

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7914-0207-00

Planning Report Date: July 27, 2020

PROPOSAL:

- **NCP Amendment** from Commercial Residential to Stacked Townhouse (up to 50 UPA)
- **Rezoning** from RA to CD (based on RM-45)
- **Development Permit**

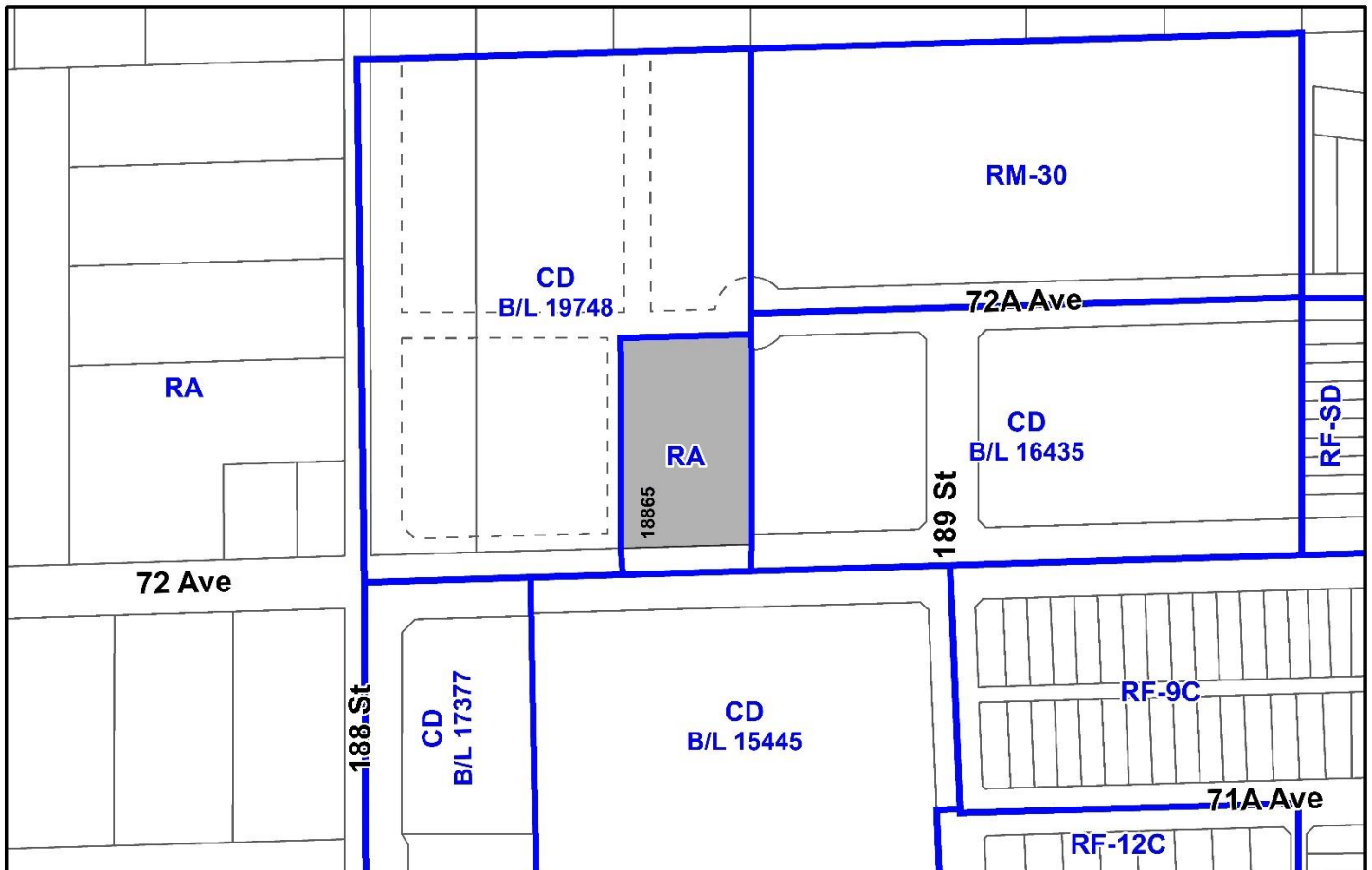
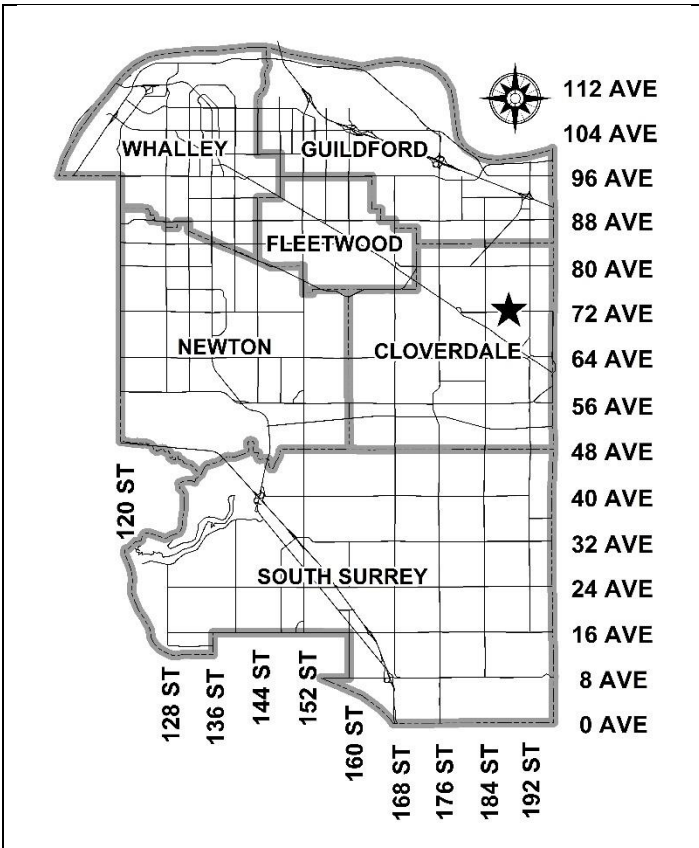
to permit the development of 39 stacked townhouse units.

LOCATION: 18865 - 72 Avenue

ZONING: RA

OCP DESIGNATION: Multiple Residential

NCP DESIGNATION: Commercial Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the East Clayton Extension North of 72 Avenue Neighbourhood Concept Plan (NCP) to redesignate the site from "Commercial Residential" to "Stacked Townhouse (up to 50 upa)", which is a new land use designation.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposed amendment to the East Clayton Extension North of 72 Avenue NCP to redesignate the site from "Commercial Residential" to "Stacked Townhouse (up to 50 upa)" will accommodate a 3-storey stacked townhouse development with live-work opportunities along the 72 Avenue frontage. The stacked townhouse form, with underground parking, allows for greater open space on the site.
- The intersection of 188 Street and 72 Avenue is identified as the key entry point to the neighbourhood and as the future village centre of the Clayton Community. The proposed density will contribute to the vibrancy of the village centre node.
- The proposed density and building form are appropriate for this part of East Clayton and abuts a future Frequent Transit Network along 72 Avenue.
- 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.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the East Clayton Extension North of 72 Avenue Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The building design, setbacks, orientation and material selections are complementary to the existing and proposed buildings in the area.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to 'Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7914-0207-00 generally in accordance with the attached drawings (Appendix I).
3. 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant 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;
 - (g) submission of an acoustical report for the units adjacent to 72 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (i) registration of a Section 219 Restrictive Covenant to ensure that the lands within Block B as shown on the Survey Plan (Appendix I) will accommodate dwelling units that will be built incorporating the permitted commercial uses in accordance with the British Columbia Building Code.
4. Council pass a resolution to amend the East Clayton Extension North of 72 Avenue Neighbourhood Concept Plan (NCP) to redesignate the land from "Commercial Residential" to "Stacked Townhouses (up to 50 UPA)", which is a new designation, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant residential acreage lot	Commercial/Residential in East Clayton North of 72 Avenue NCP	RA
North:	Vacant townhouse lot approved under Application No. 7917-0347-00	High Density (22-45 UPA) in East Clayton North of 72 Avenue NCP	CD (Bylaw No. 19748)
East:	Live/Work townhouses	High Density (22-45 UPA) in East Clayton North of 72 Avenue NCP	CD (By-law No. 16435)
South (Across 72 Avenue):	Live/Work townhouses	Special Residential (10-15 upa) in East Clayton NCP.	CD (By-law No. 15445)
West:	Vacant mixed-use lot approved under Application No. 7917-0347-00	Mixed-Use Commercial/Residential (4-5 storeys) in East Clayton North of 72 Avenue NCP	CD (Bylaw No. 19748)

Context & Background

- The 0.41-hectare subject site is comprised of a single acreage lot located north of 72 Avenue and east of 188 Street in East Clayton, an intersection which is envisioned to function as a village centre for the greater Clayton community.
- The subject site is designated Multiple Residential in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The subject site is designated "Commercial/Residential" in the East Clayton Extension North of 72 Avenue NCP. The "Commercial/Residential" designation is intended to accommodate a mixed-use development (residential units above ground floor commercial uses) with a maximum residential density of 45 units per acre.
- Live-work townhouses have been constructed along 72 Avenue to the south and east of the subject site as part of Development Application Nos. 7904-0102-00 and 7907-0005-00

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following in order to accommodate 39 stacked townhouse units:
 - East Clayton Extension North of 72 Avenue NCP Amendment to redesignate the site from "Commercial Residential" to "Stacked Townhouse (up to 50 upa)";
 - Rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on RM-45); and
 - Development Permit for Form and Character.
- The new "Stacked Townhouse" designation is being proposed in order to accommodate a unique form of a development that was not considered when the East Clayton Extension North of 72 Avenue NCP was developed. The subject site is one of the last remaining undeveloped sites within the NCP area and staff do not anticipate the "Stacked Townhouse" designation to be applied to other sites within the NCP.
- The proposed development will consist of 39 residential dwelling units above one level of underground parking. The ground floor units fronting 72 Avenue will provide live-work opportunities for the future owners.
- The following table provides specific details on the proposal:

	Proposed
Lot Area	
Gross Site Area:	4,061 square metres
Road Dedication:	699 square metres
Undevelopable Area:	
Net Site Area:	3,362 square metres
Number of Lots:	1
Building Height:	10.5 metres
Unit Density:	47 upa/114 uph (net)
Floor Area Ratio (FAR):	1.22 (net)
Floor Area	
Residential:	4,010 square metres
Live-Work:	96 square metres
Total:	4,106 square metres
Residential Units:	
1-Bedroom + Live/Work:	6
2-Bedroom:	13
3-Bedroom:	<u>20</u>
Total:	39

- The applicant's initial proposal was for a traditional stacked townhouse typology. At the request of staff, the applicant has committed to provide a live-work component for the 6 ground floor units with frontage along 72 Avenue, which is envisioned as a community gateway. The addition of the live-work component will allow future owners the opportunity to conduct limited home-based businesses on the ground floor of the units, consistent with the existing live-work units to the east and south of the subject site.

- A business license will be required to operate permitted commercial uses in each live-work unit. To ensure that the future owner will be able to operate the intended businesses, the applicant is required to build the proposed units based on the requirements of the BC Building Code for mixed-use developments.
- To ensure compliance, the applicant is required to register a Section 219 Restrictive Covenant as a subject condition of rezoning. The proposed Development Permit will also specify the proposed live-work units.

Referrals

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

School District: **The School District has provided the following projections for the number of students from this development:**

10 Elementary students at Clayton Elementary School
5 Secondary students at Salish Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December 2021.

Parks, Recreation & Culture: No concerns

Surrey Fire Department: No concerns

Advisory Design Panel: The proposal was initially considered at the ADP meeting on September 26, 2019 and was not supported. The applicant worked with staff to address the comments of the panel. The proposal was reconsidered at the April 16, 2020 meeting and was supported. The applicant has resolved all of the outstanding items from the ADP review.

Transportation Considerations

- The applicant will be required to complete the following road requirements:
 - Dedicate 5 metres in width for the completion of the north/south walkway along the west property line, which will assist in providing a fine-grained pedestrian network, per the NCP.
 - Dedicate 5.5 meters in width for the completion of the north side of 72 Avenue to the Arterial Standard along the south property line.
 - Dedication required for the completion of the 72A Avenue cul-de-sac at the north property line.

- Parking for the development is proposed to be located in a one-level underground parkade which is accessed from the 72A Avenue cul-de-sac.
- 72 Avenue is designated as a future Frequent Transit Network.

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 proposal complies with the General Urban Land Use Designation of Metro Vancouver's Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management
 - Accommodating Higher Density: Direct residential development into approved Secondary Plan areas at densities sufficient to encourage commercial development and transit services expansion.
 - Efficient New Neighbourhoods: Plan and develop new neighbourhoods with an emphasis on compact forms of development.
 - Centres, Corridors and Neighbourhoods:
 - Healthy Neighbourhood: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
 - Urban Design: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.
 - Ecosystems
 - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria.

Secondary Plans

Land Use Designation

- The subject site is designated "Commercial Residential" in the East Clayton Extension North of 72 Avenue NCP, which was approved by Council on June 20, 2005 (Corporate Report No. C011; 2005). The applicant is proposing to redesignate the site to "Stacked Townhouse (up to 50 upa)", which is a new designation.

Amendment Rationale

- The subject site is designated "Commercial Residential" in the East Clayton Extension North of 72 Avenue NCP, which is intended to accommodate a mixed-use development (residential units above ground floor commercial uses) with a maximum residential density of 45 units per acre. The applicant's proposal for stacked townhouse units with a density of 47 upa does not comply with the mixed-use form and exceeds the maximum 45 upa density of the plan.
- The applicant is proposing an amendment to the NCP to redesignate the subject site from "Commercial Residential" to "Stacked Townhouse (up to 50 upa)", which is a new land use designation.
- The applicant has provided the following rationale for the requested amendment:
 - The subject site on its own cannot sustain commercial development due to the lot size and the primary access being restricted to the 72A Avenue cul-de-sac.
 - The proposal to incorporate live-work units along the 72 Avenue frontage will provide an appropriate transition between the existing live-work townhouse units to the east and the future mixed-use building to the west.
- 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.
- In accordance with Density Bonus Policy O-54, the applicant has submitted a Market Report and Financial Analysis to determine the value of the land lift. The report has been reviewed by City staff and staff are satisfied with the proposed 75% land lift contribution value in order to satisfy the density bonus provisions of the proposed Secondary Plan Amendment.

CD By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on RM-45). The site is divided into two separate blocks where:
 - Block A allows multiple residential units without a commercial component; and
 - Block B allows multiple residential units with limited commercial uses within the ground floor units based on the concept of live-work.

- A CD Zone is being proposed to accommodate the live-work component, a use that is not permitted under the RM-45 Zone, as well as the proposed unit density. Proposed variances on building setbacks are also incorporated in the proposed CD Zone.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-45 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-45 Zone (Part 23)	Proposed CD Zone
Unit Density:	111 units per hectare (45 upa)	116 units per hectare (47 upa)
Floor Area Ratio:	1.30	1.22
Lot Coverage:	45%	45%
Yards and Setbacks	7.5 metres	North: 3.3 metres East: 1.7 metres South: 2.5 metres West: 2.7 metres
Principal Building Height:	15 metres	11 metres
Permitted Uses:	<ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented Multiple Unit residential buildings • Child care centres 	<u>Block A</u> <ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented Multiple Unit residential buildings <u>Block B</u> <ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented Multiple Unit residential buildings • Limited commercial uses
Amenity Space		
Indoor Amenity:	117 square metres	The proposed 117 m ² meets the Zoning Bylaw requirement.
Outdoor Amenity:	117 square metres	The proposed 122 m ² exceeds the Zoning Bylaw requirement.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	78	80
Residential Visitor:	7 8	9
Total:	86	89
Bicycle Spaces		
Residential Secure Parking:	47	48
Residential Visitor:	6	8

- The proposed net unit density of the development will be 116 units per hectare (47 upa), which will exceed the maximum 111 units per hectare (45 upa) unit density permitted under the RM-45 Zone. The proposed density is appropriate for a stacked townhouse form.
- The RM-45 Zone requires the setbacks to be 7.5 metres from all lot lines. The applicant is proposing reductions for all setbacks in the CD By-law. The reduction in building setbacks is supportable as they allow for more active engagement of the streets and walkways, or are to a side of unit condition.
- A total of 6 units on the ground floor of Building 5 fronting 72 Avenue are to accommodate a live-work component, allowing the future residents to operate limited commercial activities such as a beauty salon or chiropractor office. The commercial uses reflect those permitted in the "Special Single Family Residential (9) Zone (RF-9S)".
- Each of these units will include the option of a live-work space which will accommodate any of the permitted uses as stipulated in the CD Zone.

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.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$1,000/unit if final adoption of the Rezoning By-law is approved by December 31, 2020. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption and required to be paid prior to the issuance of the Building Permit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- In accordance with Density Bonus Policy O-54, the applicant has submitted a Market Report and Financial Analysis to determine the value of the land lift. The report has been reviewed by City staff and staff are satisfied with the proposed 75% land lift contribution value in order to satisfy the density bonus provisions of the proposed Secondary Plan Amendment.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per 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.
- As the subject application was instream on April 10, 2018, the contribution does not apply.

Public Art Policy

- As the application was in-stream prior to 2018, the applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.25% 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 February 25, 2020, and the Development Proposal Signs were installed on January 21, 2020. Staff received 1 response from a resident (*staff comments in italics*):

- One respondent expressed concerns regarding the proposed NCP amendment and prefers to follow the existing designations of the NCP, which would accommodate more commercial space within the neighbourhood

(The applicant has proposed live-work units within the ground floor units along 72 Avenue in order to provide the option for limited commercial uses.)

- The subject development application was reviewed by the Cloverdale Community Association. The Cloverdale Community Association provided the following comments (*staff comments in italics*). A formal memo from the Cloverdale Community Association was not submitted to the City.
 - The live-work units are not successful in other areas of the community and are not supported by the Cloverdale Community Association.

(The commercial spaces within the designated live-work units can be used for either living purposes or for commercial (work) purposes. Live-work units provide future owners with increased choice by permitting the opportunity to conduct limited home-based businesses within the units. This is an option that is becoming increasingly important as workforces change and diversify and more people choose to become self-employed or work from home.)

DEVELOPMENT PERMITS

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 East 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 East Clayton Neighbourhood Concept Plan (NCP).

- The applicant has worked with staff to increase functionality and access to natural light in the live-work spaces, to maximize the number of units with a front door orientation toward 72 Avenue and the public pedestrian walkways, to find a balance between fire accessibility and form composition, and to simplify the materials and elevations.
- Six buildings, comprising of a total of 39 stacked townhouse units are proposed, which will provide a sensitive interface between the townhouse developments and the future mixed-use building to the west.
- The proposed architectural form incorporates one-level units on the ground floor, with 2-level townhouse units on the second and third floors. The buildings are designed to provide clear entries and outdoor space for all units.
- Building materials are contemporary and consist of brick veneer, fibre cement panel and fibre cement horizontal siding.
- Extensive brick veneer is utilized along the ground floor façade of Building 5 along 72 Avenue to emphasize the commercial character of the live-work units.
- The proposed units range in size from 63 square metres to 158 square metres, comprised of 6 live-work units with 1 bedroom, 13 2-bedroom units and 20 3-bedroom units.
- Each unit will have a small, front yard space or an upper-level balcony.

Landscaping

- The ground floor residential interface along the pedestrian north-south walkway consists of landscaped front yards separated from the public realm and internal courtyard by low fencing and gates, providing a sense of privacy while still maintaining "eyes on the street".
- The ground floor live-work interface along 72 Avenue consists of low landscaping and wide sidewalks to create an accessible commercial interface.

Indoor Amenity

- The applicant is proposing to provide indoor amenity space along the east lot line on the ground floor of proposed Building 6. The indoor amenity space can be accessed from the outdoor amenity area in the central courtyard.
- The indoor amenity space is approximately 117 square metres in size and includes a multi-purpose room, kitchen and bathroom facilities.
- The proposed indoor amenity space meets the requirements specified under the RM-45 Zone (117 square metres, or 3 square metres per unit).

Outdoor Amenity

- The applicant is proposing to provide outdoor amenity space in the central courtyard area adjacent to the indoor amenity building.
- The outdoor amenity space is approximately 122 square metres in size and will consist of casual seating, dining areas, lounge furniture and a barbeque area.
- The proposed outdoor amenity space exceeds the requirements specified under the RM-45 Zone (117 square metres, or 3 square metres per unit).

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum and Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Japanese Maple	1	1	0
Cherry	1	1	0
Big Leaf Maple	1	1	0
Coniferous Trees			
Western Red Cedar	4	4	0
Falsecypress	2	2	0
Total (excluding Alder and Cottonwood Trees)	9	9	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		44	
Total Retained and Replacement Trees		44	
Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there is a total of 9 mature trees on the site, excluding Alder and Cottonwood trees. One existing tree, approximately 10% of the total trees on the site, is an Alder tree. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, underground parking, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 19 replacement trees on the site. The applicant is proposing 44 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 72 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Maple, Dogwood, Magnolia and Spruce.
- In summary, a total of 44 trees are proposed to be 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.	Survey Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Plan
Appendix VI.	ADP Comments and Response
Appendix VII.	Aerial Photos

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

LM/cm

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NO. _____
OVER PART OF LOT 41, SECTION 21, TOWNSHIP 8,
NEW WESTMINSTER DISTRICT PLAN 41623**

Current Civic Address:
18865-72 Avenue
Surrey, B.C.
PID: 006-173-691

SCALE 1:600

WALKWAY

1
PLAN
EPP98921

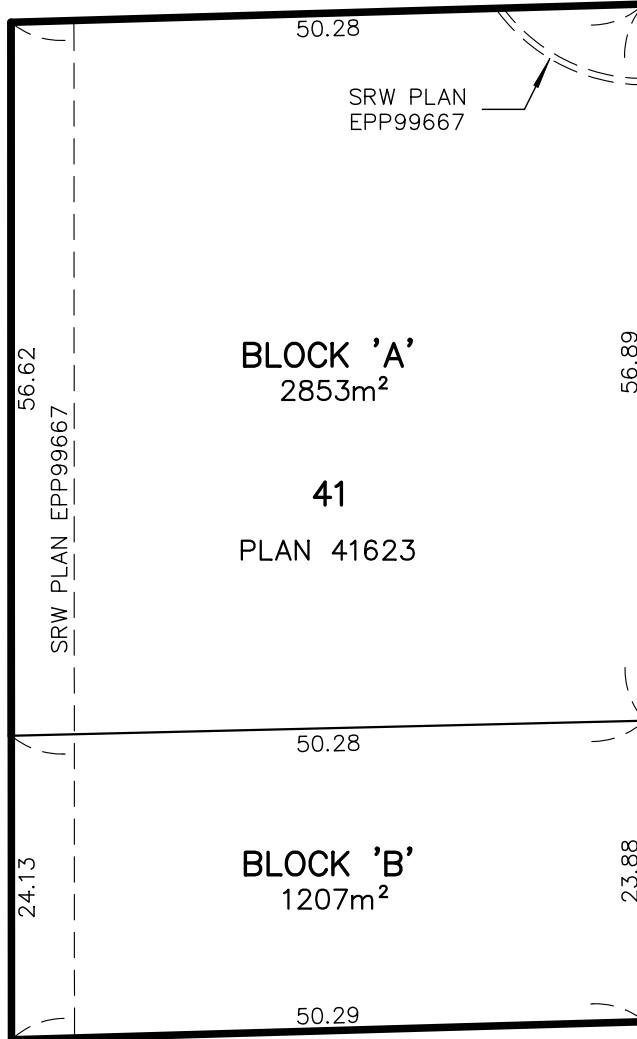
72A AVENUE

WALKWAY



1
PLAN
EPP98921

WALKWAY



NOTES:

- All dimensions are in metres.
- Lot dimensions have been derived from Plan EPP99667.

72 AVENUE

DATE OF SURVEY:
14th DAY OF MAY, 2020.

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DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.

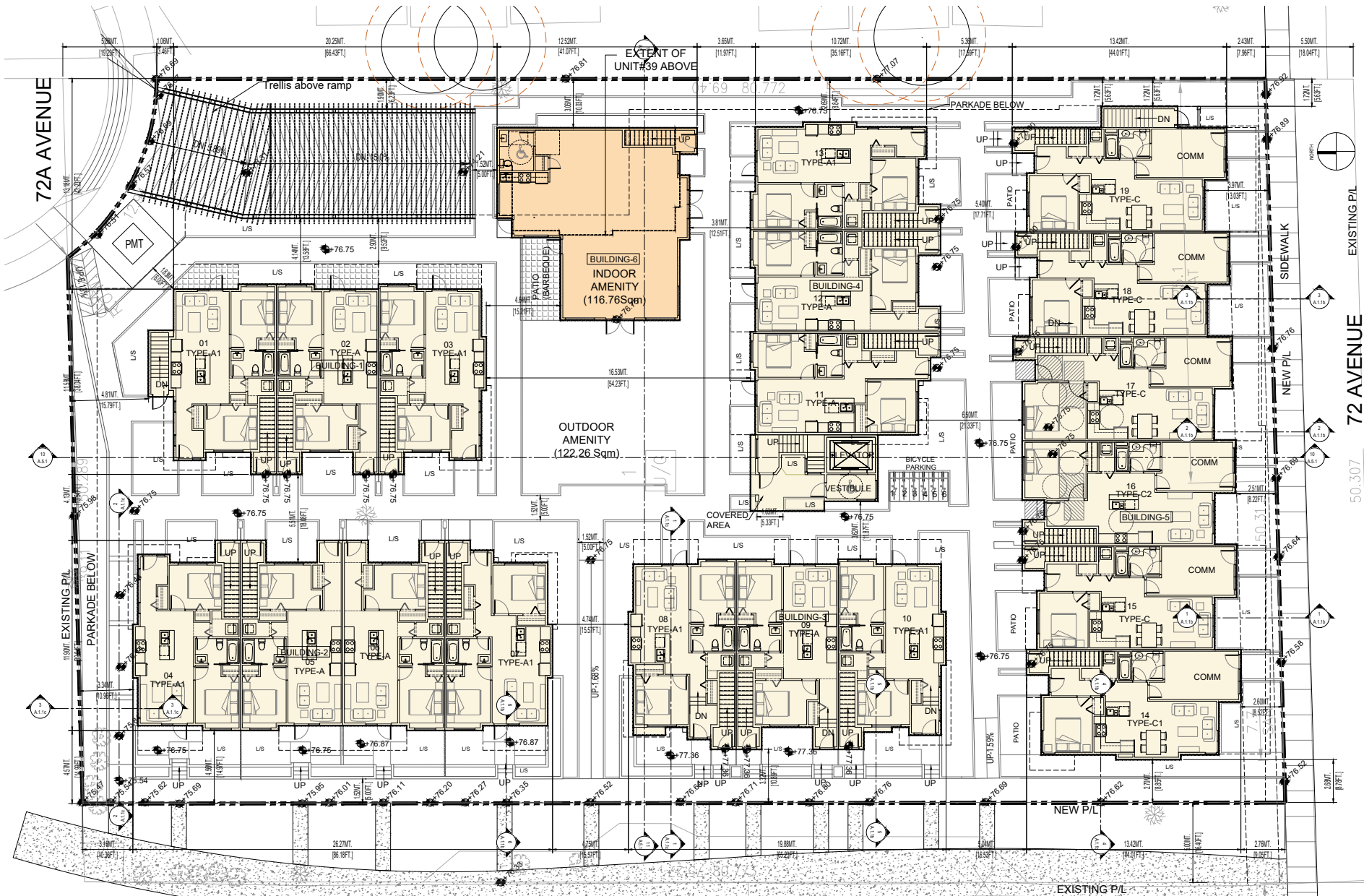
#216 12899-76th Avenue
Surrey, B.C. V3W 1E6
phone: (604) 501-6188
email: info@dhaliwalsurvey.com
File: 1705001-Z01
Drawn by: MD

LEGEND:

m² -denotes square metres

**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED**

MARK J.R. DAILEY BCLS 867



72A AVENUE

72 AVENUE

50.307



① FIRST FLOOR / SITE PLAN
Scale: 1/8" = 1'-0"



FLAT
ARCHITECTURE 2

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitectures.ca
corbin@flatarchitectures.ca

Ph: 604-503-4484

PROJECT INFO:
Stacked Townhouse Development
at 18865-72 Ave. Surrey, BC

OWNER:
Mortise Construction Group

DATE: 27 MAR. 2020
SCALE: As Noted

NO.	DESCRIPTION	DATE
1	PRELIMINARY	
2	REVISION	
3	REVISION	
4	REVISION	
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SITE PLAN

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contact@flat7architecture.ca
Ph: 604-503-4484

PROJECT INFO:
Stacked Townhouse Development
at 18865-72 Ave. Surrey, BC

OWNER:
Mortise Construction Group

DATE: 27 MAR. 2020
DRAWN BY: J.G.
SCALE: As Noted
PROJECT NO.: 18-202

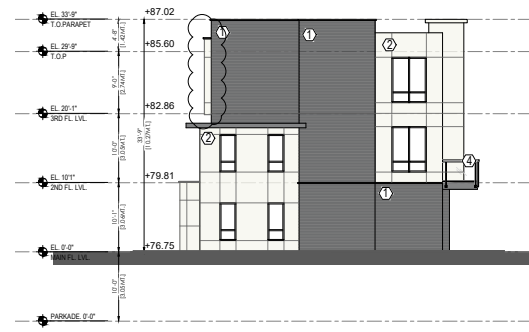
NO.	REVISION / FOR	DATE
01	ISSUED FOR P.P. APPLICATION	18/03/19
02	ISSUED FOR P.P. APPLICATION	18/03/19
03	ISSUED FOR P.P. APPLICATION	18/03/19
04	ISSUED FOR P.P. APPLICATION	18/03/19

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**BUILDING 1
ELEVATION**



1 BUILDING-1 West Elevation
Scale: 1/8"=1'-0"



3 BUILDING-1 South Elevation
Scale: 1/8"=1'-0"



2 BUILDING-1 East Elevation
Scale: 1/8"=1'-0"



4 BUILDING-1 North Elevation
Scale: 1/8"=1'-0"

MATERIAL LEGEND

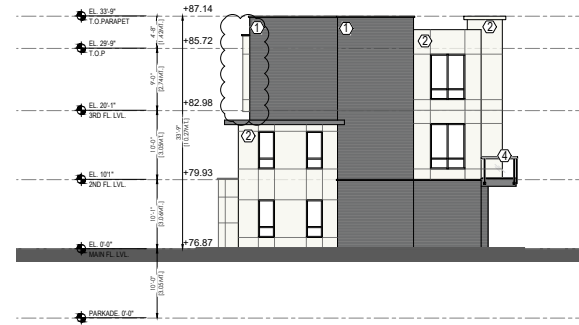
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- HARDIE PANEL- ARCTIC WHITE
- THIN BRICKS- ENDICOTT- BURGENDY BLEND
- ALUM. HANDRAIL- BLACK
- 4" TRIMS- EXTRA WHITE (4" X 1/2")- TYPICAL FOR ALL
- SHERWIN WILLIAMS PAINT- ROCKWOOD AMBER

A.3.1

NO.	DESCRIPTION	DATE	BY
10	ISSUED FOR PERMITS	03/20/20	J.G.
11	ISSUED FOR RFP	03/23/20	J.G.
12	ISSUED FOR PAPERATION	04/03/20	J.G.
13	ISSUED FOR PAPERATION	04/03/20	J.G.
14	ISSUED FOR PAPERATION	04/03/20	J.G.
15	ISSUED FOR PAPERATION	04/03/20	J.G.



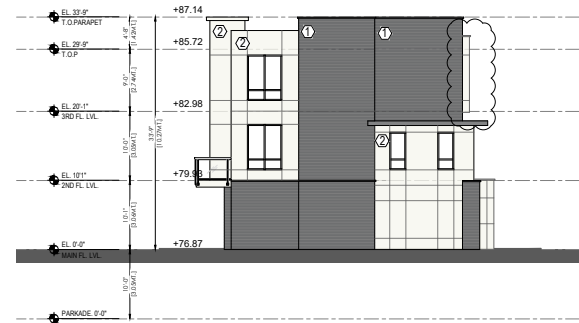
1 BUILDING-2 East Elevation
Scale: 1/8"=1'-0"



1 BUILDING-2 North Elevation
Scale: 1/8"=1'-0"



1 BUILDING-2 West Elevation
Scale: 1/8"=1'-0"



1 BUILDING-2 South Elevation
Scale: 1/8"=1'-0"

MATERIAL LEGEND

1. 6" HORIZONTAL SIDING- IRON GRAY
2. HARDIE PANEL- ARCTIC WHITE
3. THIN BRICKS-ENDCOOT- BURGENDY BLEND
4. ALUM. HANDRAIL- BLACK
5. 4" TRIMS-EXTRA WHITE (4" X 1/2")-TYPICAL FOR ALL
6. SHERWIN WILLIAMS PAINT- ROCKWOOD AMBER

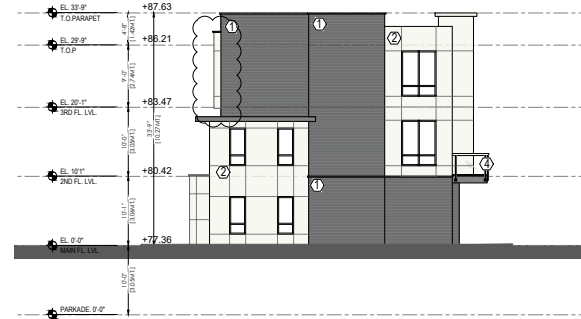
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04	ISSUED FOR PERMITS	03/02/20	JG
05	ISSUED FOR PERMITS	03/02/20	JG
06	ISSUED FOR PERMITS	03/02/20	JG
07	ISSUED FOR PERMITS	03/02/20	JG
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09	ISSUED FOR PERMITS	03/02/20	JG
10	ISSUED FOR PERMITS	03/02/20	JG

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**BUILDING 3
ELEVATION**



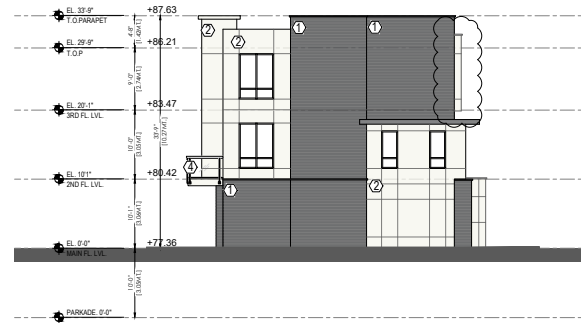
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Scale: 1/8"=1'-0"



1 BUILDING-3 South Elevation
Scale: 1/8"=1'-0"



1 BUILDING-3 East Elevation
Scale: 1/8"=1'-0"



1 BUILDING-3 North Elevation
Scale: 1/8"=1'-0"

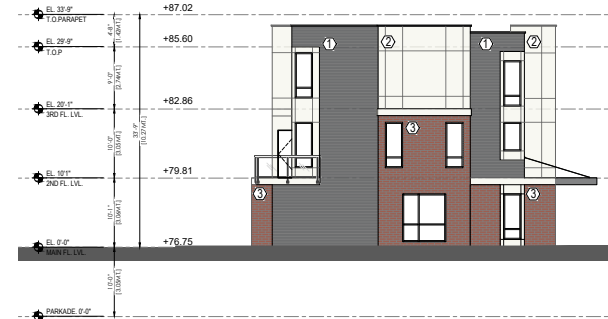
MATERIAL LEGEND

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2. HARDIE PANEL- ARCTIC WHITE
3. THIN BRICKS- ENDCOTT - BURGENDY BLEND
4. ALUM. HANDRAIL- BLACK
5. 4" TRIMS- EXTRA WHITE (4" X 1/2")- TYPICAL FOR ALL
6. SHERWIN WILLIAMS PAINT- ROCKWOOD AMBER

NO.	DESCRIPTION	DATE	BY
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2	ISSUED FOR RFP	03/02/20	JG
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4	RE-ISSUED FOR PERMIT/ATION	06/03/21	JG
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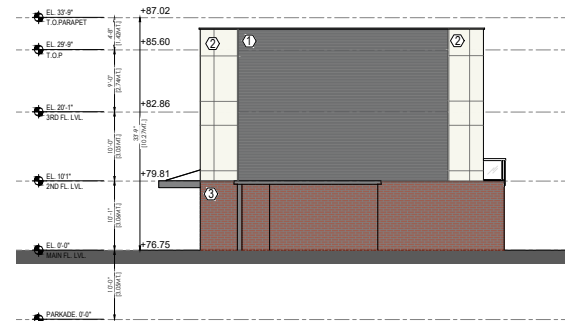
1 BUILDING-5 South Elevation
Scale: 1/8"=1'-0"



1 BUILDING-5 West Elevation
Scale: 1/8"=1'-0"



1 BUILDING-5 North Elevation
Scale: 1/8"=1'-0"



1 BUILDING-5 East Elevation
Scale: 1/8"=1'-0"

MATERIAL LEGEND

- 6" HORIZONTAL SIDING- IRON GRAY
- HARDIE PANEL- ARCTIC WHITE
- THIN BRICKS- ENDICOTT- BURGENDY BLEND
- ALUM. HANDRAIL- BLACK
- 4" TRIMS- EXTRA WHITE (4" X 1/2")- TYPICAL FOR ALL
- SHERWIN WILLIAMS PAINT- ROCKWOOD AMBER



VIEW-1(72 Ave)



VIEW-2(South-West Side)

PROJECT INFO:
Stacked Townhouse Development
at 18865-72 Ave. Surrey, BC

OWNER:
Morise Construction Group

DATE: 27 MAR 2020 DRAWN BY: J.G
SCALE: As Noted PROJECT NO: 18-202

REV	DESCRIPTION	DATE
01	ISSUED FOR IP APPLICATION	
02	ISSUED FOR IP APPLICATION	
03	RESUBMITTED FOR IP APPLICATION	
04	SUBMISSION FOR ASP	
05	SUBMISSION FOR ASP	
06	ISSUED FOR IP APPLICATION	
07	ISSUED FOR IP APPLICATION	
08	ISSUED FOR IP APPLICATION	
09	ISSUED FOR IP APPLICATION	
10	ISSUED FOR IP APPLICATION	

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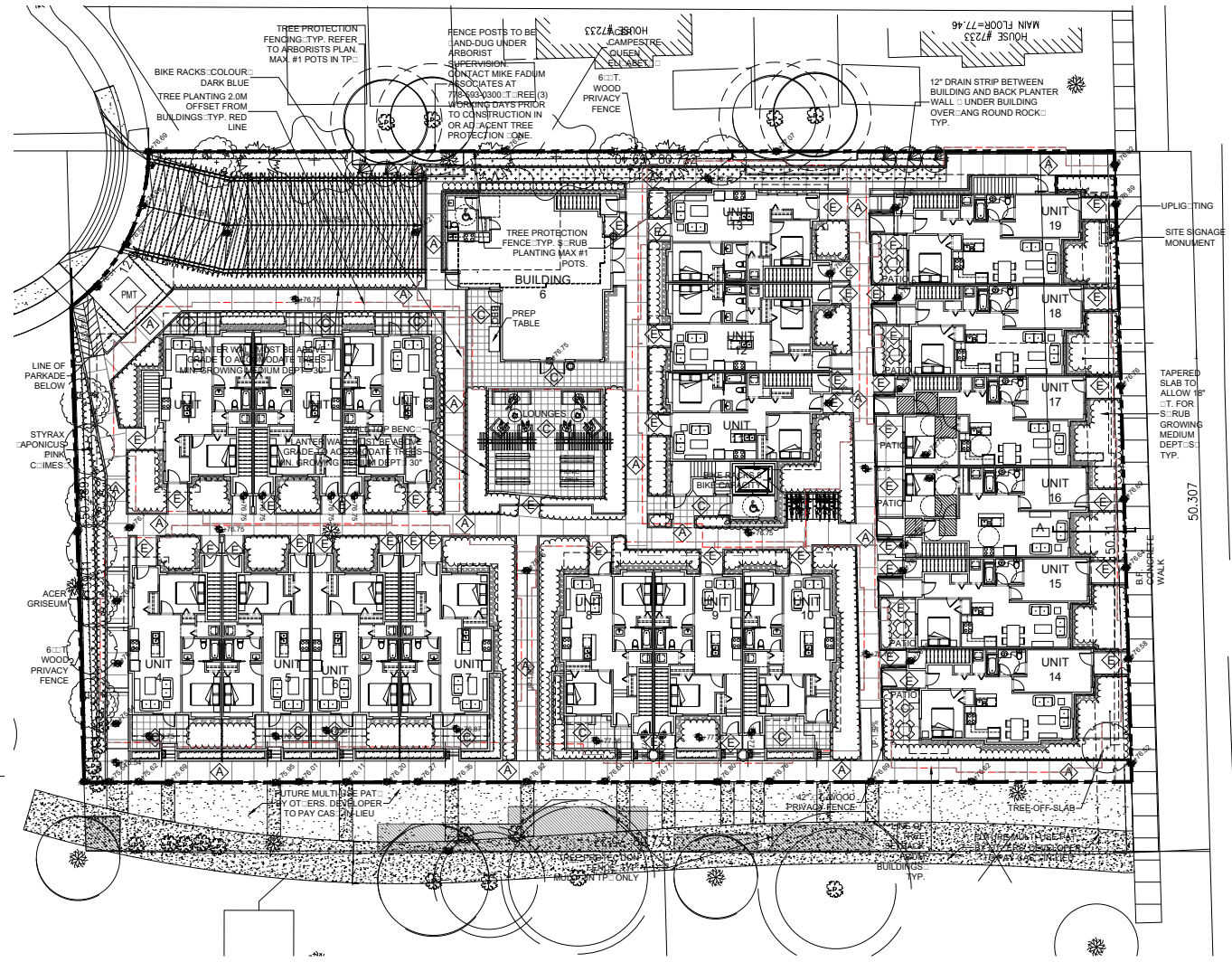
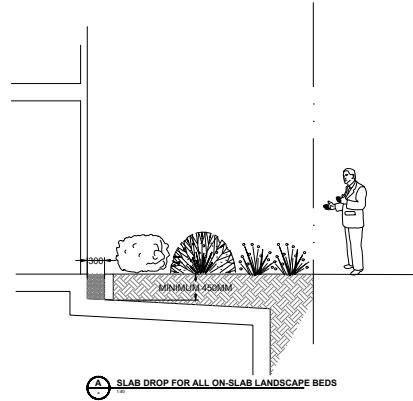
IEWS

Site Fencing Legend

Symbol	Model
	WIS-BONE INDUSTRIES MODENA BENCH - 5' LENGTH - BLACK POWDERCOAT - CEDAR SLATS
	WALL TOP BENCH - WIS-BONE INDUSTRIES - BANVIEW - CEDAR SLATS
	LITTER RECEPTACLE FRANCES ANDREW URSAN SERIES RE-11 - BLACK POWDERCOAT - IPE SLATS
	BOULDERS - BURY 1/3RD MIN. 24" MAX 48" DIAMETER
	BIKE RACK - CORA EXPO RACK - BLACK POWDERCOAT

Landscape Legend

	CONCRETE WALK - CONTROL JOINTS 5' O.C.
	HYDRAPRESSED SLABS - NATURAL COLOUR
	CONCRETE PAD AT UNIT ENTRIES
	STRUCTURAL SOIL



pmg LANDSCAPE ARCHITECTS
 Suite C100 - 4185 Sall Cree Drive
 S.T. 40 - Burnaby, BC V5C 5G9
 P: 604 294-0011 F: 604 294-0022

CLIENT: _____

PROJECT: **STACKED TOWNHOUSE**
18865-72ND AVE
SURREY, BC

NO.	DATE	REVISION DESCRIPTION	DR.
17	20 JUL 02	UPDATE PLANTING AND PARKADE TRILLS	CLG
18	20 JUL 02	ADD SLAB TO LITERATURE WALLS PER CITY COMMENTS	CLG
19	20 MAR 25	UPDATES PLANTER WALLS PER CITY COMMENTS	CLG
20	20 FEB 13	ADD PATIOS UNITS 14-19 / RESOLVE	CLG
21	20 FEB 09	UPDATE PER CITY COMMENTS/RESOLVE	CLG
22	18 DEC 14	UPDATE PER CITY COMMENTS/RESOLVE FOR SUBMISSION	CLG
23	18 NOV 22	UPDATE PER ADP COMMENTS	CLG
24	18 NOV 20	UPDATE PER NEW SITE PLAN	CLG
25	18 SEP 09	UPDATE PER NEW SITE PLAN	CLG
26	18 AUG 16	UPDATE PER NEW SITE PLAN	CLG
27	18 JUL 15	UPDATE PER CITY COMMENTS	CLG
28	18 JUL 18	UPDATE PER NEW SITE PLAN	CLG
29	18 JUL 18	UPDATE PER NEW SITE PLAN	CLG
30	18 MAR 05	ISSUE FOR OP	CLG
31	18 NOV 07	ISSUE FOR OP	CLG
32	18 NOV 02	NEW SITE PLAN / RESOLVE FOR SUBMISSION	CLG
33	18 OCT 11	ISSUE FOR OP SUBMISSION	CLG



ACER GRISEUM PINUS NIGRA ARNOLDS SENTINEL QUERCUS PALUSTRIS GREEN PILLAR STYRAX JAPONICUS PINK C. IMES CERCIUS CANADENSIS FOREST PANSY CORNUS KOUSA SATOMI MAGNOLIA SOULEANGEANA RUSTICA RUBRA PICEA OMORICA BRUNS PENDULA ACER CAMPESTRE QUEEN ELI BENTON

DATE: 18 SEP 26 DRAWING NUMBER: _____
 SCALE: 1:150
 DRAWN: CLG
 DESIGN: CLG
 C-K: PCM

DRAWING TITLE:
LANDSCAPE PLAN

18059-10.2P PMG PROJECT NUMBER: _____ 18-059



SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
17	20 JUL 02	UPDATE PLANTING AND PARADE TRILLS	CLG
18	20 JUL 02	UPDATE PLANTING AND PARADE TRILLS PER CITY COMMENTS	CLG
19	25 MAR 05	UPDATE PLANTER WALLS PER CITY COMMENT	CLG
20	20 FEB 13	ADD PATIO UNITS 24-32 / RESUSE	CLG
21	20 FEB 03	UPDATE PER CITY COMMENTS/RESUSE	CLG
22	20 DEC 14	UPDATE PER CITY COMMENTS/RESUSE FOR SUBMISSION	CLG
23	19 NOV 22	UPDATE PER ADP COMMENTS	CLG
24	19 NOV 20	UPDATE PER NEW SITE PLAN	CLG
25	19 SEP 09	UPDATE PER NEW SITE PLAN	CLG
26	19 AUG 16	UPDATE PER NEW SITE PLAN	CLG
27	19 JUL 15	UPDATE PER CITY COMMENTS	CLG
28	19 JUL 18	UPDATE PER NEW SITE PLAN	CLG
29	19 JUL 18	UPDATE PER NEW SITE PLAN	CLG
30	19 MAR 05	ISSUE FOR DP	CLG
31	18 NOV 07	ISSUE FOR DP	CLG
32	18 NOV 02	NEW SITE PLAN / RESUSE FOR SUBMISSION	CLG
33	18 OCT 11	ISSUE FOR DP SUBMISSION	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

STACKED TOWNHOUSE
18865-72ND AVE
SURREY, BC

DRAWING TITLE:

SHRUB PLAN

DATE: 18 SEP 26 DRAWING NUMBER:

SCALE: 1/16" = 1'-0"

DRAWN: CLG

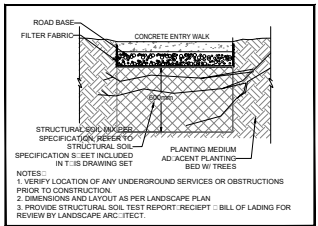
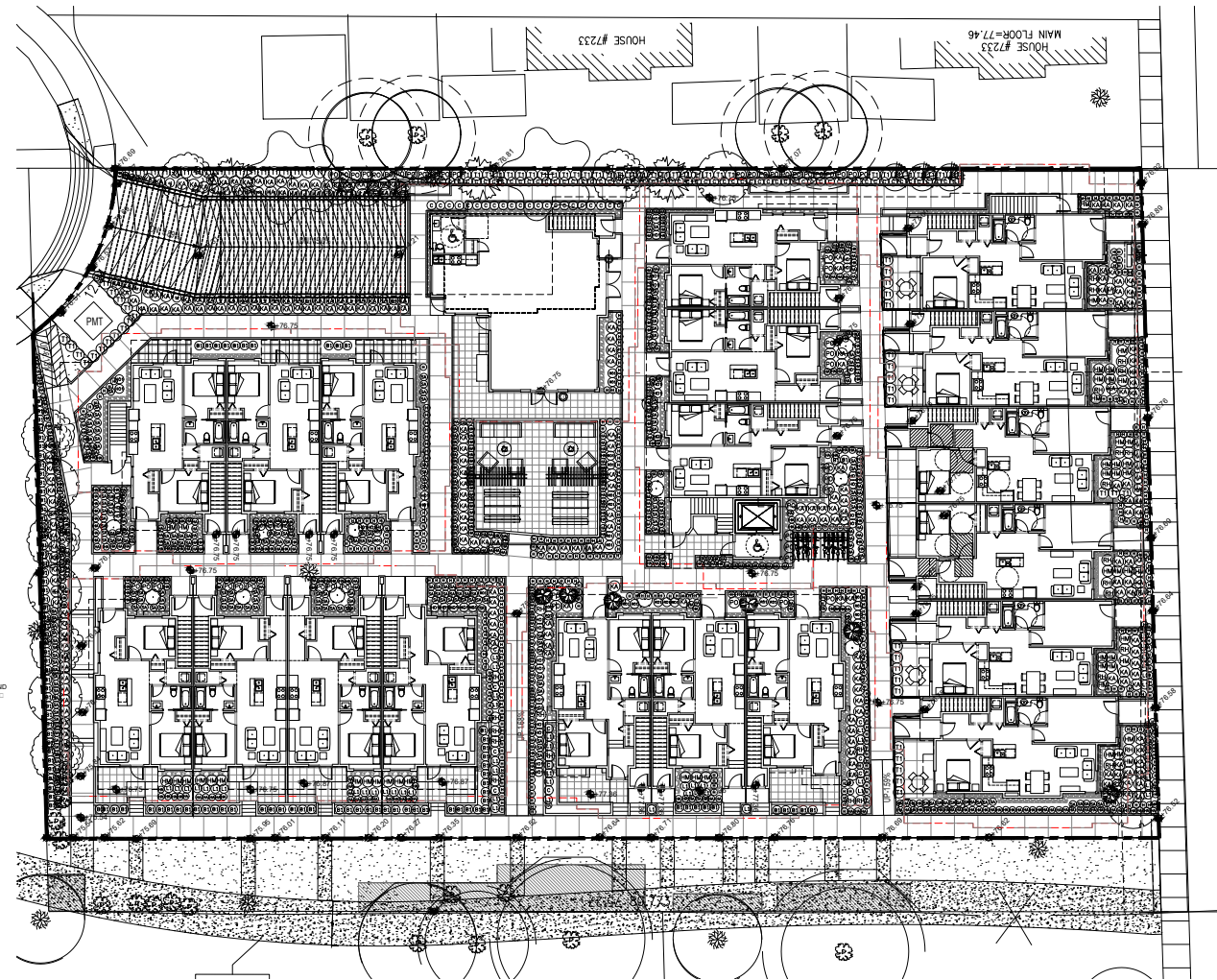
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C-K-D: PCM

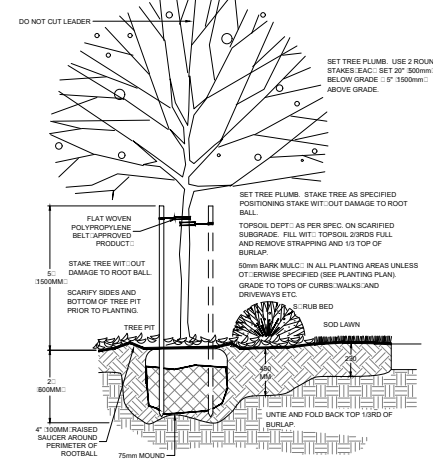
PMG PROJECT NUMBER: 18-059

L2

OF 5



SECTION T-ROUG STRUCTURAL SOIL
1/25



2 PLANTING DETAILS
1/25

NOTE: REFER TO LANDSCAPE SPECIFICATIONS



FRANCES ANDREW CLASSIC BENCH: PE SLATS AND BLACK POWDERCOAT
FRANCES ANDREW URBAN FORM GARBAGE RECEPTACLE: PE SLATS AND BLACK POWDERCOAT
LIT-ONIA K&A LG-TNG BOLLARD-BLACK POWDERCOAT
LIT-ONIA CL&R O&B MG STEP LG-T: ROUND BLACK POWDERCOAT

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

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

DATE: **June 26, 2020**
Revised from May 25, 2020

PROJECT FILE: **7814-0207-00**

RE: **Engineering Requirements
Location: 18865 72 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 5.5-metre along 72 Avenue, plus an additional 0.5-metre statutory right-of-way (SRW) along the frontage.

Works and Services

- construct 72A Avenue cul-de-sac bulb.
- construct storm, sanitary, and watermains and service connections to service the development and meet frontage requirements, and abandon existing temporary mains.
- provide a sanitary catchment analysis with any constraints identified to be resolved at the applicant's expense.
- provide storm water mitigation features as per the Integrated Stormwater Management Plan and register restrictive covenants as determined through the detailing stage.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/NCP AMENDMENT

There are no engineering requirements relative to issuance of the Development Permit and the NCP Amendment beyond those noted above.



Tommy Buchmann, P.Eng.
Development Services Manager

SK2



April 29, 2020

Planning

School Enrolment Projections and Planning Update:

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

Katzie Elementary was open in the spring of 2014 to relieve pressure at the existing Clayton Elementary. Hazelgrove Elementary was built in 2009, and in 2011, a 4 classroom addition was added. The Clayton area is one of the fastest growing communities because of the build out of the East Clayton NCP and development of the Aloha Estates. As of September 2019, Clayton Elementary has 6 portables on site used for enrolling spaces plus 2 all day kindergarten modular buildings.

To meet the increasing demand for enrolling space in this area, the district is currently in design and construction for two new capacity elementary schools: Maddaugh Road targeted to open December 2020 and Regent Road targeted to open in 2022. Until these facilities open, enrolment growth will have to be accommodated in portables in the local family of schools. It is anticipated that when the Maddaugh opens December 2020, that many of the students that attend Clayton but live in the Maddaugh Road catchment will move to the new school.

As part of the District's 2020/21 Capital Plan submission to the Ministry of Education, the district is asking for a site expansion along with a 445 capacity addition to the existing Clayton Elementary targeted to open September 2024 to meet future growth in the community. This project has yet to be approved for capital funding by the Ministry of Education.

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

THE IMPACT ON SCHOOLS

APPLICATION #: 14 0207 00

SUMMARY

The proposed 39 townhouse units are estimated to have the following impact on the following schools:

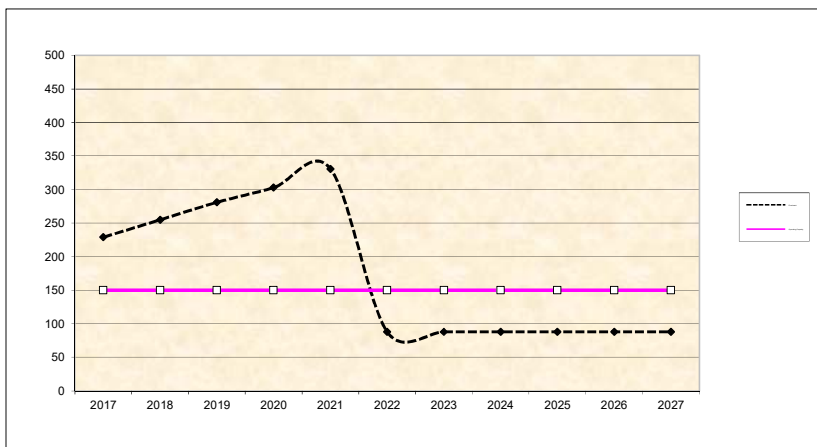
Projected # of students for this development:

Elementary Students:	10
Secondary Students:	5

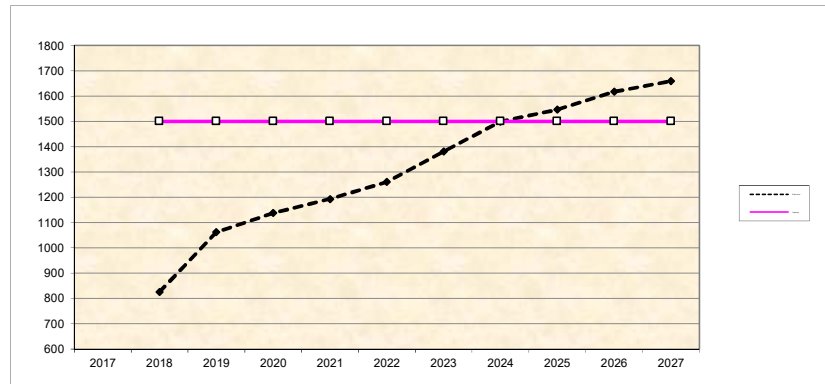
September 2019 Enrolment/School Capacity

Clayton Elementary	
Enrolment (K/1-7):	39 K + 242
Operating Capacity (K/1-7)	57 K + 93
Salish Secondary	
Enrolment (8-12):	1062
Capacity (8-12):	1500

Clayton Elementary



Salish Secondary



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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 14-0207-00


Address: 18865-72 Avenue

Registered Arborist: Corey Plester #PN-8523A

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)	10
Protected Trees to be Removed	10
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 _____ - All other Trees Requiring 2 to 1 Replacement Ratio 9 X two (2) = 18 _____ 	19
Replacement Trees Proposed	32
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

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

Signature of Arborist: 

Date: August 26, 2019



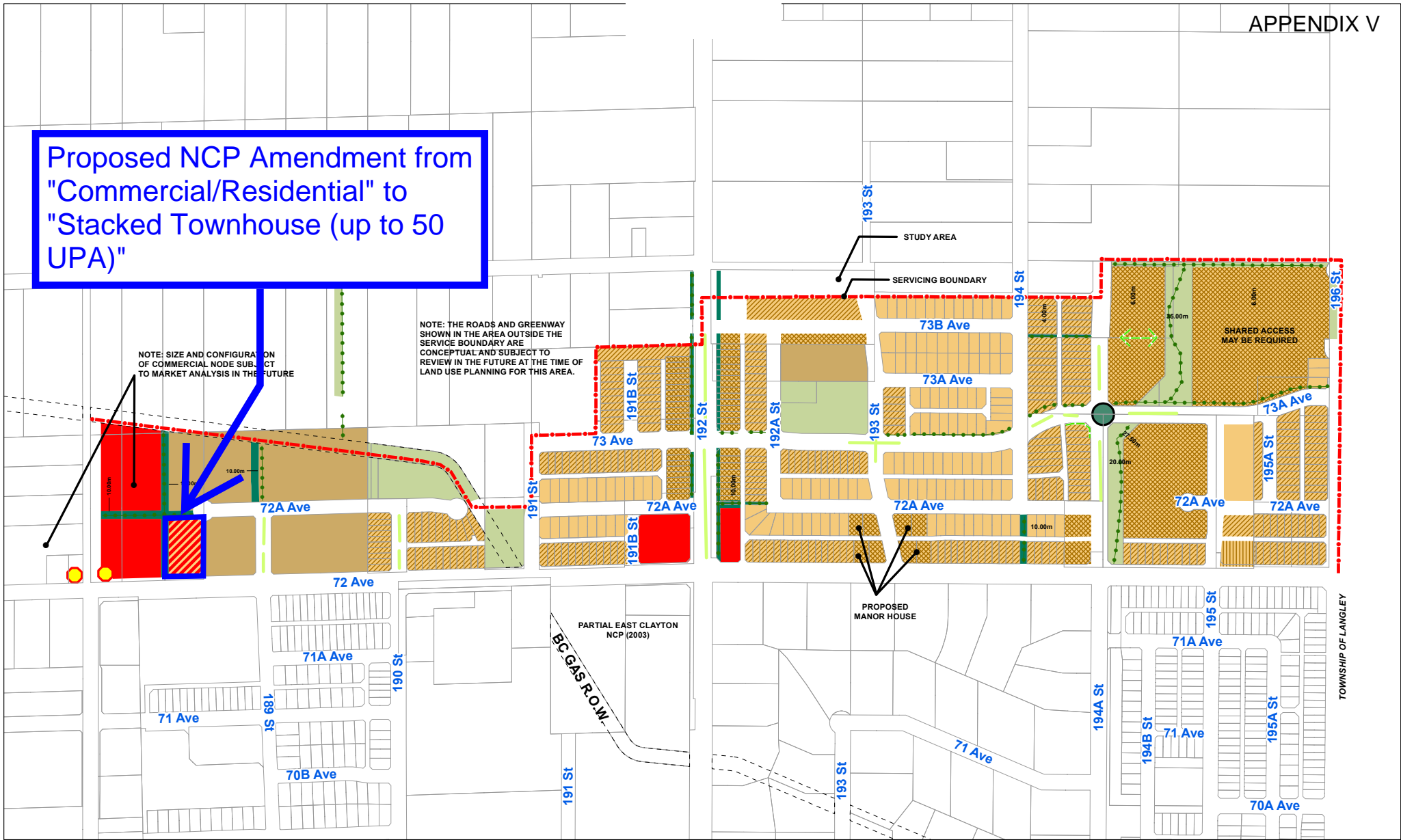
Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



Proposed NCP Amendment from "Commercial/Residential" to "Stacked Townhouse (up to 50 UPA)"

NOTE: SIZE AND CONFIGURATION OF COMMERCIAL NODE SUBJECT TO MARKET ANALYSIS IN THE FUTURE

NOTE: THE ROADS AND GREENWAY SHOWN IN THE AREA OUTSIDE THE SERVICE BOUNDARY ARE CONCEPTUAL AND SUBJECT TO REVIEW IN THE FUTURE AT THE TIME OF LAND USE PLANNING FOR THIS AREA.



**EAST CLAYTON EXTENSION - NORTH OF 72 AVENUE
LAND USE PLAN**

**CITY OF SURREY
PLANNING & DEVELOPMENT DEPARTMENT**

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



NCP Legend

- 6-10 u.p.a. (Low Density)
- 22-45 u.p.a. (High Density)
- Public Open Space / Park
- 10-15 u.p.a. Special Residential
- Neighbourhood Commercial
- Special Setback, Landscaping Buffers or Corridors (Landscaping Areas on Private Property)
- 10-15 u.p.a. (Medium Density)
- Commercial / Residential
- Urban Landmark
- 15-25 u.p.a. (Medium-High Density)
- Special Treatment of Street, Traffic Calming
- Multi-Use Pathway on Public Land or on Private Property with a Public Use Right-of-Way
- Pedestrian Corridor on Private Property (Internal)

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Advisory Design Panel Minutes

Location: Virtual
Thursday, April 16, 2020
Time: 3:00 p.m.

Present:

Panel Members:

R. Drew, Chair
A. Llanos
B. Howard
I. MacFadyen
M. Patterson
R. Sethi
S. Standfield
W. Chong

Guests:

Caelan, PMG Landscape Architects
Clark Kavolinas, BCSLA, Kavolinas & Associates Inc.
Derek Robinson, City of Vancouver
Doug Johnson, Architect AIBC, Douglas R. Johnson
Architect Ltd.
Gurdeep Bhangu, Bhangu Holdings Ltd.
Jaswinder Gabri, Flat Architecture Inc.
Roger Jawanda, CitiWest Consulting Ltd.

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Maleknia, Urban Design Planner
C. Eagles, Administrative Assistant

A. RECEIPT OF MINUTES

It was Moved by R. Drew
Seconded by S. Standfield
That the minutes of the Advisory Design
Panel meeting of March 12, 2020 be received.
Carried

B. RESUBMISSIONS

3. Time: 5:40 p.m.

File No.: 7914-0207-00
Address: 18865 – 72 Avenue
New or Resubmit: Resubmit
Last Submission Date: September 26, 2019
Description: Proposed 39-unit stacked townhouse development with one level of underground parking. The ground floor units along 72 Avenue will provide live/work opportunities
Developer: Mortise Construction Group
Architect: Jaswinder Gabri, Flat Architecture Inc.
Landscape Architect: Patricia Campbell, PMG Landscape Architects
Planner: Leita Martin
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations.

The Landscape Architect presented an overview of the general concept for the Landscape plans.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by S. Standfield
Seconded by R. Sethi
That the Advisory Design Panel (ADP):

1. SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department; and
2. Recommend that the landscaping submission return to staff for further development.

Carried

It was noted that many previous concerns were answered by the applicant.

Key Points:

- Consider placing trellis over parkade ramp. *Trellis is added.*
- Consider more intentional and rigorous use of brick on the back elevations. *It will trigger the project viability aspect as with the introduction of brick at the rear will add to significant construction costs.*
- Consider further development of privacy measures for bedrooms and patios at grade. *Internal private fences will be added to address this.*
- Confirm soil depths support proposed planting. *Soil depths will suffice to support the depth of soil required, with the introduction of 12" to 14" of upstand walls at specific locations and these walls can be added feature to support the makeshift benches for occasional sitting for the kids and the elders.*
- Consider further development of the kitchen design and relationship to dining room. *Done.*

Site

- No specific issues were identified.

Form and Character

- It was noted the units facing 72 Avenue have been well resolved and their clarity has improved.
- Consider colour matched trims on hardi-channel. *Added the note to suffice.*
- Consider a minor reconfiguration of the L-shaped cladding patterns. *L-shaped patterns are redesigned to suffice the observation.*
- Consider removing second door on ground floor living rooms. *Can't be done as the access to the patios will be compromised.*
- Reconsider size and functionality of kitchens. *We are considering these units to be premium ones at the second level. The kitchen lengths are specifically based on the market research as the extra length will provide an option to offer wider refrigerators along with the pantries.*

Landscape

- Consider raised planting along 72 Avenue to provide adequate soil volumes to allow for trees and greater separation and privacy between the sidewalk and interior of the ground floor units. *We have revised the street interface on the 72 Avenue based on the recommendations of the City, we will be able to address the suggestion if City will be comfortable with this observation.*

CPTED

- No specific issues were identified.

Sustainability

- Recommend automatic irrigation system for all planting. *Will add to the sustainability specs.*

Accessibility

- No specific issues were identified.

C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, April 30, 2020.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:50 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chair



Enter Map Description

Scale: 1:1,525

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