gold Spire Maidenhair, Autumn Purple Ash, and Royal Star Magnolia.
- In summary, a total of 435 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program required.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Block Plan and Proposed Subdivision Layout
- Appendix II. Townhouse Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Single Family Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix VII. West Clayton NCP Redesignation Map

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

RO/ar

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW
No. _____ OF LOT 2 SECTION 21
TOWNSHIP 8 PLAN EPP136284
AND PORTIONS OF 79 AVENUE
ALL OF NEW WESTMINSTER DISTRICT**

PID: 032-280-245
CIVIC ADDRESS: 18494 79
SUR

Appendix I

BCGS 92G.017

THIS PLAN LIES WITHIN THE METRO VANCOUVER
REGIONAL DISTRICT
(CITY OF SURREY)

NOTE:

LOT 2, PLAN EPP136284 MAY BE SUBJECT
TO THE FOLLOWING CHARGES:

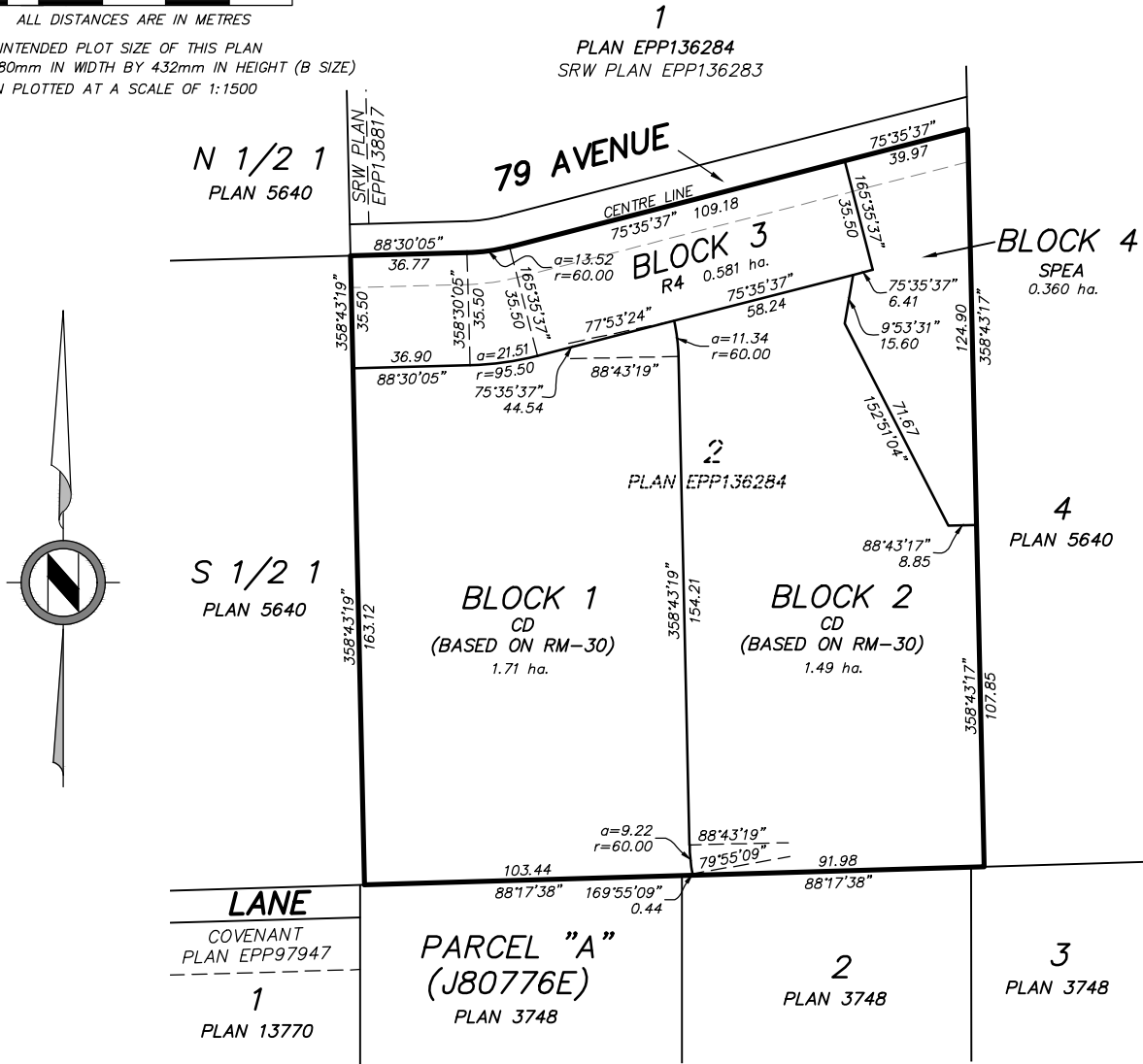
- COVENANT CB1358482 CITY OF SURREY
- COVENANT CB1358486 CITY OF SURREY
- COVENANT CB1413850 CITY OF SURREY

0 10 20 40 60 80 100



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN
IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE)
WHEN PLOTTED AT A SCALE OF 1:1500



BOOK OF REFERENCE

BLOCK	ZONE	FULL LEGAL DESCRIPTION	AREA
BLOCK "1"	CD	PART OF LOT 2 SECTION 21 TOWNSHIP 8 PLAN EPP136284	1.71 HA
BLOCK "2"	CD	PART OF LOT 2 SECTION 21 TOWNSHIP 8 PLAN EPP136284	1.49 HA
BLOCK "3"	R4	PART OF LOT 2 AND 79 AVENUE, SECTION 21 TOWNSHIP 8 PLAN EPP136284	0.581 HA
BLOCK "4"	SPEA	PART OF LOT 2 AND 79 AVENUE, SECTION 21 TOWNSHIP 8 PLAN EPP136284	0.360 HA

CERTIFIED CORRECT 23rd DAY OF AUGUST 2024

Digitally signed
by Zuzana Rijken
-- BCLS - ABCLS
Date: 2024.08.28
'07:41:53 -07'00





80 AVE



LEGAL
PID: TBD

PARK / OPEN SPACE DEDICATION
Required: 5% + 7.5% of Gross Site
12.5% Total (1.28 acres)
Provided: 0.79 acres (SPEA) + 1.29 acres (GIN) + 0.09 acres (MUP)
2.17 acres (21.2% of Gross Site)

NET SITE AREA
3.89 hectares / 9.62 acres

Excludes:
100% of SPEA within 5m from TOB | 0.46 acres
50% of SPEA between 5m to 15m from TOB | 0.15 acres

Includes:
Single Family (Including SRW) | 0.91 acres
Townhouse | 5.30 acres
Road | 1.85 acres
50% of SPEA between 5m to 15m from TOB | 0.15 acres
100% of SPEA above 15m from TOB | 0.02 acres
GIN | 1.29 acres
MUP | 0.09 acres

GROSS AREA
4.14 hectares / 10.23 acres

EXISTING DESIGNATIONS
OCP: Urban
NCP: Low Density Cluster (6-10 UPA)
Green Density Transfer, Landscape Buffer
Zoning: A-1

PROPOSED DESIGNATIONS
OCP: Urban
NCP: Medium Density Cluster (12-14 UPA)
Green Density Transfer, Landscape Buffer
Zoning: R4, CD (Based on RM-30)

YIELD
Existing: 1 Lot
Proposed: 9 SF Lots
+1 Hooked lot for TH (125 Units)
=134 Units (Total)

DENSITY
Permitted: 14 UPA Blended
Proposed (Gross): 13.1 UPA
Proposed (Net): 13.9 UPA
Proposed (TH): 23.2 UPA

- SUBJECT SITE
 - SINGLE FAMILY (R4) | 0.91 acres
 - TOWNHOUSE | 5.30 acres
 - SPEA (more than 15m from TOB) | 0.02 acres
 - SPEA (between 5m to 15m from TOB) | 0.31 acres (50% = 0.15 acres)
 - SPEA (Within 5m from TOB) | 0.46 acres
 - ROAD DEDICATION | 1.85 acres
 - GIN | 1.29 acres
 - MUP (Multi-Use Pathway) | 0.09 acres
 - STREAMSIDE SETBACK
 - RAPR Setback
 - SRW
- TOTAL: 0.79 acres

Mitchell Group Investments
Residential Development
18450 to 18550 block of 79 Ave
Surrey, BC

SUBDIVISION CONCEPT

**APLIN
MARTIN**

Project 20-1078
05 / 09 / 2024
Drawn by: AR/CEV

For Discussion Only

Drawing

1

WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVENUE,
SURREY, BC, V4N 4J1

ISSUED FOR DEVELOPMENT PERMIT APPLICATION
JUNE 10, 2024

THIS DRAWING SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

PROJECT STATISTICS

LEGAL ADDRESS: 18478, 18504 80 AVENUE, SURREY, BC V4N 4J1

CIVIC DESCRIPTION: 18478, LOT 2 SECTION 21 TOWNSHIP 9 PLAN WMP640 NWD PART NW 1/4
18504, LOT 3 SECTION 21 TOWNSHIP 9 PLAN WMP640 NWD PART NW 1/4

OCF LAND USE DESIGNATION: URBAN

NCP LAND USE DESIGNATION: LOW DENSITY CLUSTER

PROPOSED USE: TOWNHOUSE

CURRENT ZONING: A-1

PROPOSED ZONING: RM-30

SITE AREA: - SF - - M² - - ACRE -

LOT A: 132,645.19 12,323.04 3.05

LOT B: 101,986.60 9,474.79 2.34

TOTAL: 234,631.79 21,797.83 5.39

	ALLOWED / REQUIRED	PROPOSED / PROVIDED
SETBACKS:		
NORTH (79 AVE.):	N/A	N/A
NORTH (SF LOTS):	N/A	3.5 M
SOUTH:	LOT A: 6.0 M, LOT B: 4.5 M	LOT A: 6.0 M, LOT B: 4.5 M
EAST:	6.0 M	6.0 M
WEST:	6.0 M	6.0 M
185 ST:	4.5 M	4.5 M
DENSITY	THE DENSITY SHALL BE A FLOOR AREA RATIO OF 1.00	SEE TABLES BELOW
BUILDING HEIGHT	PRINCIPAL BUILDINGS: MAX. 13M (43 FT) INDOOR AMENITY SPACE BUILDINGS: MAX. 11M (36 FT)	SEE BUILDING ELEVATIONS INDOOR AMENITY SPACE BUILDINGS: SEE BUILDING ELEVATIONS
LOT COVERAGE	MAX. 45%	LOT A: 41% LOT B: 35%

UNIT BREAK-DOWN

UNIT TYPE	NET AREA PER UNIT (SF)	BEDROOMS	COUNT	LOT A		LOT B	
				NET AREA/UNIT TYPES (M ²)	COUNT	NET AREA/UNIT TYPES (M ²)	COUNT
UNIT A	1,547.12	3 BEDROOMS	4	6,188.48	4	6,188.48	4
UNIT AE	1,528.87	4 BEDROOMS	4	6,233.88	4	6,233.88	4
UNIT B	1,545.03	3 BEDROOMS + DEN	6	9,270.18	10	15,450.30	10
UNIT BE	1,393.34	4 BEDROOMS + DEN	4	5,573.36	4	5,573.36	4
UNIT BF	1,435.41	5 BEDROOMS + DEN	3	2,910.81	3	2,910.81	3
UNIT CE	1,604.01	6 BEDROOMS + DEN	4	6,416.04	6	9,624.06	6
UNIT CF	1,530.40	2 BEDROOMS + DEN	10	15,304.00	8	12,243.12	8
UNIT FE	1,625.19	4 BEDROOMS + DEN	4	6,732.04	4	6,732.04	4
UNIT FF	1,396.38	2 BEDROOMS + DEN	4	5,585.52	5	6,981.90	5
UNIT FE	1,457.41	3 BEDROOMS + DEN	4	5,829.64	4	5,829.64	4
UNIT FI	1,451.98	2 BEDROOMS + DEN	8	11,455.52	1	1,064.24	1
UNIT FIE	1,484.83	2 BEDROOMS + DEN	4	5,939.32	4	5,939.32	4
UNIT F	1,494.04	2 BEDROOMS + DEN	8	11,952.32	1	1,110.40	1
UNIT FE	1,574.26	3 BEDROOMS + DEN	76	25,188.78	2	2,340.04	2
TOTAL			76	130,363.20	49	75,598.36	49

LOT A & LOT B DENSITY

76 UNITS				49 UNITS			
BUILDING	NET AREA (SF)	NET AREA (M ²)	NET AREA (ACRES)	BUILDING	NET AREA (SF)	NET AREA (M ²)	NET AREA (ACRES)
BUILDING 1A	6,298.08	585.31	-	BUILDING 1B	7,843.11	728.64	-
BUILDING 2A	4,762.83	444.15	-	BUILDING 2B	7,843.12	728.64	-
BUILDING 3A	9,371.24	870.61	-	BUILDING 3B	6,271.18	582.61	-
BUILDING 4A	9,285.12	862.61	-	BUILDING 4B	6,271.18	582.61	-
BUILDING 5A	9,285.12	862.61	-	BUILDING 5B	9,388.14	872.18	-
BUILDING 6A	4,124.65	438.89	-	BUILDING 6B	3,176.94	295.21	-
BUILDING 7A	10,901.38	1,012.76	-	BUILDING 7B	4,780.82	444.11	-
BUILDING 8A	9,285.12	862.61	-	BUILDING 8B	5,707.58	530.23	-
BUILDING 9A	9,285.12	862.61	-	BUILDING 9B	5,371.24	497.63	-
BUILDING 10A	9,138.14	872.18	-	BUILDING 10B	7,051.96	653.92	-
BUILDING 11A	7,818.30	726.34	-	BUILDING 11B	7,843.11	728.64	-
BUILDING 12A	8,717.42	809.87	-	TOTAL	75,598.36	7,023.26	-
BUILDING 13A	8,217.42	809.87	-	LOT B SITE AREA	101,986.60	9,474.79	2.34
BUILDING 14A	8,484.19	788.20	-	F.A.R.			0.74
TOTAL	116,341.52	10,808.39	-	U.P.A.			21
LOT A SITE AREA	132,645.19	12,323.04	3.05				
F.A.R.			0.88				
U.P.A.			25				

PARKING STALLS REQUIREMENTS

	REQUIRED/ALLOWED	PROVIDED
RESIDENTIAL PARKING (2/UNIT)	15.0	15
VISITOR PARKING (0.2/UNIT)	15.2	15
SMALL CARS (35% MAX)	5.3	4
VAN ACCESSIBLE (2% MIN)	0.3	1
TANGENT (50% MAX)	76	13
BIKE RACKS		6

AMENITY SPACE REQUIREMENTS

	LOT A		LOT B	
	REQUIRED: 3 M ² /UNIT	PROVIDED	REQUIRED: 3 M ² /UNIT	PROVIDED
INDOOR AMENITY	2,841.70	2,841.70	1,582.31	1,582.31
OUTDOOR AMENITY	2,841.70	264.00	1,582.31	147.00

ARCHITECTURAL DRAWING LIST

SHEET	NAME	SHEET	NAME
A0.00.00	COVER SHEET	A2A.15.01	AMENITY BUILDING 1 FLOOR PLANS
A0.00.01	CONTEXT PLAN & IMAGES	A2A.15.02	AMENITY BUILDING 1 ROOF PLAN
A0.00.02	GREEN NATIONAL PLAN	A2A.15.03	AMENITY BUILDING 1 ELEVATIONS
A0.00.03	SUBDIVISION PLAN	A2A.15.04	AMENITY BUILDING 1 ELEVATIONS
A0.00.04	PROPERTY LINE & SETBACK	A2B.1.01	BUILDING 1B FLOOR PLANS
A0.00.05	PRECEDENT IMAGES	A2B.1.02	BUILDING 1B ROOF PLAN
A1.00.00	MASTER SITE PLAN	A2B.1.03	BUILDING 1B ELEVATIONS
A1.00.01	ENLARGED SITE PLAN - LOT A	A2B.2.01	BUILDING 2B FLOOR & ROOF PLANS
A1.00.02	ENLARGED SITE PLAN - LOT B	A2B.2.02	BUILDING 2B ELEVATIONS
A1.00.03	LOT COVERAGE DIAGRAM	A2B.3.01	BUILDING 3B FLOOR & ROOF PLANS
A1.01.00	PHASING PLAN - LOT A	A2B.3.02	BUILDING 3B ELEVATIONS
A1.01.01	PHASING PLAN - LOT B	A2B.4.01	BUILDING 4B FLOOR & ROOF PLANS
A1.02.00	FIRE TRUCK ACCESS PLAN	A2B.4.02	BUILDING 4B ELEVATIONS
A1.03.00	COLOR SCHEME 1 BROWNSTONE (DARK BASE)	A2B.5.01	BUILDING 5B FLOOR PLANS
A1.03.01	COLOR SCHEME 2 BROWNSTONE (LIGHT BASE)	A2B.5.02	BUILDING 5B ROOF PLAN
A1.03.02	COLOR SCHEME 3 ARTISAN (DARK)	A2B.5.03	BUILDING 5B ELEVATIONS
A1.03.03	COLOR SCHEME 4 ARTISAN (LIGHT)	A2B.6.01	BUILDING 6B FLOOR & ROOF PLANS
A1.04.00	SITE SECTIONS	A2B.6.02	BUILDING 6B ELEVATIONS
A1.04.01	SITE SECTIONS	A2B.7.01	BUILDING 7B FLOOR & ROOF PLANS
A1.04.02	SITE SECTIONS	A2B.7.02	BUILDING 7B ELEVATIONS
A1.05.00	STREETSCAPE - 185 ST.	A2B.8.01	BUILDING 8B FLOOR & ROOF PLANS
A1.05.01	STREETSCAPE - MUP & 79 AVE.	A2B.8.02	BUILDING 8B ELEVATIONS
A2A.1.01	BUILDING 1A FLOOR & ROOF PLANS	A2B.8.03	BUILDING 8B FLOOR & ROOF PLANS
A2A.1.02	BUILDING 1A ELEVATIONS	A2B.8.04	BUILDING 8B ELEVATIONS
A2A.2.01	BUILDING 2A FLOOR & ROOF PLANS	A2B.10.01	BUILDING 10B FLOOR PLANS
A2A.2.02	BUILDING 2A ELEVATIONS	A2B.10.02	BUILDING 10B ROOF PLAN
A2A.3.01	BUILDING 3A FLOOR PLANS	A2B.10.03	BUILDING 10B ELEVATIONS
A2A.3.02	BUILDING 3A ROOF PLAN	A2B.11.01	BUILDING 11B FLOOR PLANS
A2A.3.03	BUILDING 3A ELEVATIONS	A2B.11.02	BUILDING 11B ROOF PLAN
A2A.4.01	BUILDING 4A FLOOR PLANS	A2B.11.03	BUILDING 11B ELEVATIONS
A2A.4.02	BUILDING 4A ROOF PLANS	A2B.12.01	AMENITY BUILDING 2 FLOOR PLANS
A2A.4.03	BUILDING 4A ELEVATIONS	A2B.12.02	AMENITY BUILDING 2 ROOF PLAN
A2A.5.01	BUILDING 5A FLOOR PLANS	A2B.12.03	AMENITY BUILDING 2 ELEVATIONS
A2A.5.02	BUILDING 5A ROOF PLANS	A2B.12.04	AMENITY BUILDING 2 ELEVATIONS
A2A.5.03	BUILDING 5A ELEVATIONS	A3.01.00	UNIT PLANS TYPE A
A2A.6.01	BUILDING 6A FLOOR & ROOF PLANS	A3.01.01	UNIT PLANS TYPE AE
A2A.6.02	BUILDING 6A ELEVATIONS	A3.02.00	UNIT PLANS TYPE B
A2A.7.01	BUILDING 7A FLOOR PLANS	A3.02.01	UNIT PLANS TYPE BE
A2A.7.02	BUILDING 7A ROOF PLAN	A3.02.02	UNIT PLANS TYPE B1
A2A.7.03	BUILDING 7A ELEVATIONS	A3.02.03	UNIT PLANS TYPE B1E
A2A.8.01	BUILDING 8A FLOOR PLANS	A3.03.00	UNIT PLANS TYPE C / CE
A2A.8.02	BUILDING 8A ROOF PLANS	A3.04.00	UNIT PLANS TYPE E / EE
A2A.8.03	BUILDING 8A ELEVATIONS	A3.04.01	UNIT PLANS TYPE E1 / E1E
A2A.9.01	BUILDING 9A FLOOR PLANS	A3.05.00	UNIT PLANS TYPE F
A2A.9.02	BUILDING 9A ROOF PLANS	A3.05.01	UNIT PLANS TYPE FE
A2A.9.03	BUILDING 9A ELEVATIONS	A4.01.00	AREA PLANS TYPE A
A2A.10.01	BUILDING 10A FLOOR PLANS	A4.01.01	AREA PLANS TYPE AE
A2A.10.02	BUILDING 10A ROOF PLAN	A4.02.00	AREA PLANS TYPE B
A2A.10.03	BUILDING 10A ELEVATIONS	A4.02.01	AREA PLANS TYPE BE
A2A.11.01	BUILDING 11A FLOOR PLANS	A4.02.02	AREA PLANS TYPE B1
A2A.11.02	BUILDING 11A ROOF PLAN	A4.02.03	AREA PLANS TYPE B1E
A2A.11.03	BUILDING 11A ELEVATIONS	A4.03.00	AREA PLANS TYPE C / CE
A2A.12.01	BUILDING 12A FLOOR PLANS	A4.04.00	AREA PLANS TYPE E
A2A.12.02	BUILDING 12A ROOF PLAN	A4.04.01	AREA PLANS TYPE E1 / E1E
A2A.12.03	BUILDING 12A ELEVATIONS	A4.05.00	AREA PLANS TYPE F / FE
A2A.13.01	BUILDING 13A FLOOR PLANS	A4.05.01	AREA PLANS TYPE FE
A2A.13.02	BUILDING 13A ROOF PLAN		
A2A.13.03	BUILDING 13A ELEVATIONS		
A2A.14.01	BUILDING 14A FLOOR PLANS		
A2A.14.02	BUILDING 14A ROOF PLAN		
A2A.14.03	BUILDING 14A ELEVATIONS		

VICINITY PLAN



PROJECT CONTACT LIST

CLIENT / DEVELOPER
MITCHELL GROUP INVESTMENT INC.
200 - 17650 80A AVE.,
SURREY, BC V3S 4S4

ARCHITECT
CICOZZI ARCHITECTURE
15TH FLOOR - 1095 WEST PENDER ST.,
VANCOUVER, BC V6E 2M5

ENV.
APLN & MARTIN CONSULTANTS LTD.
201 - 10481 80TH AVE.,
SURREY, BC V3V 3E3

LANDSCAPE
PMG LANDSCAPE ARCHITECTS LTD.
C100 - 4185 STELL CREEK DR.,
BURNABY, BC V5C 6P9

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CONTACT
MARY CHAN-YIP
T: 604-294-0011
E: MChan@mglandscape.com

NO.	DATE	DESCRIPTION
2024/06/10		ISSUED FOR DP

ISSUE	DESCRIPTION
2024/06/10	ISSUED FOR DP



CICOZZI ARCHITECTURE

150 FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M5
TEL: 604-687-4741



WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY:	TH	CHECKED BY:	RC
SCALE:	N.T.S.	PROJECT NO.:	730

COVER SHEET

REV./VAL SHEET/NO.
A0.00.00

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REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
2024/06/10	ISSUED FOR DP



CICOZZI
ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 697-4741



1 CONTEXT PLAN
1:3000



2 80 AVE. @ 184 ST.



3 VIEW 2



4 VIEW 3

PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH	CHECKED BY: RC
SCALE: As Indicated	PROJECT NO: 730

SHEET TITLE:
CONTEXT PLAN & IMAGES

REV. NO.	SHEET NO.
	A0.00.01

DESIGN RATIONALE

CONTEXT

The proposed site is part of the Clayton Heights plan Area and located within the West Clayton neighbourhood (NCP). The site is situated near the existing 184th Street and 80th Avenue and incorporates the future development of 78 Avenue, 79 Avenue, and 185 Street - 185th Street divides our overall site into two distinct lots. Lot A is located west of 185th Street and is 132,645 sf and Lot B is 101,987 sf. There are single family lots located to the north of Lot A & B and a SPEA at the north-east corner of Lot B

DEVELOPMENT SUMMARY

This development introduces a community composed of 125 townhome units. It adheres to the established RM-30 zoning regulations (City of Surrey Zoning By-law No.12000) and aligns with the current Official Community Plan. The project is divided into two lots, with the west side (Lot A) featuring 14 buildings that accommodate 76 units, and the east side (Lot B) featuring 11 buildings that accommodate 49 units. Each lot with its own unique amenity building.

The proposed setbacks for the site adhere to the RM-30 Zoning regulations. Specifically, all setbacks bordering 185 St. and 78 Ave. are classified as front yard setbacks, precisely meeting the mandated 4.5 meters requirement. Additionally, other setbacks, including those adjoining the single-family homes lots and the SPEA are 6 meters also complying with the Zoning requirements.

The orientation of the unit entrances is from the Street or the Courtyard on lane-oriented units. The Lane sides are designed to activate the lane either as secondary entrances or as private at-grade rear patio, depending on a units' specific grading condition. All at grade entrances are clearly identified architecturally and oriented to the street or courtyard.

DESIGN RATIONALE

This proposed project for West Clayton embraces three distinct architectural styles: Modern Brownstone, Modern Artisan, and Modern Colonial. Situated in an area that was originally characterized by its rural acreage and agricultural lots, our proposed development presents the opportunity to forge the way for future urban development and homes for the growing city of Surrey. We feel that the addition of these distinct architectural townhomes is poised to redefine the visual architectural landscape of the West Clayton area.

The material palette that we have selected for this project will primarily consist of Hardie exterior siding offering a range of options such as panels, horizontal siding, or board & batten. Accent areas, strategically placed on corners and notable features, will showcase stone and brick veneers or stucco. The materials and colour schemes have been strategically applied throughout the project to articulate variety and define a composition of units. Roofing will be typically fiberglass shingles. We've tried to control the application of color and material to illustrate a *family* of buildings rather than a haphazard usage of colors. We feel that the material selection is durable and low maintenance which we believe, prolongs the longevity and quality of the building facades.

Our use of projecting building massing, such as bays/frames, is an architectural strategy that introduces façade articulation and provides depth & shadow on a building façade. We've used these elements to help articulate individual units and breakdown the massing of the overall Townhouse building into a more pedestrian friendly scale. This kind of massing variety creates visual interest and texture in a seemingly simple building form – a simple play with form & shadow.

The orientation of the buildings on site has been meticulously planned, considering the prospective public roads (185 St. and 78 Ave.). The current arrangement, coupled with internal programming within the units, is poised to invigorate the streetscapes, enhancing the overall liveliness and activity within the development. The thoughtful design approach aims to foster a vibrant and engaging urban environment for residents and passerby alike.

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REVISION:
NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

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DATE DESCRIPTION

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2024/06/10	ISSUED FOR DP



CICOZZI
ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 697-4741



PROJECT:

**WEST CLAYTON
TOWNHOUSES**

18478, 18504 80 AVE., SURREY,
BC

DRAWN BY: SM CHECKED BY: RIC

SCALE: PROJECT NO: 730

SHEET TITLE:

**DESIGN
RATIONALE**

REV./NO. SHEET/NO.

A0.00.02

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150 FLOOR
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TEL: 604 697-7471



PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH	CHECKED BY: RC
SCALE: 1:1000	PROJECT NO.: 730

SHEET TITLE:
SUBDIVISION PLAN

REV./NO.	SHEET/NO.
	A0.00.03



1 SUBDIVISION PLAN
1:1000

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NO. DATE DESCRIPTION

ISSUE:
DATE DESCRIPTION
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ARCHITECTURE

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PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH	CHECKED BY: RC
SCALE: 1:400	PAGE NO.: 730

SHEET TITLE:
PROPERTY LINE & SETBACK

1 PROPERTY & SETBACK
1:400

REV./NO.	SHEET/NO.
	A0.00.04



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PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH	CHECKED BY: RC
SCALE:	PROJECT NO: 730

SHEET TITLE:
PRECEDENT IMAGES

REV./NO.	SHEET/NO.
	A0.00.05

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PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY:	CHECKED BY:
VM / TH	RC
SCALE:	PROJECT NO.:
1:400	730

SHEET TITLE:
MASTER SITE PLAN

REV. NO.	SHEET NO.
	A1.00.00

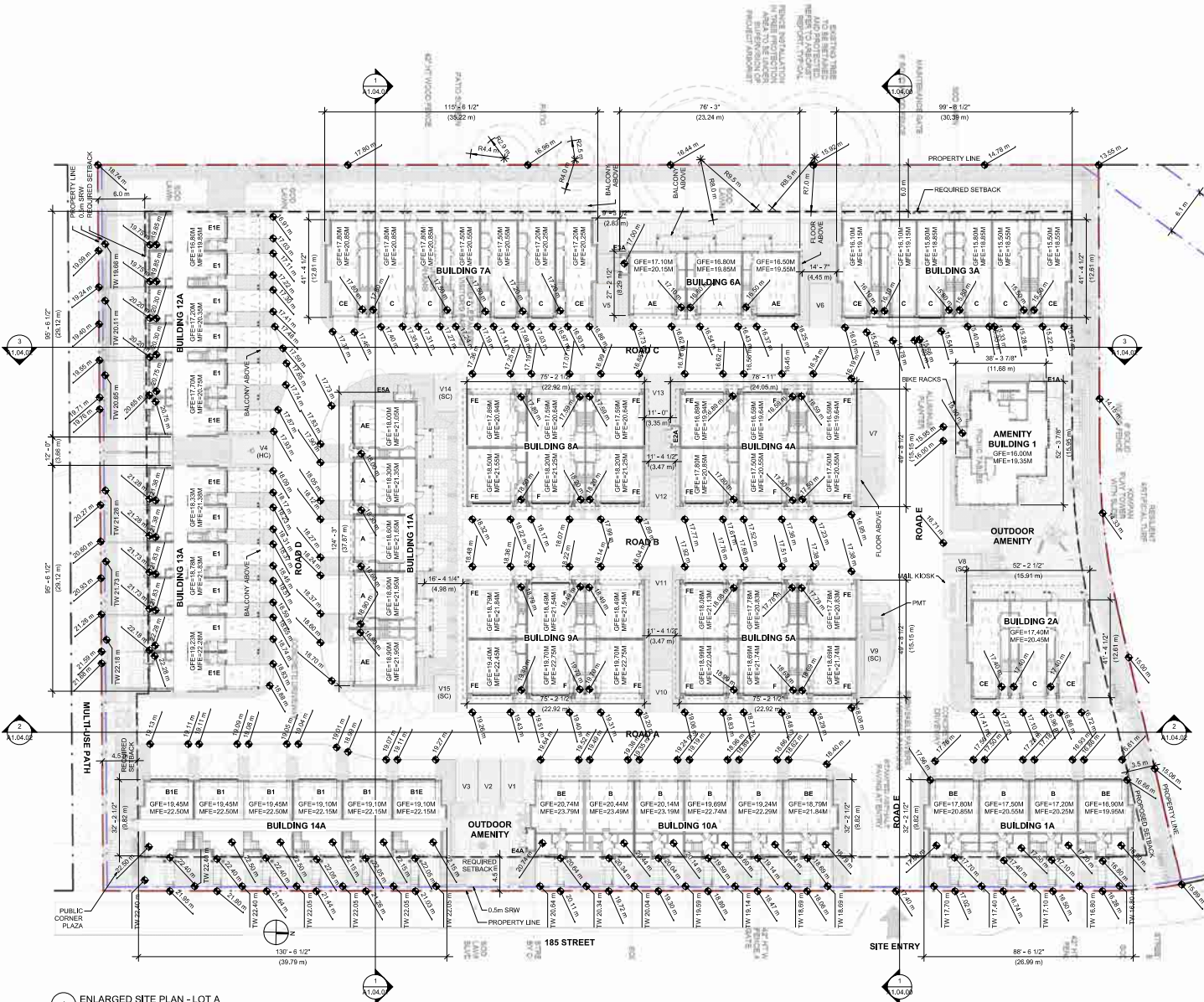


1 MASTER SITE PLAN
1:400

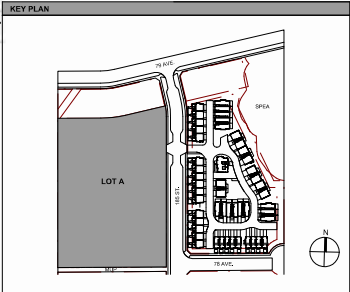
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2 1:04.0

1 1:04.0



1 ENLARGED SITE PLAN - LOT A
1:250



KEY PLAN



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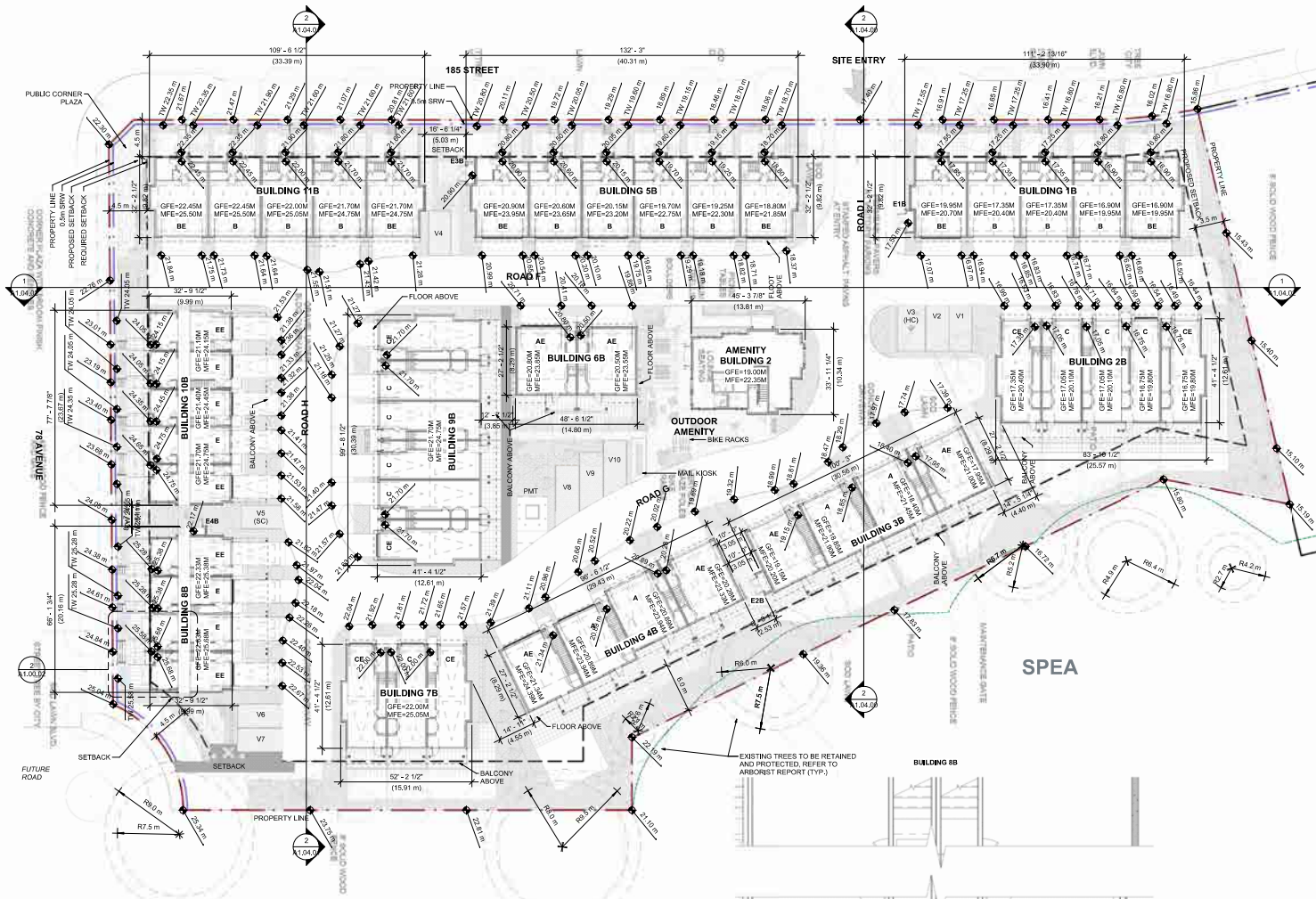
PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY:	TH	CHECKED BY:	RC
SCALE:	1:250	PROJECT NO.:	730

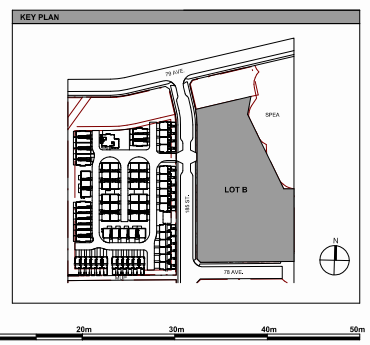
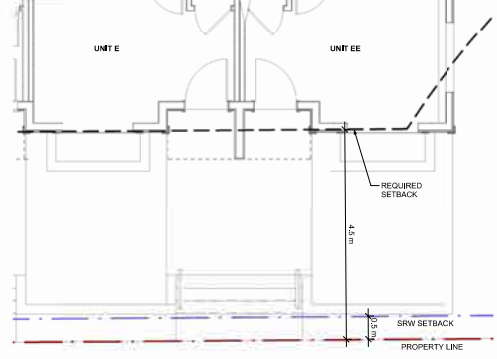
SHEET TITLE:
ENLARGED SITE PLAN - LOT A

REV./NO.	SHEET/NO.
	A1.00.01



1 ENLARGED SITE PLAN - LOT B
1:250

2 SETBACK ENCROACHMENT
1:50



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PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH	CHECKED BY: RC
SCALE: As Indicated	PROJECT NO: 730

SHEET TITLE:
ENLARGED SITE PLAN - LOT B

REV. NO.	SHEET NO.
	A1.00.02

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PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY:	TH	CHECKED BY:	RC
SCALE:	As indicated	PROJECT NO.:	730

SHEET TITLE:
LOT COVERAGE DIAGRAM

REV./NO.	SHEET/NO.
	A1.00.03



LOT COVERAGE (BUILDINGS)

BUILDING	PROJECTED AREA (SM)	PROJECTED AREA (M2)
LOT A		
AMENITY BUILDING 1	1,705.96	158.49
BUILDING 1A	2,912.14	271.01
BUILDING 2A	2,152.13	199.94
BUILDING 3A	4,206.94	390.83
BUILDING 4A	1,999.43	183.56
BUILDING 5A	1,999.43	183.56
BUILDING 6A	2,198.12	204.21
BUILDING 7A	4,899.43	454.82
BUILDING 8A	1,999.43	183.56
BUILDING 9A	1,999.43	183.56
BUILDING 10A	4,268.86	395.50
BUILDING 11A	3,616.81	336.01
BUILDING 12A	3,941.36	366.36
BUILDING 13A	3,941.36	366.36
BUILDING 14A	4,326.31	403.92
TOTAL	54,264.32	5,041.28
LOT A SITE AREA	132,645.19	12,323.04
LOT COVERAGE		41%

BUILDING	PROJECTED AREA (SM)	PROJECTED AREA (M2)
LOT B		
AMENITY BUILDING 2	1,333.84	123.92
BUILDING 1B	1,694.93	156.54
BUILDING 2B	3,523.88	327.38
BUILDING 3B	2,880.95	267.65
BUILDING 4B	2,280.53	212.80
BUILDING 5B	4,330.03	402.27
BUILDING 6B	1,462.26	135.85
BUILDING 7B	2,152.13	199.94
BUILDING 8B	2,565.21	238.31
BUILDING 9B	4,209.20	391.04
BUILDING 10B	3,191.16	296.47
BUILDING 11B	3,616.81	336.01
TOTAL	35,804.47	3,326.32
LOT B SITE AREA	101,986.60	9,474.79
LOT COVERAGE		35%

LOT COVERAGE (HARDSCAPE)

	LOT A		LOT B	
	AREA (SF)	AREA (M2)	AREA (SF)	AREA (M2)
STRATA ROADS	27,499.25	2,554.24	19,565.53	1,817.68
VISITOR PARKING PLATFORMS	2,736.69	254.24	1,836.33	170.65
UNIT DRIVEWAY APRONS	9,628.99	894.61	6,874.30	638.64
TOTAL OF HARD SURFACED AREA	39,864.93	3,703.09	28,274.14	2,626.97
SITE AREA	132,645.19	12,323.04	101,986.60	9,474.79
HARDSCAPE COVERAGE		30%		28%

LEGEND:

- STRATA ROADS
- VISITOR PARKING PLATFORMS
- UNIT DRIVEWAY APRONS

1 LOT COVERAGE DIAGRAM
1-400

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PROJECT:

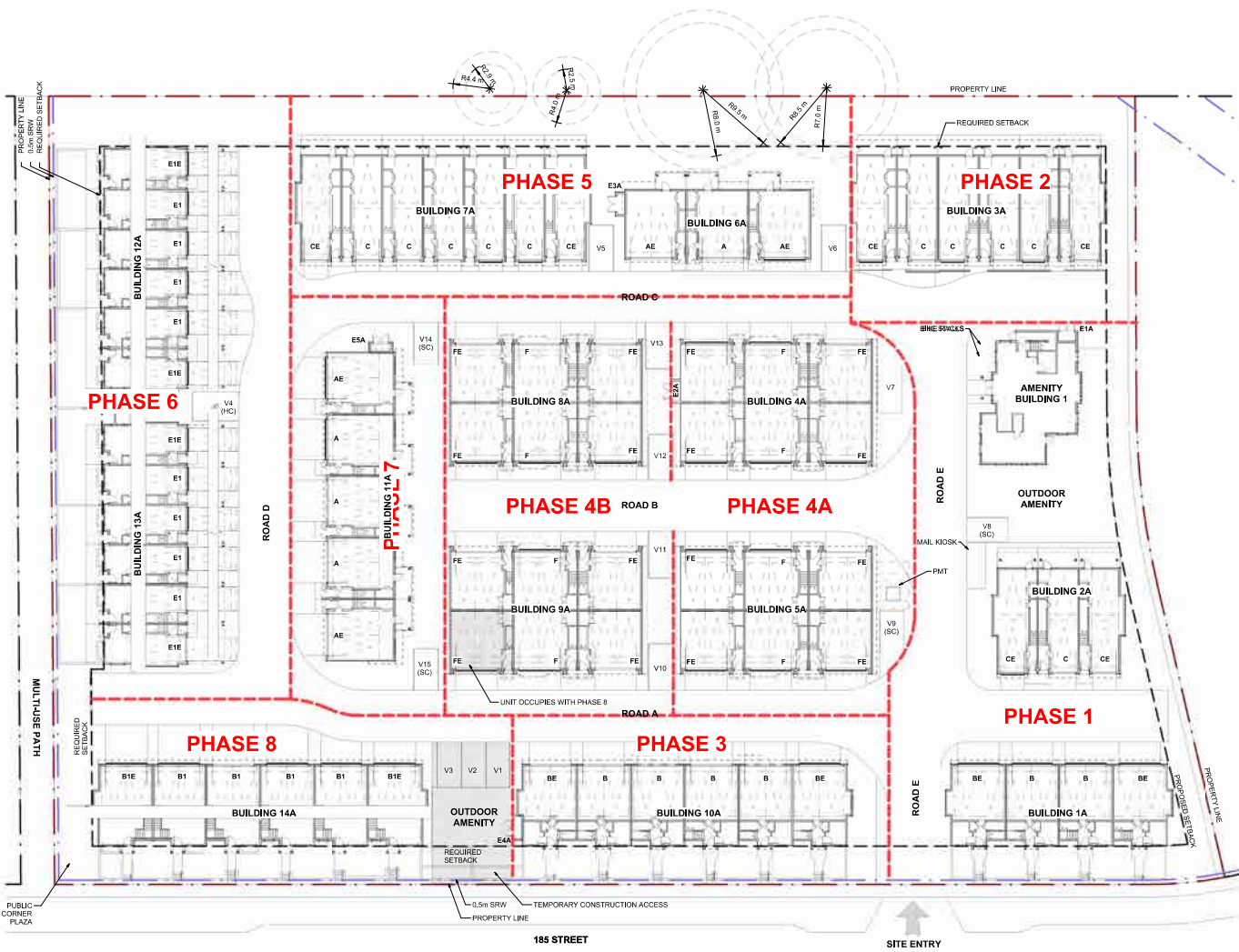
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

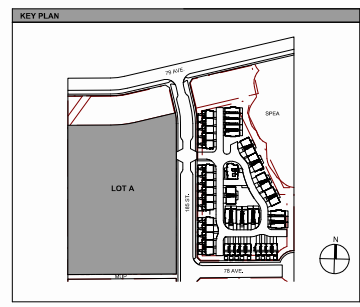
DRAWN BY:	TH	CHECKED BY:	RC
SCALE:	1:250	PROJECT NO.:	730

SHEET TITLE:
PHASING PLAN - LOT A

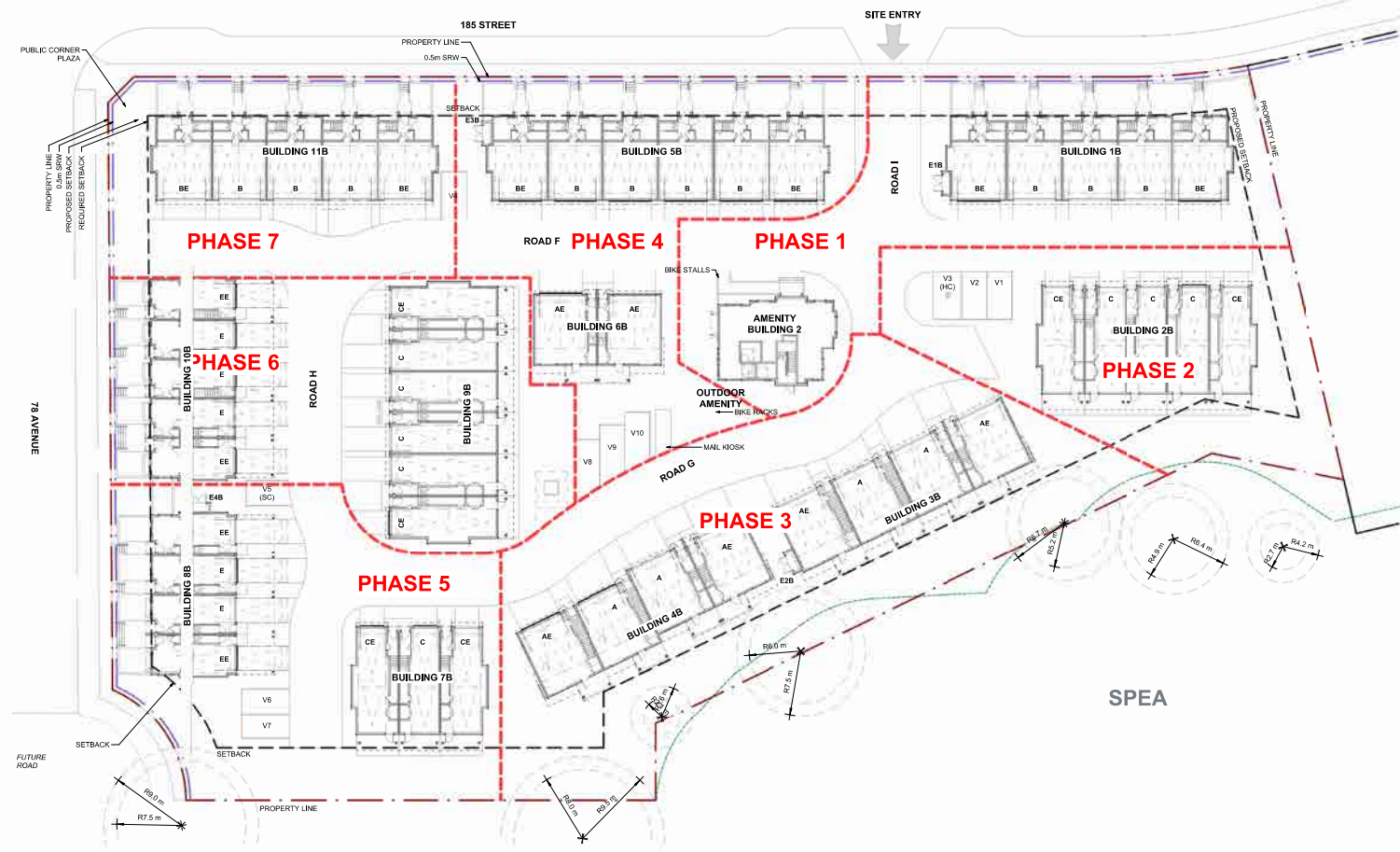
REV. NO.	SHEET NO.
	A1.01.00



1 PHASING PLAN - LOT A
1:250



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1 PHASING PLAN - LOT B
1:250

NO.	DATE	DESCRIPTION

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SPEA

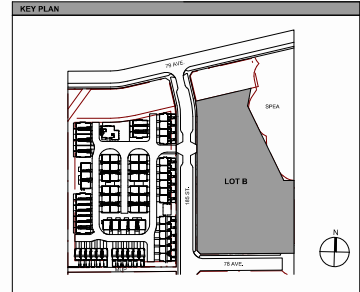
PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH	CHECKED BY: RC
SCALE: 1:250	PROJECT NO: 730

SHEET TITLE:
PHASING PLAN - LOT B

REV./NO.	SHEET/NO.
	A1.01.01





1 BROWNSTONE - AMENITY BUILDING 1
1:50

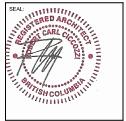
MATERIALS LEGEND

<p>◇ EMBERGLASS ROOF SHINGLES K0 CAMBRIDGE DUAL BLACK</p>		<p>◇ HARDIE PANEL FINE SAND-GROOVED PAINTED, DULUX H1: DLX1004-1 OATMEAL H2: DLX1009-7 LICORICE</p>		<p>◇ SECONDARY SOFFIT GENTEK LINEN</p>	
<p>◇ WOOD FASCIA BOARD PAINTED, DULUX DLX1009-7 LICORICE</p>		<p>◇ PAINTED EMBERGLASS ENTRY DOOR PAINTED, DULUX DLX1009-7 LICORICE STYLE: MASONITE LOGAN 2 PANEL SMOOTH FINISH</p>		<p>◇ VENTS PAINTED, DULUX DLX1009-7 LICORICE</p>	
<p>◇ HARDIE HORIZONTAL SIDING - S1 PAINTED, DULUX C1: DLX1023-1 OATMEAL C2: DLX1009-7 LICORICE</p>		<p>HARDWARE TAYMOR LONDON HANDLESET MATTIE BLACK 30-01515BLK</p>		<p>◇ RAILING R1: ALUMINUM PICKET R2: GALVND GUARDRAIL R3: PAINTED WOOD PICKET</p>	
<p>◇ BOARD & BATTEN PAINTED, DULUX D1: DLX1023-1 OATMEAL D2: DLX1009-7 LICORICE</p>		<p>◇ VINYL HORIZONTAL SIDING GENTEK K1: S2 ALMOND K2: S78 SMOKED TIMBER</p>		<p>◇ SPRAY SCREEN S1: PAINTED WOOD S2: PANEL AND FRAME</p>	
<p>◇ SMOOTH SANDED STUCCO PAINTED, DULUX E1: DLX1023-1 OATMEAL E2: DLX1009-7 LICORICE</p>		<p>◇ STONE VENEER K1: EL DORADO STONE ROUGH CUT MOONLIGHT</p>		<p>◇ OVERHEAD DOOR PAINTED, DULUX DLX1009-7 LICORICE</p>	
<p>◇ WOOD DOOR TRIM PAINTED, DULUX DLX1023-1 OATMEAL</p>		<p>◇ BRICK VENEER K1: EL DORADO STONE TUNDRABRICK LATIGO</p>		<p>◇ C.I.P. CONCRETE</p>	
<p>◇ VINYL WINDOWS BLACK G1: CLEAR GLASS PANEL G2: SPANDREL PANEL</p>		<p>◇ ALUMINUM GUTTER & DOWNSPOUT GENTEK BLACK</p>			
<p>◇ HARDIE PANEL FINE SAND PAINTED, DULUX H1: DLX1023-1 OATMEAL H2: DLX1009-7 LICORICE</p>		<p>◇ FRONT ENTRY SOFFIT WOODSTONE FINELINE SCOTTISH ALE</p>			

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ARCHITECTURE

159 FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 697-7471



PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH	CHECKED BY: RC
SCALE: As indicated	PROJECT NO.: 730

SHEET TITLE:
**COLOUR SCHEME 1
BROWNSTONE
(DARK BASE)**

REV. NO.	SHEET NO.
	A1.03.00



2 BROWNSTONE DARK SCHEME - FRONT ENTRY
1:50
BUILDING 1A, 10A, 14A, 18, 5B, 11B



3 BROWNSTONE DARK SCHEME - GARAGE ENTRY
1:50
BUILDING 1A, 10A, 14A, 18, 5B, 11B



4 BROWNSTONE DARK SCHEME - SIDE
1:50
BUILDING 1A, 10A, 14A, 18, 5B, 11B



1 BROWNSTONE LIGHT SCHEME - GARAGE/FRONT ENTRY
1:50
BUILDING 6A, 11A, 3B, 4B, 6B

MATERIALS LEGEND

<p>◇ EMERALD GLASS ROOF SHINGLES K0 CAMBRIDGE DUAL BLACK</p>		<p>◇ HARDIE PANEL FINE SAND-GROOVED PAINTED, DULUX H1: DLX1024-1 OATMEAL H2: DLX1009-7 LICORICE</p>		<p>◇ SECONDARY SOFFIT GENTEK LINEN</p>
<p>◇ WOOD FASCIA BOARD PAINTED, DULUX DLX1009-7 LICORICE</p>		<p>◇ PAINTED EMERALD GLASS ENTRY DOOR PAINTED, DULUX DLX1009-7 LICORICE STYLE: MASONITE LOGAN 2 PANEL SMOOTH FINISH</p>		<p>◇ VENTS PAINTED, DULUX DLX1009-7 LICORICE</p>
<p>◇ HARDIE HORIZONTAL SIDING - S1 PAINTED, DULUX C1: DLX1023-1 OATMEAL C2: DLX1009-7 LICORICE</p>		<p>◇ PAINTED EMERALD GLASS ENTRY DOOR HARDWARE: TAYMOR LONDON HANDLESET MATTE BLACK 3A-01515BLK</p>		<p>◇ RAILING R1: ALUMINUM PICKET R2: GALVNG GUARDRAIL R3: PAINTED WOOD PICKET</p>
<p>◇ BOARD & BATTEN PAINTED, DULUX D1: DLX1023-1 OATMEAL D2: DLX1009-7 LICORICE</p>		<p>◇ VINYL HORIZONTAL SIDING GENTEK K1: S2 ALMOND K2: R78 SMOKED TIMBER</p>		<p>◇ PRIVACY SCREEN S1: PAINTED WOOD S2: PANEL AND FRAME</p>
<p>◇ SMOOTH SANDED STUCCO PAINTED, DULUX E1: DLX1023-1 OATMEAL E2: DLX1009-7 LICORICE</p>		<p>◇ STONE VENEER K1: EL DORADO STONE ROUGH CUT MOONLIGHT</p>		<p>◇ OVERHEAD DOOR PAINTED, DULUX DLX1009-7 LICORICE</p>
<p>◇ WOOD DOOR TRIM PAINTED, DULUX DLX1023-1 OATMEAL</p>		<p>◇ BRICK VENEER K1: EL DORADO STONE TUNDRABRICK LATIGO</p>		<p>◇ CLIP CONCRETE</p>
<p>◇ VINYL WINDOWS BLACK G1: CLEAR GLASS PANEL G2: SPANDREL PANEL</p>		<p>◇ ALUMINUM GUTTER & DOWNSPOUT GENTEK BLACK</p>		
<p>◇ HARDIE PANEL FINE SAND PAINTED, DULUX H1: DLX1023-1 OATMEAL H2: DLX1009-7 LICORICE</p>		<p>◇ FRONT ENTRY SOFFIT WOODSTONE FINELINE SCOTTISH ALE</p>		

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CANADA V6E 2M6
TEL: 604 697-7471



PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH	CHECKED BY: RC
SCALE: As Indicated	PROJECT NO: 730

SHEET TITLE:
**COLOUR SCHEME 2
BROWNSTONE
(LIGHT BASE)**

REV. NO.	SHEET NO.
	A1.03.01



2 BROWNSTONE LIGHT SCHEME - REAR
1:50
BUILDING 6A, 11A, 3B, 4B, 6B



3 BROWNSTONE LIGHT SCHEME - SIDE
1:50
BUILDING 6A, 11A, 3B, 4B, 6B



MATERIALS LEGEND

<p>◆ FIBERGLASS ROOF SHINGLES K0 CAMBRIDGE DUAL BLACK</p>	<p>◆ HARDIE PANEL FINE SAND-GROOVED PAINTED, DULUX R1: DLX1023-1 OATMEAL R2: DLX1009-7 LICORICE</p>	<p>◆ SECONDARY SOFFIT GENTEK LINEN</p>	<p>◆ WOOD FASCIA BOARD PAINTED, DULUX DLX1009-7 LICORICE</p>	<p>◆ PAINTED FIBERGLASS ENTRY DOOR PAINTED, DULUX DLX1009-7 LICORICE STYLE: MASONITE LOGAN 2 PANEL SMOOTH FINISH</p>	<p>◆ VENTS PAINTED, DULUX DLX1009-7 LICORICE</p>
<p>◆ HARDIE HORIZONTAL SIDING-S PAINTED, DULUX C1: DLX1023-1 OATMEAL C2: DLX1009-7 LICORICE</p>	<p>◆ HARDWARE TAYMOR LONDON HANDLESET MATTIE BLACK 30-01015BLK</p>	<p>◆ BALING R1: ALUMINUM PICKET R2: BRASS GUARDRAIL R3: PAINTED WOOD PICKET</p>	<p>◆ BOARD & BATTEN PAINTED, DULUX D1: DLX1023-1 OATMEAL D2: DLX1009-7 LICORICE</p>	<p>◆ VINYL HORIZONTAL SIDING GENTEK K1: 832 ALMOND K2: 878 SMOKED TIMBER</p>	<p>◆ PRIVACY SCREEN S1: PAINTED WOOD S2: PANEL AND FRAME</p>
<p>◆ SMOOTH SANDED STUCCO PAINTED, DULUX E1: DLX1023-1 OATMEAL E2: DLX1009-7 LICORICE</p>	<p>◆ STONE VENEER K1: EL DORADO STONE ROUGH CUT MOONLIGHT</p>	<p>◆ OVERHEAD DOOR PAINTED, DULUX DLX1009-7 LICORICE</p>	<p>◆ WOOD DOOR TRIM PAINTED, DULUX DLX1023-1 OATMEAL</p>	<p>◆ BRICK VENEER K1: EL DORADO STONE TUNDRABRICK LATIGO</p>	<p>◆ CLIP CONCRETE</p>
<p>◆ VINYL WINDOWS BLACK G1: CLEAR GLASS PANEL G2: SPANDREL PANEL</p>	<p>◆ ALUMINUM GUTTER & DOWNSPOUT GENTEK BLACK</p>		<p>◆ HARDIE PANEL FINE SAND PAINTED, DULUX H1: DLX1023-1 OATMEAL H2: DLX1009-7 LICORICE</p>	<p>◆ FRONT ENTRY SOFFIT WOODSTONE FINELINE SCOTTISH ALE</p>	

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NO.	DATE	DESCRIPTION

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DATE	DESCRIPTION
2024/06/10	ISSUED FOR DP



CICOZZI ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 697-4741



1 ARTISAN DARK SCHEME - GARAGE/FRONT ENTRY
1:50 BUILDING 2A, 3A, 7A, 2B, 7B, 9B



2 ARTISAN DARK SCHEME - REAR
1:50 BUILDING 2A, 3A, 7A, 2B, 7B, 9B



3 ARTISAN DARK SCHEME - SIDE
1:50 BUILDING 2A, 3A, 7A, 2B, 7B, 9B

PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH	CHECKED BY: RC
SCALE: As indicated	PROJECT NO: 730

SHEET TITLE:
COLOUR SCHEME 3 ARTISAN (DARK)

REV./VAL	SHEET/VAL
	A1.03.02



1 ARTISAN LIGHT SCHEME - AMENITY BUILDING 2
1:50



2 ARTISAN LIGHT SCHEME - FRONT ENTRY
1:50



3 ARTISAN LIGHT SCHEME - GARAGE ENTRY
1:50



4 ARTISAN LIGHT SCHEME - SIDE
1:50

MATERIALS LEGEND	
<p>EMERALD GLASS ROOF SHINGLES K0: CAMBRIDGE DUAL BLACK</p>	<p>HARDIE PANEL FINE SAND-GROOVED PAINTED, DULUX H1: DLX1023-1 OATMEAL H2: DLX1009-7 LICORICE</p>
<p>WOOD FASCIA BOARD PAINTED, DULUX DLX1009-7 LICORICE</p>	<p>PAINTED EMERALD GLASS ENTRY DOOR PAINTED, DULUX DLX1009-7 LICORICE STYLE: MASONITE LOGAN 2 PANEL SMOOTH FINISH</p>
<p>HARDIE HORIZONTAL SIDING - S1 PAINTED, DULUX C1: DLX1023-1 OATMEAL C2: DLX1009-7 LICORICE</p>	<p>HARDWARE TAYMOR LONDON HANDLESET MATTIE BLACK 30-01515BLK</p>
<p>BOARD & BATTEN PAINTED, DULUX D1: DLX1023-1 OATMEAL D2: DLX1009-7 LICORICE</p>	<p>VINYL HORIZONTAL SIDING GENTEK K1: 832 ALMOND K2: 878 SMOKED TIMBER</p>
<p>SMOOTH SANDED STUCCO PAINTED, DULUX E1: DLX1023-1 OATMEAL E2: DLX1009-7 LICORICE</p>	<p>STONE VENEER K1: EL DORADO STONE ROUGH CUT MOONLIGHT</p>
<p>WOOD DOOR TRIM PAINTED, DULUX DLX1023-1 OATMEAL</p>	<p>BRICK VENEER K1: EL DORADO STONE TUNDRABRICK LATIGO</p>
<p>VINYL WINDOWS BLACK G1: CLEAR GLASS PANEL G2: SPANDREL PANEL</p>	<p>ALUMINUM GUTTER & DOWNSPOUT GENTEK BLACK</p>
<p>HARDIE PANEL FINE SAND PAINTED, DULUX H1: DLX1023-1 OATMEAL H2: DLX1009-7 LICORICE</p>	<p>FRONT ENTRY SOFFIT WOODSTONE FINELINE SCOTTISH ALE</p>
	<p>SECONDARY SOFFIT GENTEK LINEN</p>
	<p>VENTS PAINTED, DULUX DLX1009-7 LICORICE</p>
	<p>BAILING R1: ALUMINUM PICKET R2: GALVANO GUARDRAIL R3: PAINTED WOOD PICKET</p>
	<p>PRIVACY SCREEN S1: PAINTED WOOD S2: PANEL AND FRAME</p>
	<p>OVERHEAD DOOR PAINTED, DULUX DLX1009-7 LICORICE</p>
	<p>CLIP CONCRETE</p>

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DATE	DESCRIPTION
2024/06/10	ISSUED FOR DP



CICOZZI ARCHITECTURE

150 FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M8
TEL: 604 697-4741



PROJECT:
WEST CLAYTON TOWNHOUSES

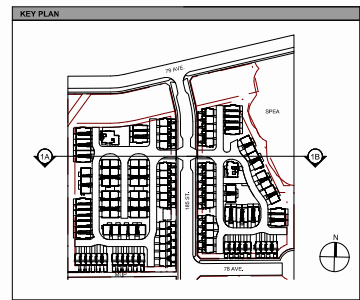
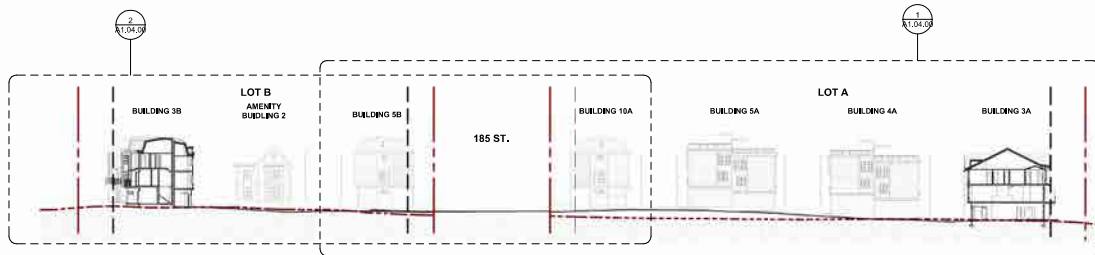
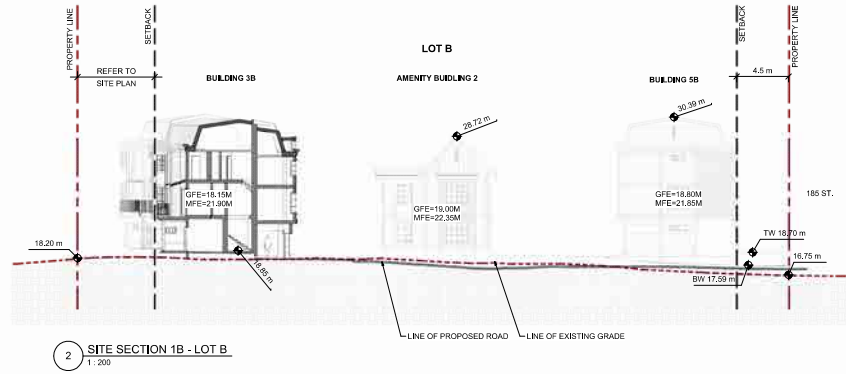
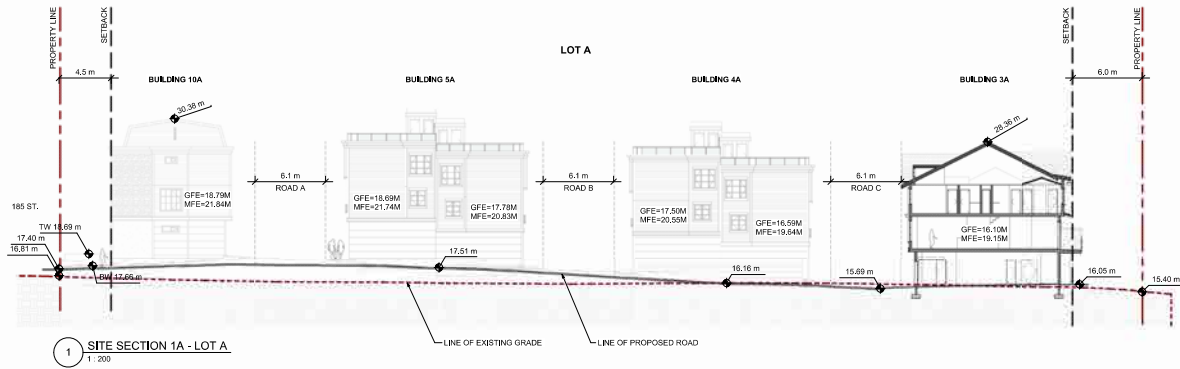
18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH	CHECKED BY: RC
SCALE: As Indicated	PROJECT NO: 730

SHEET TITLE:
**COLOUR SCHEME 4
ARTISAN
(LIGHT)**

REV./VAL	SHEET/VAL
	A1.03.03

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NO.	DATE	DESCRIPTION

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CICOZZI ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 697-4741



PROJECT:
WEST CLAYTON TOWNHOUSES
18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH	CHECKED BY: RC
SCALE: As Indicated	PROJECT NO: 730

SHEET TITLE:
SITE SECTIONS

REV./NO.	SHEET NO.
	A1.04.00

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ARCHITECTURE

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VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604-697-4741



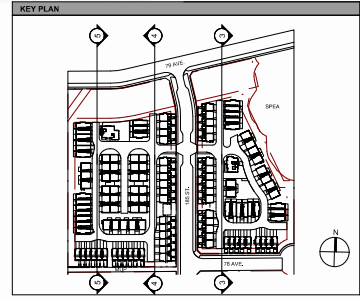
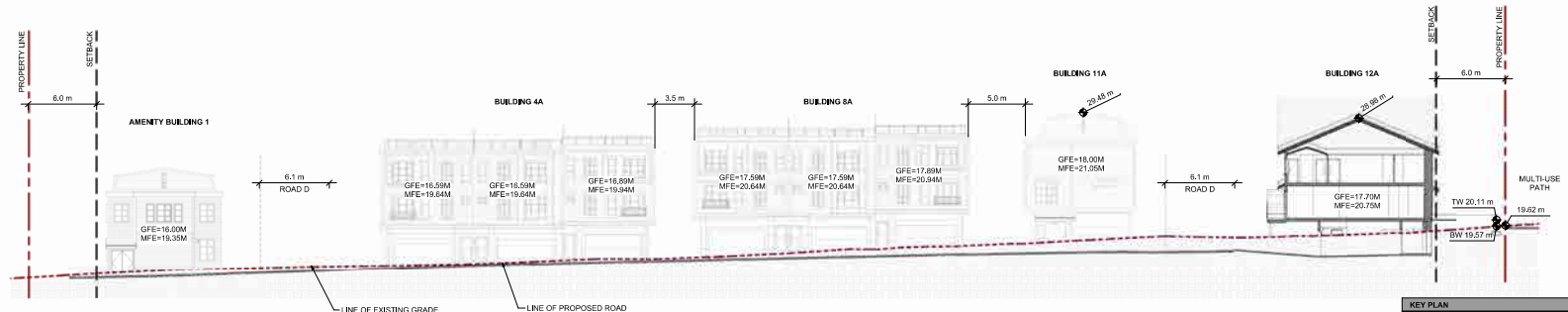
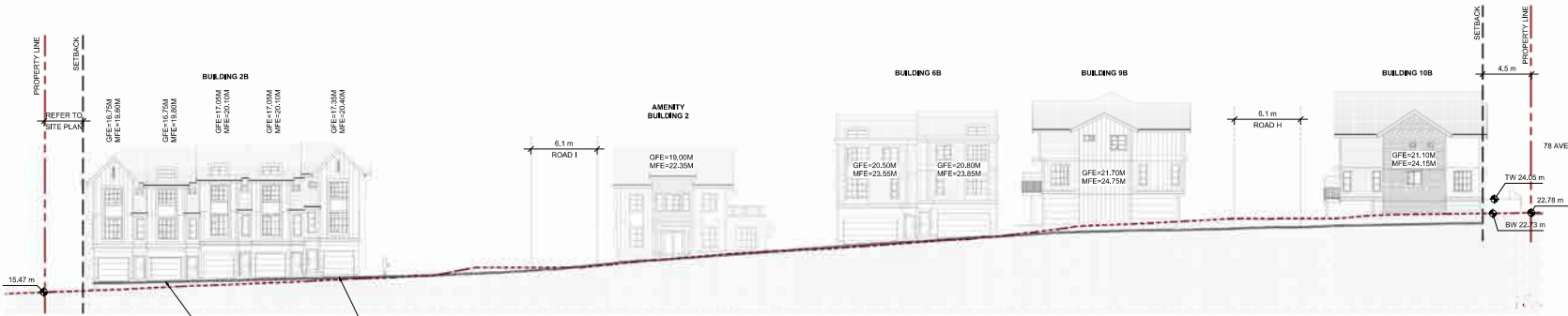
PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY: JA	CHECKED BY: SM
SCALE: 1:200	PROJECT NO: 730

SHEET TITLE:
SITE SECTIONS

REV./NO.	SHEET/NO.
	A1.04.02



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REVISION:
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ISSUE:
 DATE DESCRIPTION
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15th FLOOR
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PROJECT:

WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH CHECKED BY: RC
 SCALE: 1:200 PROJECT NO.: 730

SHEET TITLE:
STREETSCAPE - 185 ST.

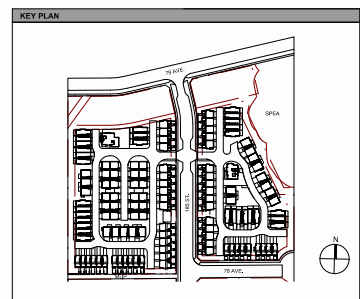
REV./NO. SHEET NO.
A1.05.00



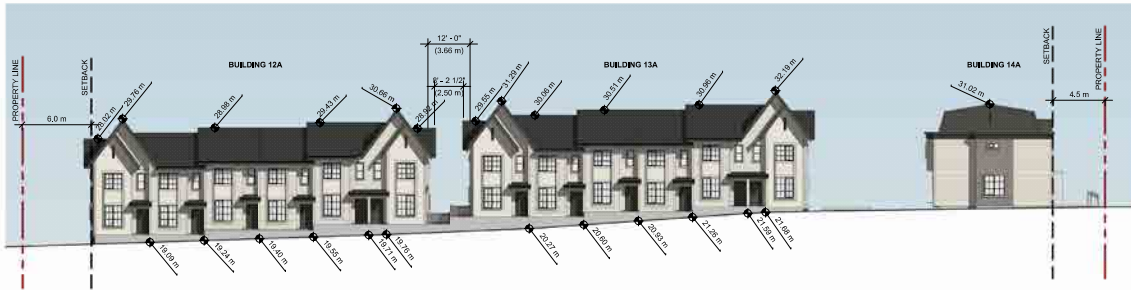
1 STREETSCAPE - 185 ST. LOT A
 1:200



2 STREETSCAPE - 185 ST. LOT B
 1:200



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1 STREETScape - MUP
1:200



2 STREETScape - 78 AVE.
1:200

REVISION:
NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

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DATE DESCRIPTION
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PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH	CHECKED BY: RC
SCALE: 1:200	PROJECT NO.: 730

SHEET TITLE:
STREETScape - MUP & 78 AVE.

REV./NO.	SHEET/NO.
	A1.05.01

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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604.697.4741



PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY:	CHECKED BY:
TH	RC

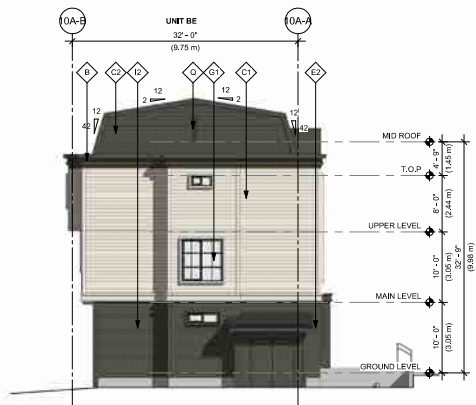
SCALE: As Indicated PROJECT NO: 730

SHEET TITLE:
BUILDING 10A ELEVATIONS

REV./NO.	SHEET NO.
	A2.A10.03



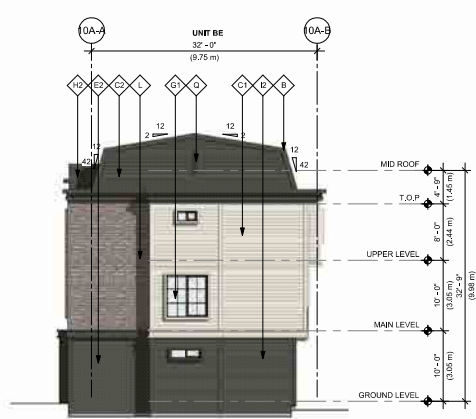
1 BUILDING 10A - WEST ELEVATION
1:100



3 BUILDING 10A - SOUTH ELEVATION
1:100



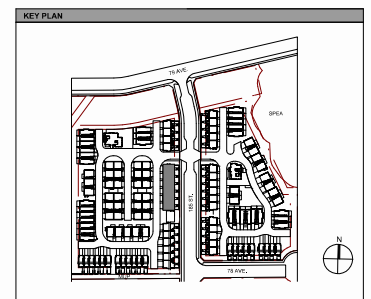
2 BUILDING 10A - EAST ELEVATION (185 ST.)
1:100



4 BUILDING 10A - NORTH ELEVATION
1:100

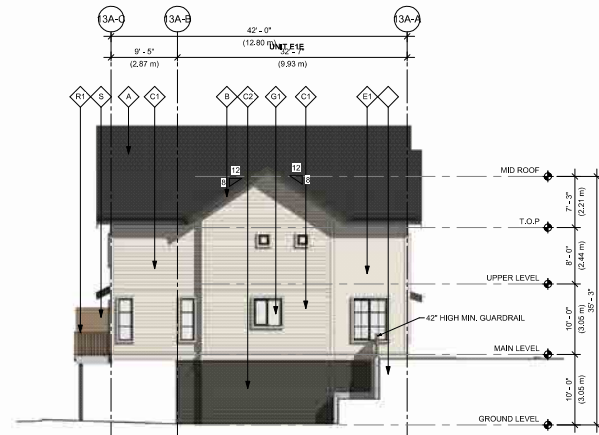
MATERIALS LEGEND

<ul style="list-style-type: none"> ◇ FIBERGLASS ROOF SHINGLES M0 CAMBRIDGE DUAL BLACK ◇ WOOD FASCIA BOARD PAINTED, DULUX DLX1009-7 LICORICE ◇ HARDIE HORIZONTAL SIDING PAINTED, DULUX C1: DLX1023-1 OATMEAL C2: DLX1009-7 LICORICE ◇ BOARD & BATTEN PAINTED, DULUX D1: DLX1023-1 OATMEAL D2: DLX1009-7 LICORICE ◇ SMOOTH SANDED STUCCO PAINTED, DULUX E1: DLX1023-1 OATMEAL E2: DLX1009-7 LICORICE ◇ WOOD DOOR TRIM PAINTED, DULUX DLX1023-1 OATMEAL ◇ VINYL WINDOWS BLACK G1: CLEAR GLASS PANEL G2: SPANDREL PANEL 	<ul style="list-style-type: none"> ◇ HARDIE PANEL FINE SAND PAINTED, DULUX H1: DLX1023-1 OATMEAL H2: DLX1009-7 LICORICE ◇ HARDIE PANEL FINE SAND-GROOVER PAINTED, DULUX I1: DLX1023-1 OATMEAL I2: DLX1009-7 LICORICE ◇ PAINTED FIBERGLASS ENTRY DOORS PAINTED, DULUX DLX1009-7 LICORICE ◇ STYLE: MASCANTONE LOGAN 2 PANEL SMOOTH FINISH HARDWARE: TAYMOR LONDON HANDLESET MATTE BLACK 30-D19158.K ◇ VINYL HORIZONTAL SPIND GENTEK K1: 032 ALMOND K2: 878 SMOKED TIMBER ◇ STONE VENEER M0 EL DORADO STONE M0ONLIGHT ROUGH CUT 	<ul style="list-style-type: none"> ◇ BRICK VENEER M0 EL DORADO STONE LATIGO TUNDARBRIK ◇ ALUMINUM GUTTER & DOWNSPOUT GENTEK BLACK ◇ FRONT ENTRY SOFFIT REFER A1.03.00 ◇ SECONDARY SOFFIT REFER A1.03.00 ◇ VENTS PAINTED, DULUX DLX1009-7 LICORICE ◇ RAILING R1: ALUMINUM R2: GLAZING GUARDRAIL R3: PAINTED WOOD ◇ PRIVACY SCREEN S1: PAINTED WOOD S2: PANEL AND FRAME ◇ OVERHEAD DOOR PAINTED, DULUX DLX1009-7 LICORICE ◇ C.P. CONCRETE
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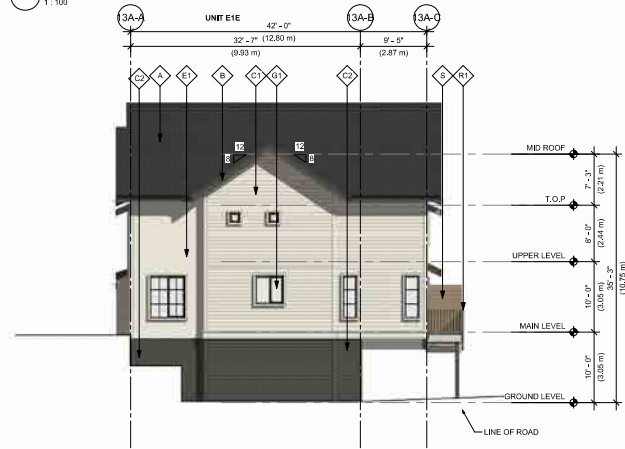
1 BUILDING 13A - NORTH ELEVATION
1:100



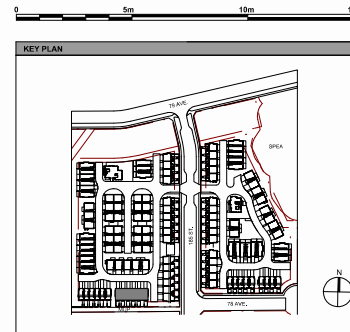
3 BUILDING 13A - WEST ELEVATION
1:100



2 BUILDING 13A - SOUTH ELEVATION (MULTI-USE PATH)
1:100



4 BUILDING 13A - EAST ELEVATION
1:100



MATERIALS LEGEND

<ul style="list-style-type: none"> ◇ FIBERGLASS ROOF SHINGLES ◇ MD CAMBRIDGE DUAL BLACK ◇ WOOD FASCIA BOARD ◇ HARDIE HORIZONTAL SIDING ◇ BOARD & BATTEN ◇ SMOOTH SANDED STUCCO ◇ WOOD DOOR TRIM ◇ VINYL WINDOWS 	<ul style="list-style-type: none"> ◇ HARDSIDE PANEL FINE SAND ◇ HARDIE PANEL FINE SAND-GROOVER ◇ PAINTED FIBERGLASS ENTRY DOORS ◇ STYLITE ◇ VINYL HORIZONTAL SIDING ◇ STONE VENEER 	<ul style="list-style-type: none"> ◇ BRICK VENEER ◇ ALUMINUM GUTTER & DOWNSPOUT ◇ FRONT ENTRY SOFFIT ◇ SECONDARY SOFFIT ◇ VENTS ◇ RAILING ◇ PRIVACY SCREEN ◇ OVERHEAD DOOR ◇ C/P CONCRETE
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CICOZZI ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M8
TEL: 604.697.4741



PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

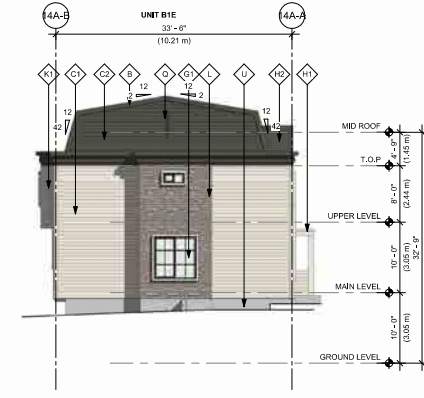
DRAWN BY:	TH	CHECKED BY:	RC
SCALE:	As Indicated	PROJECT NO.:	730

SHEET TITLE:
BUILDING 13A ELEVATIONS

REV./VAL.	SHEET/VAL.
	A2.A13.03



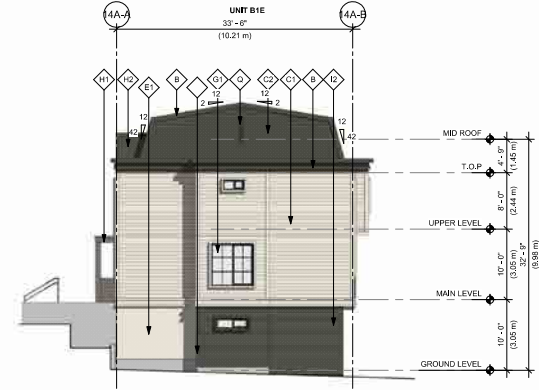
1 BUILDING 14A - WEST ELEVATION
1:100



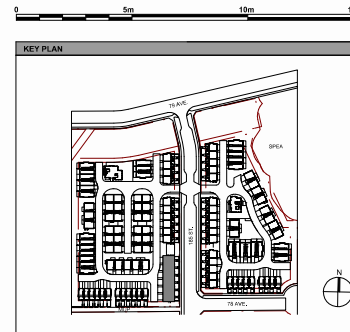
3 BUILDING 14A - SOUTH ELEVATION (78 AVE.)
1:100



2 BUILDING 14A - EAST ELEVATION (185 ST.)
1:100



4 BUILDING 14A - NORTH ELEVATION
1:100



MATERIALS LEGEND

<ul style="list-style-type: none"> GLASS ROOF SHINGLES: MD CAMBRIDGE DUAL BLACK WOOD FASCIA BOARD: PAINTED, DULUX DLX1109-7 LICORICE HARDIE HORIZONTAL SIDING: PAINTED, DULUX C1: DLX1023-1 OATMEAL C2: DLX1099-7 LICORICE BOARD & BATTEN: PAINTED, DULUX D1: DLX1023-1 OATMEAL D2: DLX1099-7 LICORICE SMOOTH SANDED STUCCO: PAINTED, DULUX E1: DLX1023-1 OATMEAL E2: DLX1099-7 LICORICE WOOD DOOR TRIM: PAINTED, DULUX DLX1023-1 OATMEAL VINYL WINDOWS: BLACK S1: CLEAR GLASS PANEL G2: SPANDREL PANEL 	<ul style="list-style-type: none"> HARDIE PANEL FINE SAND: PAINTED, DULUX H1: DLX1023-1 OATMEAL H2: DLX1099-7 LICORICE HARDIE PANEL FINE SAND-GROOVER: PAINTED, DULUX I1: DLX1023-1 OATMEAL I2: DLX1099-7 LICORICE PAINTED FIBERGLASS ENTRY DOORS: PAINTED, DULUX DLX1099-7 LICORICE SMOOTH SANDED STUCCO: PAINTED, DULUX MASCARITE LOGAN 2 PANEL SMOOTH FINISH HARDWARE: TAYMOR LONDON HANDLESET MATTE BLACK 30-D15158.K VINYL HORIZONTAL SIDING: GENTEK K1: 032 ALMOND K2: 878 SMOKED TIMBER BRICK VENEER: IN: EL DORADO STONE LATGO TUNDARBRIK ALUMINUM CLITTER & DOWNSPILT: GENTEK BLACK FRONT ENTRY SOFFIT: REFER A1.03.00 SECONDARY SOFFIT: REFER A1.03.00 VENTS: PAINTED, DULUX DLX1099-7 LICORICE RAILING: ALUMINUM R1: ALUMINUM R2: GLAZING GUARDRAIL R3: PAINTED WOOD PRIVACY SCREEN: S1: PAINTED WOOD S2: PANEL AND FRAME OVERHEAD DOOR: PAINTED, DULUX DLX1099-7 LICORICE C.P. CONCRETE
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DATE	DESCRIPTION
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CICOZZI ARCHITECTURE

150 FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M8
TEL: 604.697.4741



PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH	CHECKED BY: RC
SCALE: As Indicated	PROJECT NO: 730

SHEET TITLE:
BUILDING 14A ELEVATIONS

REV./NO.	SHEET NO.
	A2.A14.03

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NO.	DATE	DESCRIPTION

DATE	DESCRIPTION
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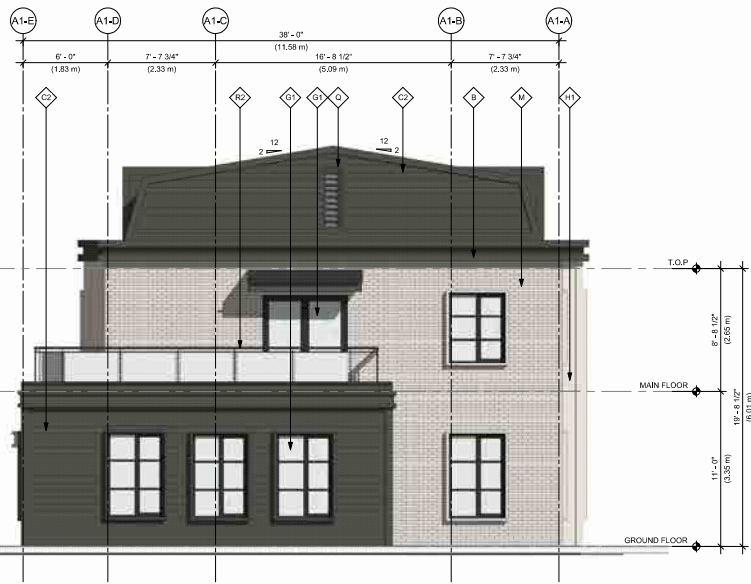


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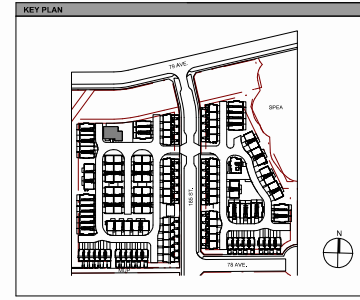
15th FLOOR
1055 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 697-4741



1 AMENITY BUILDING 1 - SOUTH ELEVATION
1:50



2 AMENITY BUILDING 1 - EAST ELEVATION
1:50



MATERIALS LEGEND		
A FIBERGLASS ROOF SHINGLES NO CAMBRIDGE DUAL BLACK	H HARDIE PANEL FINE SAND PAINTED, DULUX H1: DLX1023-1 OATMEAL H2: DLX1009-7 LICORICE	B BRICK VENEER IKL EL DORADO STONE LAT90 TUNDRABRICK
B WOOD FASCIA BOARD PAINTED, DULUX DLX1009-7 LICORICE	I HARDIE PANEL FINE SAND-GROOVER PAINTED, DULUX C1: DLX1023-1 OATMEAL C2: DLX1009-7 LICORICE	A ALUMINUM GUTTER & DOWNSPOUT GENTEK BLACK
C HARDIE HORIZONTAL SIDING PAINTED, DULUX C1: DLX1023-1 OATMEAL C2: DLX1009-7 LICORICE	V PAINTED FIBERGLASS ENTRY DOORS PAINTED, DULUX DLX1009-7 LICORICE	F FRONT ENTRY SOFFIT REFER A1.03.00
D BOARD & BATTEN PAINTED, DULUX D1: DLX1023-1 OATMEAL D2: DLX1009-7 LICORICE	S SMOOTH SANDED STUCCO PAINTED, DULUX S1: DLX1023-1 OATMEAL S2: DLX1009-7 LICORICE	S SECONDARY SOFFIT REFER A1.03.00
E SMOOTH SANDED STUCCO PAINTED, DULUX E1: DLX1023-1 OATMEAL E2: DLX1009-7 LICORICE	W WOOD DOOR TRIM PAINTED, DULUX DLX1023-1 OATMEAL	V VENTS PAINTED, DULUX DLX1009-7 LICORICE
G VINYL WINDOWS BLACK G1: CLEAR GLASS PANEL G2: SPANDREL PANEL	V VINYL HORIZONTAL SIDING GENTEK K1: 032 ALMOND K2: 878 SMOKED TIMBER	P PRIVACY SCREEN S1: PAINTED WOOD S2: PANEL AND FRAME
	V VINYL VENEER IKL EL DORADO STONE MOONLIGHT ROUGH CUT	O OVERHEAD DOOR PAINTED, DULUX DLX1009-7 LICORICE
		C C/P CONCRETE

PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH	CHECKED BY: RC
SCALE: As Indicated	PROJECT NO: 730

SHEET TITLE:
AMENITY BUILDING 1 ELEVATIONS

REV./NO.	SHEET NO. A2.A15.03
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ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 697-4741



PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH	CHECKED BY: RC
SCALE: As indicated	PROJECT NO: 730

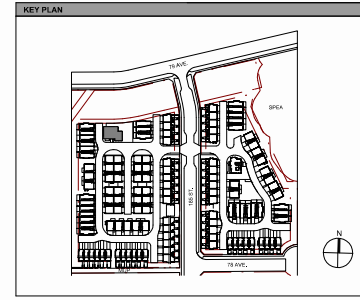
SHEET TITLE:
AMENITY BUILDING 1 ELEVATIONS

REV./NO.	SHEET NO.
	A2.A15.04



1 AMENITY BUILDING 1 - NORTH ELEVATION
1 : 50

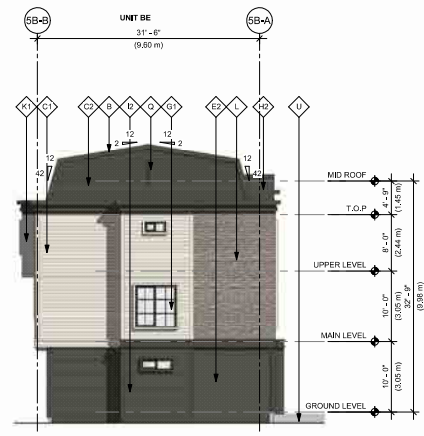
2 AMENITY BUILDING 1 - WEST ELEVATION
1 : 50



MATERIALS LEGEND		
<ul style="list-style-type: none"> ◆ FIBERGLASS ROOF SHINGLES NO CAMBRIDGE DUAL BLACK ◆ WOOD FASCIA BOARD PAINTED, DULUX DLX1009-7 LICORICE ◆ HARDIE HORIZONTAL SIDING PAINTED, DULUX C1: DLX1023-1 OATMEAL C2: DLX1009-7 LICORICE ◆ BOARD & BATTEN PAINTED, DULUX D1: DLX1023-1 OATMEAL D2: DLX1009-7 LICORICE ◆ SMOOTH SANDED STUCCO PAINTED, DULUX E1: DLX1023-1 OATMEAL E2: DLX1009-7 LICORICE ◆ WOOD DOOR TRIM PAINTED, DULUX DLX1023-1 OATMEAL ◆ VINYL WINDOWS BLACK G1: CLEAR GLASS PANEL G2: SPANDREL PANEL 	<ul style="list-style-type: none"> ◆ HARDIE PANEL FINE SAND PAINTED, DULUX H1: DLX1023-1 OATMEAL H2: DLX1009-7 LICORICE ◆ HARDIE PANEL FINE SAND-GROOVER PAINTED, DULUX I1: DLX1023-1 OATMEAL I2: DLX1009-7 LICORICE ◆ PAINTED FIBERGLASS ENTRY DOORS PAINTED, DULUX DLX1009-7 LICORICE ◆ STYLE: MASCARITE LOGAN 2 PANEL SMOOTH FINISH HARDWARE: TAYMOR LONDON HANDLESET MATTE BLACK 300-D15158L-K ◆ VINYL HORIZONTAL SIDING GENTEK K1: 032 ALMOND K2: 878 SMOKED TIMBER ◆ STONE VENEER IN EL DORADO STONE MOONLIGHT ROUGH CUT 	<ul style="list-style-type: none"> ◆ BRICK VENEER IN EL DORADO STONE LATIGO TUNDRA/BRICK ◆ ALUMINUM CLITTER & DOWNSPOUT GENTEK BLACK ◆ FRONT ENTRY SOFFIT REFER A1.03.00 ◆ SECONDARY SOFFIT REFER A1.03.00 ◆ VENTS PAINTED, DULUX DLX1009-7 LICORICE ◆ RAILING R1: ALUMINUM R2: GLAZING GUARDRAIL R3: PAINTED WOOD ◆ PRIVACY SCREEN S1: PAINTED WOOD S2: PANEL AND FRAME ◆ OVERHEAD DOOR PAINTED, DULUX DLX1009-7 LICORICE ◆ C/P CONCRETE



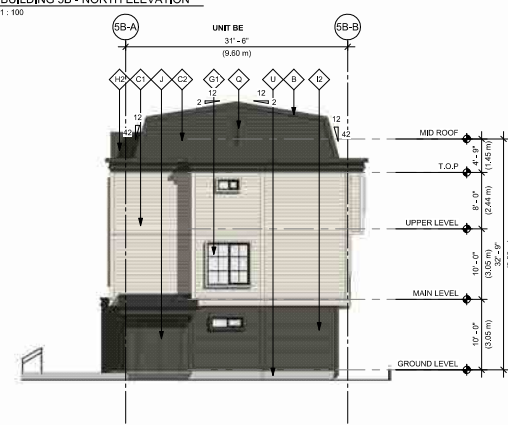
1 BUILDING 5B - EAST ELEVATION
1:100



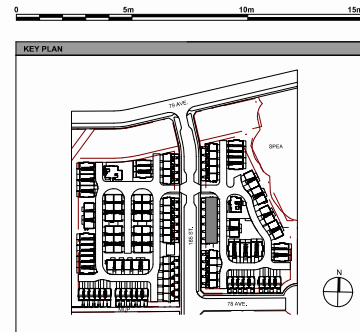
3 BUILDING 5B - NORTH ELEVATION
1:100



2 BUILDING 5B - WEST ELEVATION (185 ST.)
1:100



4 BUILDING 5B - SOUTH ELEVATION
1:100



MATERIALS LEGEND

<ul style="list-style-type: none"> ◇ FIBERGLASS ROOF SHINGLES ◇ MD CAMBRIDGE DUAL BLACK ◇ WOOD FASCIA BOARD ◇ PAINTED, DULUX DLX1009-7 LICORICE ◇ HARDIE HORIZONTAL SIDING ◇ PAINTED, DULUX C1: DLX1023-1 OATMEAL C2: DLX1009-7 LICORICE ◇ BOARD & BATTEN ◇ PAINTED, DULUX D1: DLX1023-1 OATMEAL D2: DLX1009-7 LICORICE ◇ SMOOTH SANDED STUCCO ◇ PAINTED, DULUX E1: DLX1023-1 OATMEAL E2: DLX1009-7 LICORICE ◇ WOOD DOOR TRIM ◇ PAINTED, DULUX DLX1023-1 OATMEAL ◇ VINYL WINDOWS ◇ BLACK S1: CLEAR GLASS PANEL G2: SPANDREL PANEL 	<ul style="list-style-type: none"> ◇ HARDIE PANEL FINE SAND ◇ PAINTED, DULUX H1: DLX1023-1 OATMEAL H2: DLX1009-7 LICORICE ◇ HARDIE PANEL FINE SAND-GROOVER ◇ PAINTED, DULUX I1: DLX1023-1 OATMEAL I2: DLX1009-7 LICORICE ◇ PAINTED FIBERGLASS ENTRY DOORS ◇ PAINTED, DULUX DLX1009-7 LICORICE ◇ BOARD & BATTEN ◇ STYLE: MASCARONE LOGAN 2 PANEL SMOOTH FINISH ◇ HARDWARE: TAYMOR LONDON HANDLESET MATTE BLACK 300-D15158,K ◇ VINYL HORIZONTAL SIDING ◇ GENTEK K1: 032 ALMOND K2: 878 SMOKED TIMBER ◇ STONE VENEER ◇ IN: EL DORADO STONE MOONLIGHT ROUGH CUT 	<ul style="list-style-type: none"> ◇ BRICK VENEER ◇ IN: EL DORADO STONE LATIGO TUNDRA/BRICK ◇ ALUMINUM GUTTER & DOWNSPOUT ◇ GENTEK BLACK ◇ FRONT ENTRY SOFFIT REFER AT.03.00 ◇ SECONDARY SOFFIT REFER AT.03.00 ◇ VENTS ◇ PAINTED, DULUX DLX1009-7 LICORICE ◇ RAILING ◇ R1: ALUMINUM R2: GLAZING GUARDRAIL R3: PAINTED WOOD ◇ PRIVACY SCREEN ◇ S1: PAINTED WOOD S2: PANEL AND FRAME ◇ OVERHEAD DOOR ◇ PAINTED, DULUX DLX1009-7 LICORICE ◇ C.P. CONCRETE
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REVISION:
NO. DATE DESCRIPTION

ISSUE:
DATE DESCRIPTION
2024/06/10 ISSUED FOR DP



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ARCHITECTURE

150 FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M8
TEL: 604 697-7471



PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH CHECKED BY: RC
SCALE: As Indicated PROJECT NO: 730

SHEET TITLE:
BUILDING 5B ELEVATIONS

REV./NO. SHEET NO.
A2.B5.03



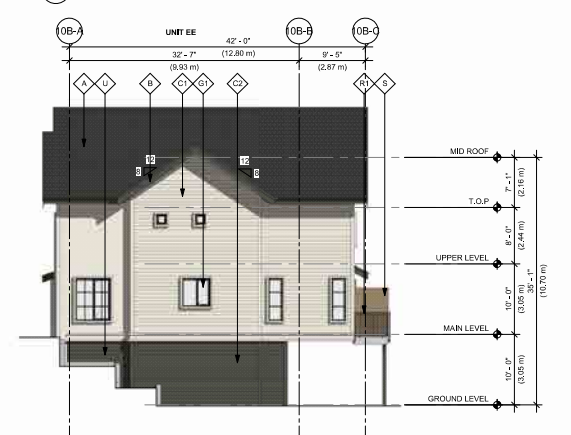
1 BUILDING 10B - NORTH ELEVATION
1:100



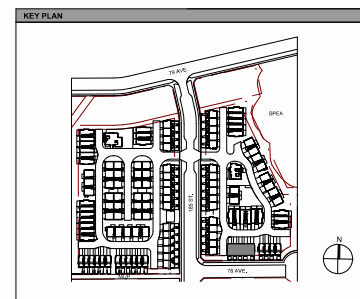
2 BUILDING 10B - SOUTH ELEVATION (78 AVE.)
1:100



3 BUILDING 10B - WEST ELEVATION
1:100



4 BUILDING 10B - EAST ELEVATION
1:100



MATERIALS LEGEND

<ul style="list-style-type: none"> ◇ FIBERGLASS ROOF SHINGLES ◇ MD CAMBRIDGE DUAL BLACK ◇ WOOD FASCIA BOARD ◇ HARDIE HORIZONTAL SHINGLES ◇ BOARD & BATTEN ◇ SMOOTH SANDED STUCCO ◇ WOOD DOOR TRIM ◇ BLACK ◇ VINYL WINDOWS 	<ul style="list-style-type: none"> ◇ PAINTED, DULUX ◇ PAINTED, DULUX ◇ PAINTED, DULUX ◇ PAINTED, DULUX ◇ PAINTED, DULUX ◇ PAINTED, DULUX ◇ PAINTED, DULUX ◇ GENTEK ◇ GENTEK ◇ INCL 	<ul style="list-style-type: none"> ◇ HARDIE PANEL FINE SAND ◇ HARDIE PANEL FINE SAND-GROOVER ◇ PAINTED FIBERGLASS ENTRY DOORS ◇ MASCORITE LOGAN 2 PANEL SMOOTH FINISH ◇ HARDWARE: TAYLOR LONDON HANDLESET ◇ VINYL HORIZONTAL Siding ◇ INCL 	<ul style="list-style-type: none"> ◇ BRICK VENEER ◇ ALUMINUM GUTTER & DOWNSPOUT ◇ FRONT ENTRY SOFFIT ◇ SECONDARY SOFFIT ◇ VENTS ◇ PAINTED, DULUX ◇ RAILING ◇ ALUMINUM ◇ PRIVACY SCREEN ◇ OVERHEAD DOOR ◇ C/P CONCRETE
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REVISION:

NO.	DATE	DESCRIPTION

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DATE	DESCRIPTION
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CICOZZI ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604.697.4741



PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH
CHECKED BY: RC
SCALE: As indicated
PROJECT NO: 730

SHEET TITLE:
BUILDING 10B ELEVATIONS

REV./NO: SHEET NO:
A2.B10.03

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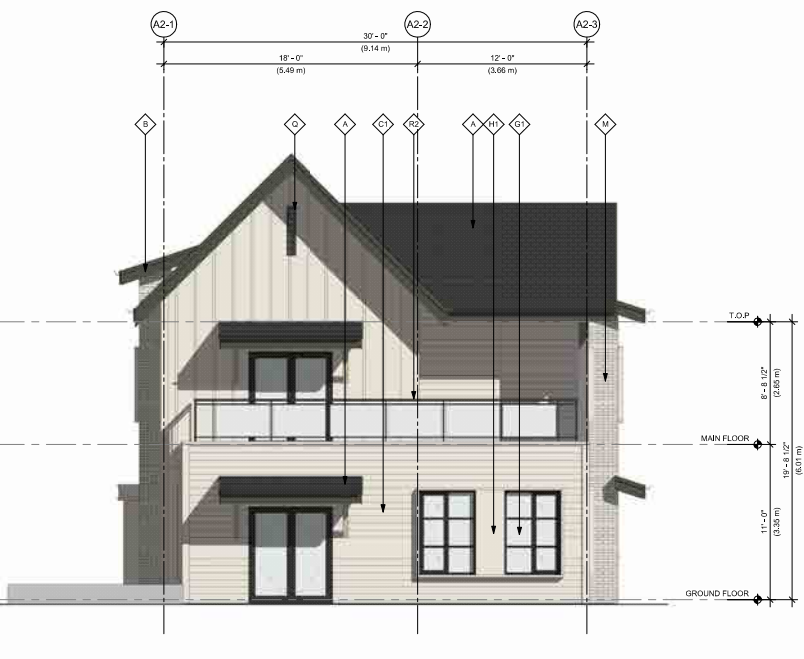


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ARCHITECTURE

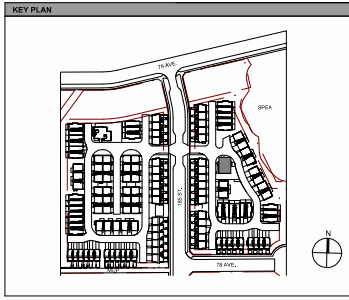
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 697-7471



1 AMENITY BUILDING 2 - WEST ELEVATION
T. 80



2 AMENITY BUILDING 2 - SOUTH ELEVATION
T. 80



MATERIALS LEGEND		
<ul style="list-style-type: none"> BEREGLASS ROOF SUBSIDES H0: CAMBRIDGE H1: DLX1023-1 OATMEAL H2: DLX1009-7 LICORICE WOOD FASCIA BOARD PAINTED, DULUX DLX1059-7 LICORICE BRICK HORIZONTAL SIDING-1" PAINTED, DULUX C1: DLX1023-1 OATMEAL C2: DLX1009-7 LICORICE BOARD & BATTEN PAINTED, DULUX D1: DLX1023-1 OATMEAL D2: DLX1009-7 LICORICE SMOOTH SANDED STUCCO PAINTED, DULUX E1: DLX1023-1 OATMEAL E2: DLX1009-7 LICORICE WOOD DOOR TRIM PAINTED, DULUX DLX1023-1 OATMEAL VINYL WINDOWS BLACK G1: CLEAR GLASS PANEL G2: SPANDREL PANEL 	<ul style="list-style-type: none"> HARDIE PANEL FINE SAND PAINTED, DULUX H1: DLX1023-1 OATMEAL H2: DLX1009-7 LICORICE HARDIE PANEL FINE SAND-GROOVED PAINTED, DULUX H1: DLX1023-1 OATMEAL H2: DLX1009-7 LICORICE PAINTED EBERGLASS ENTRY DOOR PAINTED, DULUX DLX1009-7 LICORICE STYLE MASONITE LOGAN 2 PANEL SMOOTH FINISH HARDWARE: TAYNOR LONDON HANDLESET MATTIE BLACK 30-D1015BLK VINYL HORIZONTAL SIDING GENTEK H1: 632 ALMOND K2: 876 SMOKED TIMBER STONE VENEER BL EL DORADO STONE MOONLIGHT ROUGH CUT 	<ul style="list-style-type: none"> BRICK VENEER IXL EL DORADO STONE LATIO TUNDARBLOCK ALUMINIUM GUTTER & DOWNSPOUT GENTEK BLACK FRONT ENTRY SOFFIT REFER AT.03.00 SECONDARY SOFFIT REFER AT.03.00 VENTS PAINTED, DULUX DLX1059-7 LICORICE RAILING R1: ALUMINIUM R2: GLAZING GUARDRAIL R3: PAINTED WOOD PRIVACY SCREEN S1: PAINTED WOOD S2: PANEL AND FRAME OVERHEAD DOOR PAINTED, DULUX DLX1059-7 LICORICE C.P. CONCRETE

PROJECT:
WEST CLAYTON TOWNHOUSES
18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH	CHECKED BY: RC
SCALE: As indicated	PROJECT NO: 730

SHEET TITLE:
AMENITY BUILDING 2 ELEVATIONS

REV./NO.	SHEET/NO.
	A2.B12.03

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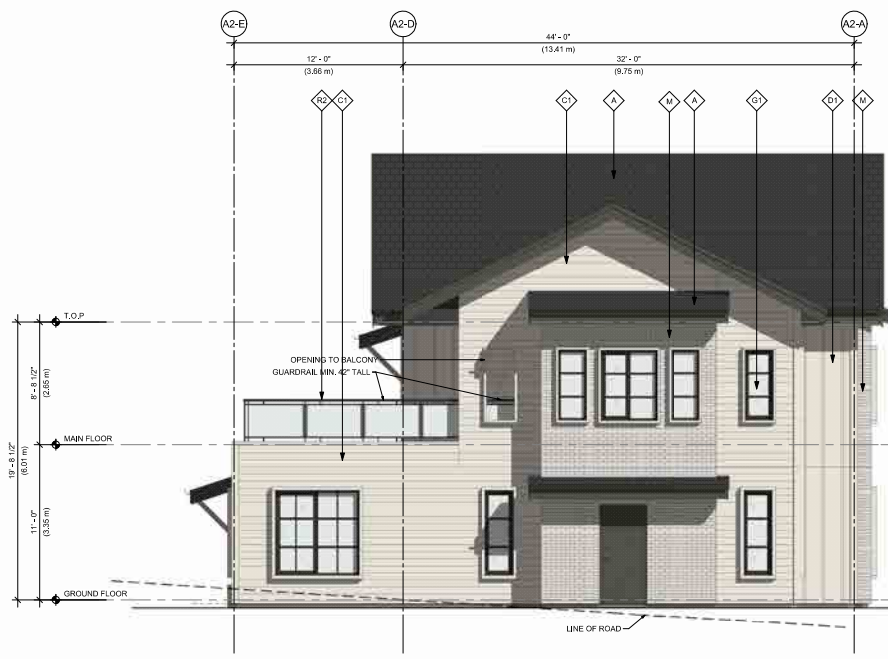
NO.	DATE	DESCRIPTION

ISSUE:
DATE: 2024/06/10
DESCRIPTION: ISSUED FOR DP

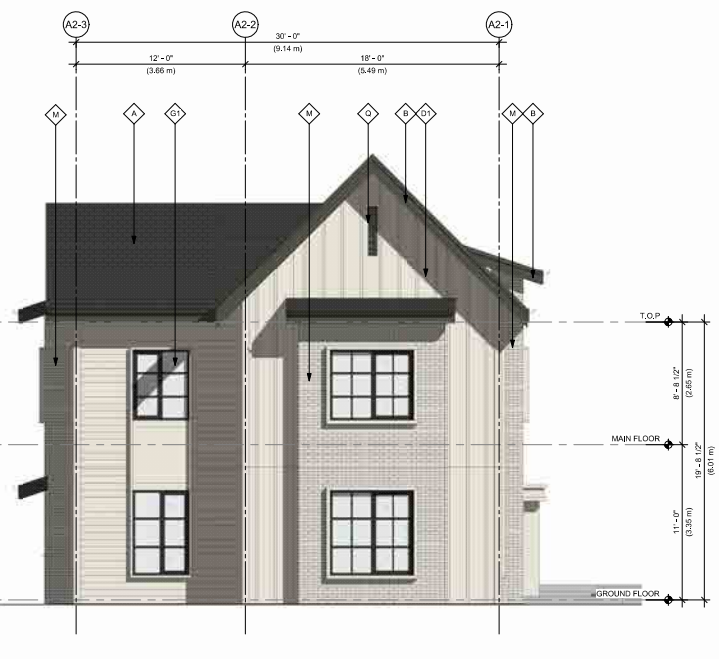


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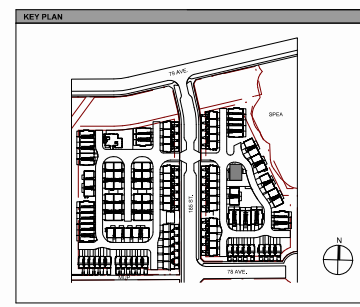
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 697-7471



1 AMENITY BUILDING 2 - EAST ELEVATION
1:50



2 AMENITY BUILDING 2 - NORTH ELEVATION
1:50



MATERIALS LEGEND		
<ul style="list-style-type: none"> ◇ FIBERGLASS ROOF SUBSTRATE HW: CAMBRIDGE DUAL BLACK ◇ WOOD FASCIA BOARD PAINTED, DULUX DLX1059-7 LICORICE ◇ HARBIE HORIZONTAL SIDING-1" PAINTED, DULUX C1: DLX1023-1 OATMEAL C2: DLX1006-7 LICORICE ◇ ROARD & BATTEN PAINTED, DULUX D1: DLX1023-1 OATMEAL D2: DLX1006-7 LICORICE ◇ SMOOTH SANDED STUCCO PAINTED, DULUX E1: DLX1023-1 OATMEAL E2: DLX1006-7 LICORICE ◇ WOOD DOOR TRIM PAINTED, DULUX DLX1023-1 OATMEAL ◇ VINYL WINDOWS BLACK G1: CLEAR GLASS PANEL G2: SPANDREL PANEL 	<ul style="list-style-type: none"> ◇ HARBIE PANEL FINE SAND PAINTED, DULUX H1: DLX1024-1 OATMEAL H2: DLX1009-7 LICORICE ◇ HARBIE PANEL FINE SAND-GROOVED PAINTED, DULUX I1: DLX1024-1 OATMEAL I2: DLX1009-7 LICORICE ◇ PAINTED FIBERGLASS ENTRY DOOR PAINTED, DULUX DLX1009-7 LICORICE ◇ STYLE MASONITE LOGAN 2 PANEL SMOOTH FINISH HARDWARE: TANNOR LONDON HANDLESET MATTE BLACK 30-D1015BLK ◇ VINYL HORIZONTAL SIDING GENTEK K1: 630 ALMOND K2: 876 SMOKED TIMBER ◇ STONE VENEER BL: EL DORADO STONE MOONLIGHT ROUGH CUT 	<ul style="list-style-type: none"> ◇ BRICK VENEER IXL: EL DORADO STONE LATIGO TUNDRA/BRICK ◇ ALUMINIUM GUTTER & DOWNSPOUT GENTEK BLACK ◇ FRONT ENTRY SOFFIT REFER AT.03.00 ◇ SECONDARY SOFFIT REFER AT.03.00 ◇ VENTS PAINTED, DULUX DLX1009-7 LICORICE ◇ RAILING R1: ALUMINIUM R2: GLAZING GUARDRAIL R3: PAINTED WOOD ◇ PRIVACY SCREEN S1: PAINTED WOOD S2: PANEL AND FRAME ◇ OVERHEAD DOOR PAINTED, DULUX DLX1009-7 LICORICE ◇ C.P. CONCRETE

PROJECT:
WEST CLAYTON TOWNHOUSES

18478, 18504 80 AVE., SURREY, BC

DRAWN BY: TH	CHECKED BY: RC
SCALE: As indicated	PROJECT NO: 730

SHEET TITLE:
AMENITY BUILDING 2 ELEVATIONS

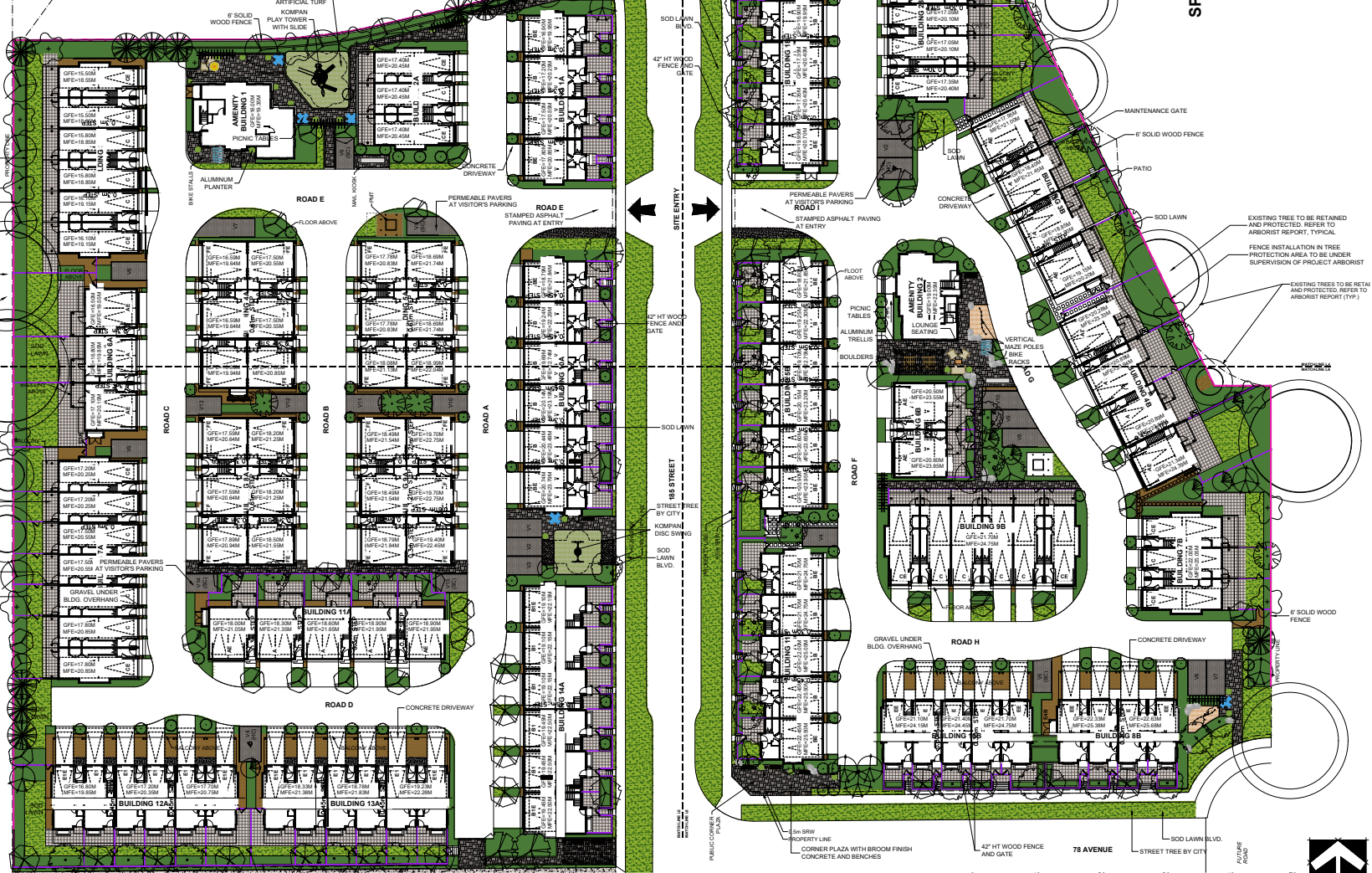
REV./NO.	SHEET/NO.
	A2.B12.04

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
24		ACER RUBRUM NORWAYL	COLUMBIAN BORNHALL MAPLE	80M CAL, 2M STD, 8M6	
25		QUERCUS CANADENSIS FOREST PINEBT	FOREST PINEBT REDWOOD	80M CAL, 8M6	
7		DIQUASPIRAPHYS NODIFLORUS VANDOLIA	WEEDING NODIFLORUS CYPRESS	3M HT, 8M6	
8		QUERCUS LAEVOLOBATA	PINK KOUKA DOGWOOD	10M CAL, 18M STD, 8M6	
9		CORNUS KOUSA X NUTTALLII STARLIGHT	STARLIGHT HYBRID DOGWOOD	10M CAL, 1M STD, 8M6	
10		QUERCUS LAEVOLOBATA	DOGWOOD	10M CAL, 1M STD, 8M6	
11		FRAXINUS AMERICANA AULIUM PURPURE	AUTUMN PURPLE ASH	80M CAL, 1.5M STD, 8M6	
12		QUERCUS LAEVOLOBATA	GOLD SPINE DOGWOOD	80M CAL, 1M STD, 8M6	
13		LIQUIDAMBAR STYRACIA LIA WOPPLESDON	WOPPLESDON SWEET GUM	80M CAL, 2M STD, 8M6	
14		MAGNOLIA KOBUS STYLLATA PINK STAR	PINK STAR MAGNOLIA LILAC	80M CAL, 1M STD, 8M6	
15		MAGNOLIA KOBUS STYLLATA ROYAL STAR	ROYAL STAR MAGNOLIA (WHITE)	80M CAL, 1M STD, 8M6	
16		FRAXINUS AMERICANA	COLORADO BLUE HORSE	80M CAL, 1M STD, 8M6	
17		STYRACIA JAPONENSIS TINK CHIMEST	TINK CHIMEST	10M CAL, 1.5M STD, 8M6	
18		TRILIAC FLORIDA	RED TIGER LILAC	3M HT, 8M6	
19		HIDRANGEA PANICULATA LIMELIGHT	LIMELIGHT HYDRANGEA LIMEGREEN-PINK	#10 POT, 1M STD, 8M6	
20		FRAXINUS AMERICANA	PORTUGUESE LABELLE OR STANDARD	#10 POT, 1M STD, 8M6	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE PER LOCAL STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAIN 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. ** FOR REQUEST TO SUBSTITUTE, SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. IDENTIFICATION 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. * BIO SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

REVISIONS

NO.	DATE	REVISION DESCRIPTION	DR.
1	23.06.26	PLANTING PLAN	MC
2	23.06.27	REVISIONS, GRASSES	CO
3	23.06.29	NEW SITE PLAN	DO
4	23.08.22	PLANTING DETAILS ADDED	MM
5	23.07.03	NEW SITE PLAN / REVISION DRAWING	MM
6	23.08.07	NEW SITE PLAN / CLIMATE CHANGES	MM
7	24.JUN.04	REVISED PER NEW SITE PLAN	MM



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB									
332		ABELIA x EDWARD GOUCHER	PINK ABELIA	#2 POT, 30CM	65		SPIRAEA X BUMALDA 'ANTHONY WATERER'	SPIRAEA	#2 POT, 40CM
29		ARBUTUS UNEDO	STRAWBERRY TREE	#7 POT, 1.25M	443		TAXUS X MEDIA 'HICKSII'	HICKS' YEW	1.2M B&B
55		ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	#3 POT, 80CM	61		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT, B&B
397		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT, 40CM	GRASS				
166		CAMELLIA JAPONICA 'KRAMER'S SUPREME'	CAMELLIA; RICH RED	#3 POT, 60CM	245		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
14		CEANOTHUS THYRSIFLORUS VAR. REPEENS	DWARF CALIFORNIA LILAC	#2 POT, 40CM	237		CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEDGE	#1 POT
14		CHOISYA X AZTEC PEARL	AZTEC PEARL MOCK ORANGE	#3 POT, 50CM	389		HAKONECHLOA MACRA 'ALBOVARIEGATA'	VARIEGATED JAPANESE FOREST GRASS	#1 POT
111		EUONYMUS JAPONICUS 'AUREO-MARGINATUS'	GOLDEN EUONYMUS	#2 POT, 30CM	352		HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
77		HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT, 80CM	PERENNIAL				
23		HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA; LIMEGREEN-PINK	#10 POT	110		ARMERIA MARITIMA	COMMON THRIFT	9CM POT, 15CM POT
41		HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT, 80CM	234		ASTRANTIA MAJOR 'ROMA'	GREAT MASTERWORT	15CM POT
225		ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT, 50CM	86		HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
105		KALMIA LATIFOLIA 'SNOWDRIFT'	MOUNTAIN LAUREL	#2 POT, 30CM	309		HEMEROCALLIS 'STELLA D'ORO'	DAYLILY; YELLOW	#1 POT; 1-2 FAN
125		MANDINA DOMESTICA 'GOLF STREAM'	HEAVENLY BAMBOO; DWARF	#2 POT, 40CM	175		HOSTA FORTUNEI 'FRANCEE'	HOSTA, GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
39		PHYSCARPUS OPUULIFOLIUS 'DIABLO'	PURPLE NINEBARK	#3 POT, 50CM	45		LIGULARIA STENOCEPHALA 'THE ROCKET'	LIGULARIA	15CM POT
217		PIERIS JAPONICA 'VALLEY FIRE'	PIERIS	#3 POT, 50CM	162		RUBROCKIA FULGIDA VAR SULLIVANTII	'GOLDSTURM'RUBROCKIA; YELLOW	15CM POT
82		PRUNUS LUSITANICA	PORTUGUESE LAUREL	#3 POT, 60CM; 1M B&B	266		SALVIA X SUPERBA	VIOLET SAGE	15CM POT
129		RHODODENDRON 'ANAH KRUSCHKE'	OAKLEAF HYDRANGEA	#3 POT, 50CM	323		GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
71		RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK	#3 POT, 30CM	318		MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT; 25CM
71		RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK	#3 POT, 30CM	128		PACHYSANDRA TERMINALIS 'GREEN SHEEN'	JAPANESE SPURGE	#1 POT; 15CM
10		SKIMMIA JAPONICA 'RUBELLA'	RUBELLA SKIMMIA	#3 POT, 50CM	205		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
84		SORBARIA SORBIFOLIA 'SEM'	FALSE SPIRAEA	#3 POT, 60CM	393		WALDSTENIA TERNATA	BARREN STRAWBERRY	#1 POT; 20CM

PMG PROJECT NUMBER: 23-008

NOTES: * PLANT SIZE 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 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. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	23.06.26	PLANTING PLAN	ML
2	23.06.27	REVISION MARK, GRASSES	CO
3	23.06.29	NEW SITE PLAN	DO
4	23.08.22	PLANTING DETAILS ADDED	MM
5	23.07.03	NEW SITE PLAN / REVISION CHANGING	CO
6	23.06.07	NEW SITE PLAN, CLIMATE CHANGES	MM
7	24 JUN 04	REVISE PER NEW SITE PLAN	ML

PROJECT:

WEST CLAYTON TOWNHOUSE DEVELOPMENT

18478, 18504 80 AVE
SURREY, BC

DRAWING TITLE:

SHRUB PLAN

DATE: 23.MAY.17 DRAWING NUMBER:

SCALE: 1:150

DRAWN: DO/MC

DESIGN: DO/MC

CHKD: MCY

L3

OF 10

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	24 JUN 04	REVISE PER NEW SITE PLAN	PR
6	23 DEC 03	NEW SITE PLAN, CLIENT COMMENTS	MM
5	23 OCT 03	NEW SITE PLAN, REVISED GRADING	CO
4	23 AUG 02	PLANTING DETAILS ADDED	MM
3	23 JUL 02	PLANTING PLAN	MM
2	23 JUL 02	REVISOR MARK, GRADING	CO
1	23 JUL 02	NEW SITE PLAN	DR

CLIENT:

PROJECT:

**WEST CLAYTON
TOWNHOUSE DEVELOPMENT**
18478, 18504 80 AVE
SURREY, BC

DRAWING TITLE:
SHRUB PLAN

DATE: 23.MAY.17 DRAWING NUMBER:
SCALE: 1:150
DRAWN: DO/MC
DESIGN: DO/MC
CHKD: MCY OF 10

PMG PROJECT NUMBER: 23-008



33008-7.2P

L4

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	24 JUN 04	REVISE PER NEW SITE PLAN	RR
6	23 DEC 07	NEW SITE PLAN, CLIENT CHANGES	MM
5	23 OCT 03	NEW SITE PLAN, REVISED GRADING	CO
4	23 AUG 22	PLANTING DETAILS ADDED	MM
3	23 JUL 26	PLANTING PLAN	MC
2	23 JUL 27	REVISED MARK, GRASSES	CO
1	23 JUL 19	NEW SITE PLAN	DO

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**WEST CLAYTON
TOWNHOUSE DEVELOPMENT**
18478, 18504 80 AVE
SURREY, BC

DRAWING TITLE:

SHRUB PLAN

DATE: 23.MAY.17 DRAWING NUMBER:

SCALE: 1:150

DRAWN: DO/MC

DESIGN: DO/MC

CHKD: MCY

PMG PROJECT NUMBER:

L5

OF 10

23008-7.2P PMG PROJECT NUMBER: 23-008



SPEA

EXISTING TREES TO BE RETAINED AND PROTECTED, REFER TO ARBORIST REPORT (TYP.)



23008-7.2P

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
7	24 JUN 04	REVISE PER NEW SITE PLAN	RR
6	23 DEC 03	NEW SITE PLAN, CLIMATE DRAWINGS	MM
5	23 OCT 03	NEW SITE PLAN / REVISED GRADING	CO
4	23 AUG 02	PLANTING DETAILS ADDED	MM
3	23 JUL 02	PLANTING PLAN	MC
2	23 JUL 02	REVISED MARK, GRASSES	CO
1	23 JUL 02	NEW SITE PLAN	CO

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**WEST CLAYTON
TOWNHOUSE DEVELOPMENT**
18478, 18504 80 AVE
SURREY, BC

DRAWING TITLE:

SHRUB PLAN

DATE: 23.MAY.17 DRAWING NUMBER:

SCALE: 1:150

DRAWN: DO/MC

DESIGN: DO/MC

CHKD: MCY

PMG PROJECT NUMBER:

L6

OF 10



23008-7.2P



185 STREET

MATCHLINE L4
MATCHLINE L6

CORNER PLAZA

0.5m SRW
PROPERTY LINE

ROAD F

ROAD G

ROAD H

MATCHLINE L4
MATCHLINE L6

PROPERTY LINE

MATERIAL LEGEND	
KEY	SYMBOL

SITE FURNITURE LEGEND		
KEY	SYMBOL	DESCRIPTION
		MAGLIN BIKE RACK 3100
		STAINLESS STEEL 3100
		WISHBONE PARKER BACKED BENCH COLOURS: OIL RUBBED BRONZE BASE, IPE WOOD TOP
		WISHBONE PARKER PICNIC TABLE COLOURS: OIL RUBBED BRONZE BASE, IPE WOOD TOP
		HAUSER LOUNGE FURNISHINGS LOFT SERIES
		LOVE SEAT CLUB CHAIR AND COFFEE TABLE
		GREEN THEORY ALUMINUM PLANTER HARVEST CYLINDER 32"Ø X 32"HT - SILVER
		CUSTOM ENTRY TRELLIS

FENCE LEGEND	
SYMBOL	DESCRIPTION
	42' HT WOOD FENCE AND GATE
	PRIVACY SCREEN
	6' HT WOOD FENCE

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Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 - f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	24 JUN 04	REVISE PER NEW SITE PLAN	MR.
6	23 DEC 07	NEW SITE PLAN, CLIENT CHANGES	MM
5	23 OCT 03	NEW SITE PLAN, REVISED GRADING	CO
4	23 AUG 22	PLANTING DETAILS ADDED	MM
3	23 JUL 26	PLANTING PLAN	MC
2	23 JUL 27	REVISOR MARK, GRADING	CO
1	23 JUL 19	NEW SITE PLAN	DO

CLIENT:

PROJECT:

**WEST CLAYTON
TOWNHOUSE DEVELOPMENT**

18478, 18504 80 AVE
SURREY, BC

DRAWING TITLE:

**MATERIALS
PLAN**

DATE: 23.MAY.17

DRAWING NUMBER:

SCALE: 1:300

DRAWN: MC

DESIGN: DO/MC

CHKD: MCY

L7

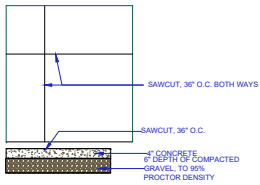
OF 10

PMG PROJECT NUMBER:

23-008



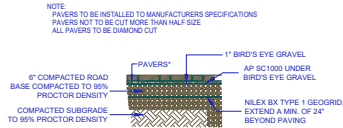
32008-7-2P



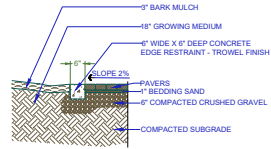
1 CONCRETE SAW CUTS
N.T.S.



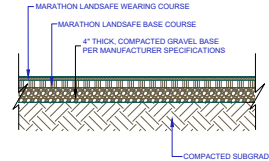
2 PAVING BAND DETAIL
1:25



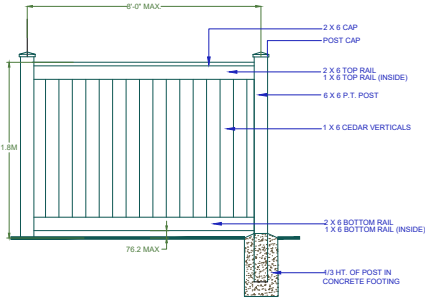
3 PAVERS ON GRADE
1:25



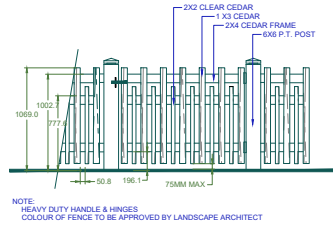
4 CONCRETE EDGE RESTRAINT
1:25



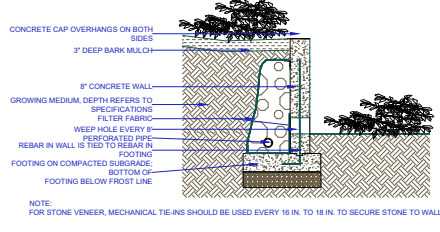
5 POURED IN PLACE RUBBER PLAY SURFACE
1/2\"/>



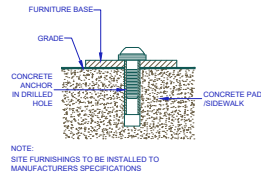
6 6' HT. WOOD FENCE
1/2\"/>



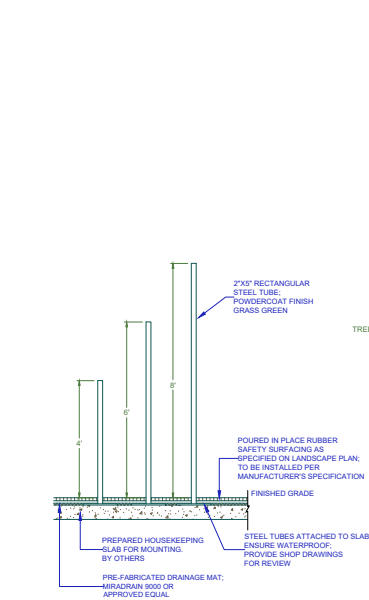
7 42\"/>



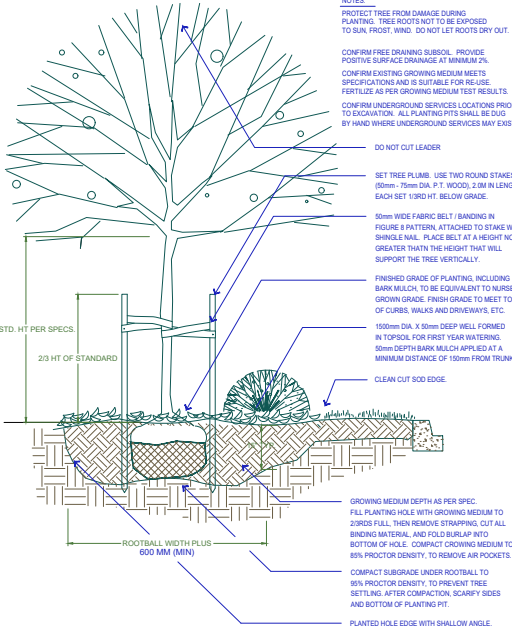
8 CONCRETE RETAINING WALL ON GRADE
1/2\"/>



9 SITE FURNITURE MOUNTING
N.T.S.



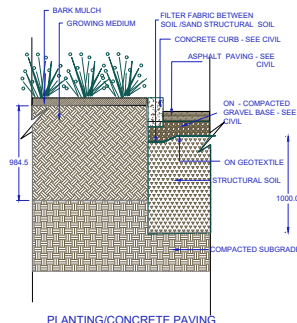
10 VERTICAL MAZE POLES
1:25



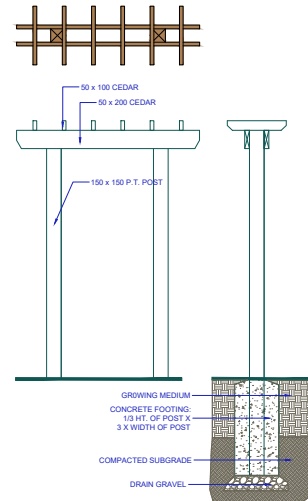
11 TREE AND SHRUB PLANTING AT GRADE
1:25

WOOD NOTES:

1. ALL POSTS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL WOOD TO BE NO. 2 GRADE OR BETTER
3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
4. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE
6. ALL FOOTINGS FOR WOOD POSTS TO BE 3 TIMES THE WIDTH OF THE POST X 1/3 HT. OF THE POST



12 STRUCTURAL SOIL DETAIL
1:25



13 TRELLIS
1:25

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SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
7	24 JUN 01	REVISE PER NEW SITE PLAN	PM
8	23 DEC 07	NEW SITE PLAN, CIVIL DRAWINGS	MM
9	23 OCT 03	NEW SITE PLAN / REVISED GRADING	CO
4	23 AUG 22	PLANTING DETAILS ADDED	MM
3	23 JUL 20	PLANTING PLAN	MC
2	23 JUL 20	REVISOR MARK GRADING	CO
1	23 JUL 19	NEW SITE PLAN	DO

CLIENT:

PROJECT:

**WEST CLAYTON
TOWNHOUSE DEVELOPMENT**
**18478, 18504 80 AVE
SURREY, BC**

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 23 MAY 17 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: MC
DESIGN: DO/MC
CHKD: MCY OF 10

L9

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

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

DATE: **September 03, 2024** PROJECT FILE: **7824-0177-00**

RE: **Engineering Requirements**
Location: 18494 79 Ave

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 16.0 m and half cul-de-sac with 14.0 m radius towards 78 Avenue.
- Dedicate 20.0 m towards 185 Street.
- Dedicate required corner cuts at all intersections.
- Register 0.5 m statutory right-of-way along all road frontages.

Works and Services

- Construct 78 Avenue, 79 Avenue and 185 Street.
- Construct drainage pond and trunk sanitary sewer per the NCP.
- Construct adequately sized downstream and frontage water, sanitary and storm mains.
- Complete sanitary and storm catchment analyses and address downstream constraints.
- 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 and trunk sewer, which are necessary for Final Adoption.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/ Development Variance Permit.



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

Department: **Planning and Demographics**
Date: **August 21, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:
Application #: **24-0177**

The proposed development of **125** Townhouse units and **9** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	120
---	-----

Projected Number of Students From This Development In:	
Elementary School =	64
Secondary School =	36
Total Students =	100

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

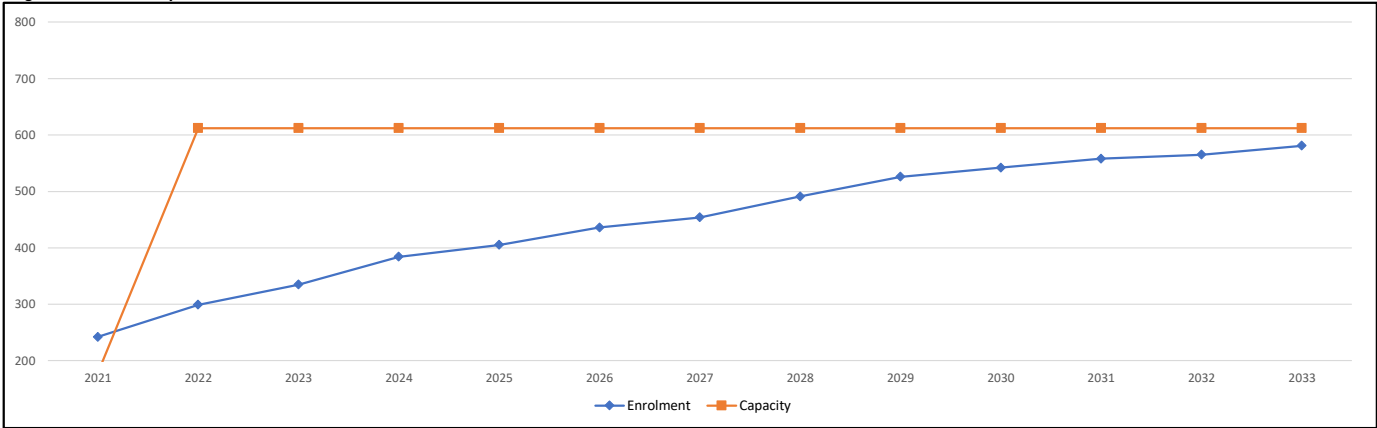
Summary of Impact and Commentary
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2023, Regent Road is at 55% capacity. Currently, both Regent Road and Madaugh 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.

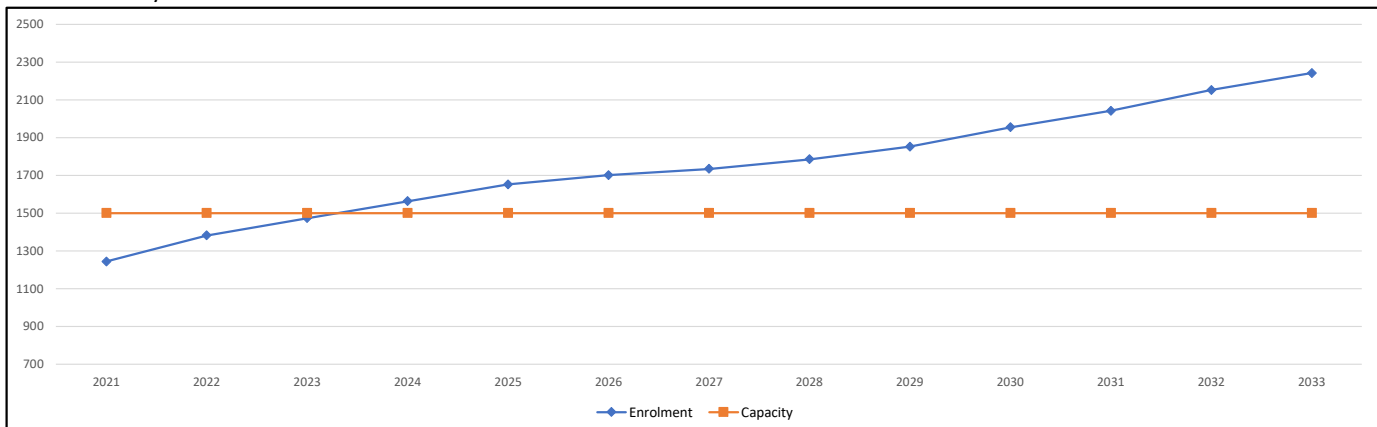
As of September 2023, E'cole Salish is at 99% capacity. This school was built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. Salish is projected to continue to grow because of the strong in-migration of new secondary students moving into the community. The growth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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 24-0177-00
Project Location: 18494 79 Avenue, Surrey BC
Design Consultant: Angus J. Muir – AJ Muir Design Ltd.
Date: July 17, 2024

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Context Neighbourhood and Context Homes

1.1 Establishing the Context Neighbourhood:

The Context Neighbourhood includes the parent parcel(s) of the proposed development (herein called the Subject Site) and surrounding properties. The Context Neighbourhood (as outlined graphically on Appendix A within the Character Study) was established by considering the geographical area, road system, and generally what would be perceived as the Neighbourhood to which the parent parcel(s) belongs. This includes consideration of homes visible from the Subject Site and along the main access route. The Context Neighbourhood should be seen as the area to which the parent parcel(s) is part of, and would be affected by development of the Subject Site as new lots are created and added to the Neighbourhood.

The Context Neighborhood is bounded by 184 Street to the west of the Subject Site, 188 Street to the east of the Subject Site, 80 Avenue to the north of the Subject Site, and 76 Avenue to the south of the Subject Site. The Context Neighborhood generally includes a significant number of A-1 zoned properties of mixed size, along with a number of RA zoned properties to the south of 76 Avenue.

The greater area beyond the Context Neighborhood is primarily residential acreage lots to the south and east of the Context Neighborhood, and actively farmed agricultural land to the north and west of the Context Neighborhood. The Context Neighborhood that was selected fairly represents this broader area, and this study would not have different findings if this broader area was included within the Context Neighborhood for the sake of this study.

1.2 Establishing Context Homes within the Context Neighbourhood:

In the Residential Character Study for this development existing homes in the Context Neighbourhood have been reviewed to determine if they are Context Homes and have features that are considered when developing the recommendations for the Design Guidelines and Building Scheme. The Context Neighbourhood is comprised of 44 properties not including the Subject Site. None of the existing homes within the Context Neighbourhood have been determined to be Context Homes and none of the existing homes will be considered when developing restrictions for the Building Scheme. The Character Study for this development elaborates on the review process and determination.

2. Residential Character

2.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site and Context Neighbourhood:

The parent parcels for the proposed subdivision at the Subject Site are located between 184 Street to the west and 188 Street to the east, and are on the south side of 80 Avenue. The proposed development includes Townhouse sites, Residential Fee Simple lots, Streamside Protection and Enhancement Areas, and Green Infrastructure Network areas. It also includes infrastructure such as roads.

The Context Neighborhood includes a significant number of agricultural properties, many of which will be rezoned and subdivided into residential neighborhoods in the next few years. Some of the adjacent farmland in the Agricultural Land Reserve will remain as actively farmed agricultural land. The existing residential properties in the Context Neighborhood are very low density and will undergo significant development and densification in the near future.

The proposed development at the Subject Site represents an interface between the future residential neighborhoods to the south and east, and the farmland to the north and west. The proposed land use in the West Clayton Neighborhood Concept Plan reflects this interface area.

Considering the character of the existing Context Neighborhood and broader area, compared to what is proposed for development at the Subject Site, and for the broader development area in the West Clayton Neighborhood Concept Plan, the Residential Character of the area could only be called emerging.

2.2 Prevailing Features of the Context Homes Significant to the Proposed Design Guidelines and Recommendations for the Building Scheme:

As outlined and established in Section 1, the existing Residential Character, and specifically the character and features of existing homes in the Context Neighborhood, cannot effectively be considered for new homes to be in keeping with the West Clayton Neighborhood Concept Plan. Due to the significant redevelopment of the entire area planned for the near future, the Design Guidelines for new homes should support current levels of quality in design along with industry standard materials and detailing which will ensure the new Residential Character of the area is of consistent high quality.

In this section various components of home and landscaping are considered and recommendations are made for developing the restrictions in the Design Guidelines to be registered as a Building Scheme on all of the new Single Family lots in the proposed development at the Subject Site.

House Styles

- Current popular and appropriate home styles include Neo-Traditional and Neo-Heritage, West Coast, Craftsman, Contemporary, Modern Farmhouse, Modern Prairie, French Country and French Provincial. These styles are indicative of what has been popular over the last ten years to present. The homes may share many common elements of roof design and massing but identify separately as specific styles by the cladding, detailing and colours used.

- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage these popular styles while acknowledging shifting trends towards more modern styles, but not to the degree that radically modern styles would be permitted. Some hybrid styles such as Modern Prairie, Modern Farmhouse, Contemporary-Traditional or Contemporary-French Provincial may suit the area. Names of styles need to be avoided in the Design Guidelines but rather the specific styles should be supported or restricted by identifying which contributing elements, massing, roof form and materials create the overall style, and then restrictions specific to these elements should be carefully crafted.

Building Massing

- Building Massing considers the overall mass and form of the exterior of the home. The general concept is that softer massing is often more pleasing while bold and tall massing may only suit specific styles. Massing can be reduced by offsetting upper walls behind lower walls, adding roof forms which break up wall massing, or adding a combination of vertical and horizontal articulation to the home. A softer or reduced front façade massing can often prevent a home from appearing to be imposing on the streetscape. Where lot grades inherently expose one side of a home more than the others the massing can also become undesirable.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should discourage full two storey massing and limit two storey elements by requiring portions of the upper floor to be set back from the main floor, and where two storey elements occur they should be broken up by design elements such as skirt roofs and boxed out windows. Some two storey massing should be permitted if it suits the specific style or achieves a particular design element. It would be recommended to have minimum 50% of the front of the home with one storey massing, and the second floor should be stepped back a minimum of 1.0m from the first floor. For upslope lots additional massing restrictions should be included to ensure front facades are not overbearing. For side slope lots additional grading and retaining requirements should be included to reduce large side wall massing, and should also consider special restrictions for conditions where large wall massing may be undesirable.

Corner Lot Design

- A home on a corner lot inherently exposes more sides of the home to be visible from the street. Attention to secondary elevations which face a street will ensure that the home is appealing from more than just the front view. Flanking side elevations of the home may be treated similar to front facing elevations but also needs to consider privacy within the home and the rear yard.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should require flanking side elevations to have upgraded facades compared to elevations that do not face a street, including requirements for additional articulation, softened massing and upgraded cladding and detailing. The flanking side elevations should have similar requirements as the front elevation massing noted above, but perhaps a better ratio would be minimum 33% one storey elements.

Roof Form and Material

- Roof Form is one of the most important design elements of a home. Careful consideration of specific roof forms help to reinforce the overall style of a home. Certain roof forms are indicative of certain styles and if not combined properly with the appropriate detailing and massing, the home will not appear to have pleasing aesthetics or overall quality of design. Elements of roof design include pitch, material, fascias & barge boards, overhangs and colour.

- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage a range of roof forms indicative of the current popular and appropriate styles noted above, but should restrict the use of monoplane and flat roof forms to ensure they are appropriate to the style, and not permit monoplane or flat roofs as the primary roof form. The main roof form should be restricted to 3/12 or higher pitched roofs. Feature roofs should be encouraged and alternate materials for feature roofs should be permitted if it suits the style. Asphalt shingle roofing with minimum 30 year warranty and manufactured ridge caps should be the primary roofing materials but cedar roofing and concrete tile should be permitted. Modern roofing materials such as fiberglass or environmentally friendly products should also be permitted but only in a shake pattern and with similar rating as the asphalt roofing. Metal roofing should not be permitted as the main roofing material but should be permitted for feature roof elements. Some feature roofs may require torch-on roofing but this should only be permitted if it is not visible from the street.

Cladding and Detailing

- The current popular and appropriate styles noted above would primarily use a mix of traditional building materials and cladding such as stone, stucco, horizontal bevel siding, vertical board and batten siding, wall shakes and brick. Modern building materials such as panel systems may also been used on some feature elements and fascia bands but not as a main cladding material. Trim should be visible on most front facing facades and may be precast moldings, wood or stucco depending on the main cladding material used and the overall style of the home. Some feature elements and materials such as timber or metal bracing may be appropriate along with good window design and feature cladding to achieve style-specific exterior façades. Generally the use of materials should encourage a high level of quality in the cladding and detailing and should not be sparse or minimal.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage the use and application of high quality materials and detailing. Minimum requirements for trim and use of feature elements should be required for front facing elevations, including minimum 1x4 window trim, 2x10 base trim and combinations of accent materials which cover at least 20% of the front elevation. A broad range of cladding materials should be permitted but modern cladding systems such as cementitious and metal panel systems should be limited to feature elements only. Vinyl siding should not be permitted on front elevation, or highly visible secondary elevations. Minimum requirements for fascias, fascia bands and barge boards should be outlined including minimum 2x8 fascia boards and minimum 2x10 barge boards.

Surfacing Materials:

- Surfacing Materials refers to the material and finish of driveways, walkways, porches and patios. Materials such as gravel and asphalt are considered lower quality, and materials such as concrete and masonry unit pavers are considered higher quality. Concrete and unit pavers come in a wide range of finishes, with cast-in-place concrete having the broadest range of possible finishes. Additional interest can be added by using a combination of materials and finishes such as having a separate material or finish for borders.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage driveway and walkway surfacing to be unit pavers or concrete in a range of finishes such as exposed aggregate, stamped or other similar architectural treatments. Borders should be permitted but restrictions should include minimum dimensions for borders so they are an appropriate size. Main entry and front walkways should only be permitted to match the driveway material. Gravel and asphalt driveways and front walkways should not be permitted. Walkways and patios which are not visible from the street should be permitted to have broom or smooth finish concrete.

Garages:

- The proposed fee simple lots are all front loaded and will all have attached garages with driveways that connect to the fronting road. Garages will have overhead doors which are front facing. Minimum parking requirements include three spaces for principal dwelling and one additional space for a secondary suite. The driveway configuration will include room for two outside parking spaces.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should require all garages to be two car wide and provide the minimum dimensions to satisfy parking requirements. Garages should have doors which close and the panel design of the door should suit the style of the home. Carports should not be permitted.

Front Entry and Porches

- Front entry porches are an important element of a home as they provide a focal point of the façade and make the home feel welcoming. The front entry porch can assist in defining the style of the home as well as adding extra articulation to soften massing. However, a porch needs to be proportionate and should avoid being either too insignificant or overpowering.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage a dominant front entry porch and door which is visible from the road but should be limited to a single storey. Restrictions for porch roof height above the porch surface should be included and a maximum dimension of 12'-0" for this is recommended.

Landscaping

- The landscaping on a property generally refers to the areas of the yard which are not covered by buildings, patios, walkways, driveways, etc. Appropriate landscaping considers the addition of natural features to the yard, and can help to soften the look of transitions in grade and transitions from grade to buildings. However, it needs to be carefully planned so it does not block the home from the street at the front, but can provide privacy for other yards. Front yard landscaping most often includes a combination of lawn, planting beds, shrubs and trees. Fencing can be added for privacy but in front yards is often only decorative.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should require a mix of planting beds and lawn area in the front yards along with guidelines for hedging and planting materials to ensure front yards remain manageable and provide natural transitions from the street. A minimum of 13 shrubs should be required in the front yards and on corner lots this should be increased to 25 for the combined front and flanking side. High fencing and hedging should be limited to the sides and rear yards to ensure new homes remain visible, presentable and neighborly. Entry columns and low decorative privacy walls and fences in front yards should be permitted but only with specific review and approval from the Design Consultant.

Retaining:


- Retaining walls are generally only required where grade transitions are not possible by naturally sloping the lot grades. They are also commonly used to provide lowered or depressed areas such as garage access and basement access below grade. Retaining walls to raise areas higher than existing grade are typically considered to be far more visible than retaining walls to create depressed areas below grade. Where retaining is not visible from the street the consideration of the finish and aesthetic is not as important as highly visible retaining.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should limit retaining walls visible from the street to be 0.9m or less in height and terraced where higher transitions are required. Taller walls should be permitted where garages are at the basement level or significantly lower than the front entry porch. Where retaining is visible from the road the material and finish should be restricted to higher quality materials. Where retaining is not visible from the road, such as with sunken basement wells in rear yards, they should have relaxed requirements for material and finish and permit materials such as wood or cast-in-place concrete.

Conclusion:

The emerging Residential Character of the overall area will be established by the proposed new development at the Subject Site. By carefully considering industry standard levels of quality and current trends in design, along with well-established and timeless design concepts, restrictions can be implemented which will set the desired tone. The Design Guidelines for the proposed development can provide flexibility while ensuring the new homes suit the concept for the new neighborhood and maintain levels of quality which will safeguard the new home owners in this development and surrounding areas.


Compliance Deposit: \$10,000.00

Summary prepared and submitted by: Angus J. Muir, AJ Muir Design Ltd. **Date:** July 17, 2024

Reviewed and Approved by: Angus J. Muir  **Date:** July 17, 2024

Appendix A: Summary of Tree Preservation by Species			
Tree Species	Existing	Remove	Retain
Alder and Cottonwood trees			
Black cottonwood	38	34	4
Red Alder	132	96	36
Deciduous Trees (excluding Alder and Cottonwood trees)			
Bigleaf maple	99	77	22
Cherry	2	1	1
Paper birch	2	1	1
Trembling aspen	5	5	0
Deciduous (Updated survey)	4	1	3
Coniferous trees			
Western red cedar	25	24	1
Sitka spruce	2	1	1
Western hemlock	7	7	0
Coniferous (Updated survey)	1	1	0
Total (excluding Alder and Cottonwood Trees)	147	117	30
Trees in proposed open space/riparian area	21SPEA+46GIN	1 SPEA	20SPEA+46GIN
Total Replacement Trees Proposed (Excluding Boulevard Street Trees)		366	
Total Retained and Replacement Trees (Total + Total Replacement trees proposed)		366+20+46+2	
Contribution to the Green City Fund (\$550 / deficit tree)			



Appendix B: Tree Preservation Summary	
Surrey Project No: pre-application	
Address: 18504 and 18478 80 Avenue, Surrey BC	
ISA Registered Arborist: Ruben Pineiro, ISA Certified Arborist (PN8525A)	
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).	250
Protected Trees to be Removed	248
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (130) =130 All other Trees Requiring 2 to 1 Replacement Ratio 118 X two (2) =236	366
Replacement Trees Proposed	366
Replacement Trees in Deficit	
Protected Trees to be Retained in Proposed (Open Space/Riparian Areas)	20 SPEA 46 GIN
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Retained	5
Protected Off-Site Trees to be Removed (for City road dedication)	5
Total Replacement Trees Required Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{0}{5} \times$ one (1) = 0 All other Trees Requiring 2 to 1 Replacement Ratio $\frac{5}{5} \times$ two (2) = 10	
Replacement Trees Proposed	10
Replacement Trees in Deficit	10
Summary prepared and submitted by Ruben Pineiro, Arborist Date: 7 June 2024	
	
*Shared tree with City is exempt from replacement tree requirements	



NOTES:

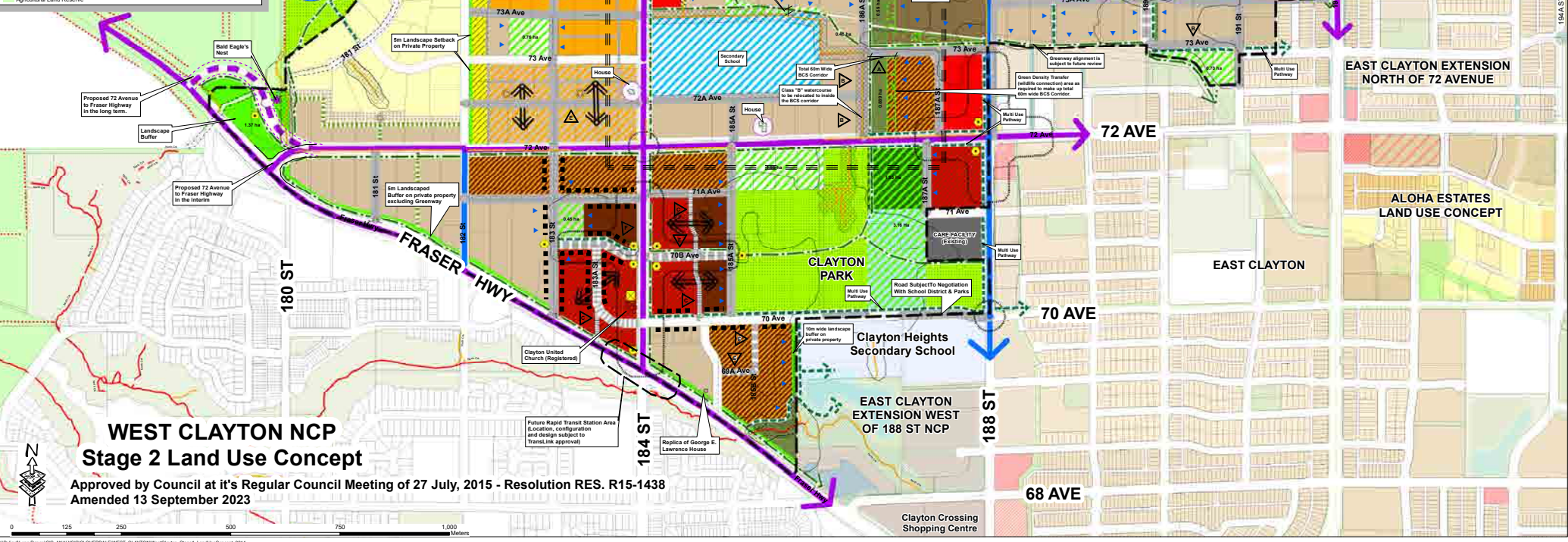
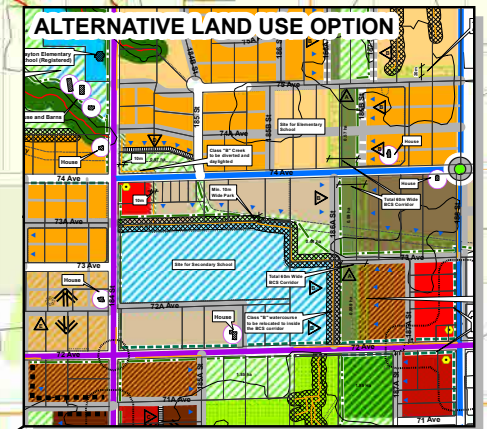
Riparian setbacks are shown at 30m and 15m, respectively, from the centrelines of Class "A" and Class "B" watercourses. The ultimate setbacks must be compliant, at minimum, with Federal Fisheries Act and Provincial Fish Protection Act (Riparian Areas Regulations (RAR)). Measures in support of the RAR, may include geotechnical investigations, windthrow 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+4 UPA Bonus)
 - Townhouse Residential (2+4 UPA Bonus)
 - TYPE 1 - 5% Open Space (6+2 UPA Bonus)
 - TYPE 2 - 10% Open Space (12+2 UPA Bonus)
 - Medium Density Cluster *
 - TYPE 1 - 7.5% Open Space (10+2 UPA Bonus)
 - TYPE 2 - 10% Open Space (12+2 UPA Bonus)
 - High Density Cluster *
 - TYPE 1 - 10% Open Space (22+4 UPA Bonus)
 - TYPE 2 - 15% Open Space (25+4 UPA Bonus)
 - Townhouse Residential (22+4 UPA Bonus)
 - Townhouse Residential (22+4 UPA Bonus) Transition
 - Urban/Townhouse Flex *
 - TYPE 1 - Urban (10+4 UPA Bonus)
 - TYPE 2 - Townhouse (22+4 UPA Bonus)
 - Townhouse/Apartment Flex *
 - TYPE 1 - Townhouse (22+4 UPA Bonus)
 - TYPE 2 - Apartment (1.3+0.2 FAR Bonus)
 - Stacked Townhouse/Apartment *
 - TYPE 1 - Stacked Townhouse (30+45 UPA)
 - TYPE 2 - Apartment (45 UPA) (1.3+0.2 FAR Bonus)
- Commercial & Mixed Use**
- Neighbourhood Commercial
 - General Commercial/Residential *
 - VILLAGE NODE (1.3 + 0.2 FAR Bonus)
 - TRANSIT NODE (1.5 + 0.3 FAR Bonus)
- Institutional & Public Recreation Use**
- Existing Park
 - Proposed Park
 - Proposed Public Recreational Facility
 - Existing School
 - Proposed School
 - Future School/Park
 - BCS (Biodiversity Conservation Strategy) Corridor
 - Greenway
 - Transportation Engineering
 - Arterial
 - Collector
 - Proposed Local Road or Lane *
 - Proposed Local Road With Unique Cross Section *
 - Proposed Local Road (Alignment Flexibx) *
 - Proposed Green Lane
 - Alignment of proposed roads at off-set intersections to be subject to Engineering approval
 - Pedestrian Street (8m R.O.W)
 - Multi-Use Pathway *
 - Right-In / Right-Out Access
 - Road subject to Engineering review
- Urban Design**
- Special Urban Design Area
 - Residential units designed to face / front park or wildlife corridors
 - 1. Live - Work Option on ground floor of street - fronting units
 - No individual driveway access will be permitted to SF site along multi-use pathway, unless approved by Engineering.
 - All multi-use pathways and Greenways are unique cross-section unless adjacent to roads, within parkland or Fortis BC R.O.W
 - Urban Landmark (Public art/special landscaping/plaza)
 - Plaza / Farecourt
 - Heritage Site - Potential For Preservation
 - Heritage Site - Registered
 - Flex Blocks
- Other**
- Creek Class A (Year-Round Fish-bearing)
 - Creek Class AO (Seasonal Fish-bearing)
 - Creek Class B (Non Fish-bearing. Supplies nutrients to Fish-bearing creeks)
 - Forebeds
 - Green Density Transfer (Forest Preservation/Restoration or ALR Buffer) *
 - Land to be conveyed to the city in exchange for density transfer
 - Sanitary Trunk Sewer R.O.W.
 - Landscape Buffer or Landscaped Setback, as noted
 - Creek Buffer Class B
 - Creek Buffer Class A and Class AO
 - Daylighted Creek Buffer
 - Storm Water Facility (Location, size of stormwater facility are subject to Engineering approval.)
 - Agricultural Land Reserve

NCP Amendment From Low Density Cluster to Medium Density Cluster

Agricultural Land Reserve (ALR)



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