

INTER-OFFICE MEMO

TO: City Clerk

FROM: Manager, Area Planning & Development – North Division

DATE: May 25, 2020 FILE: 7917-0486-00

RE: Item B.1, Regular Council – Land Use Agenda
Development Application No. 7917-0486-00

With respect to Item B.1 on the May 25, 2020 Regular Council – Land Use Agenda, Planning recommendation 3(c) on page 3, is to be revised to correct an error related to the proposed setback variance. The variance should be corrected to refer to the minimum **rear** yard setback, not the minimum **side** yard setback. The recommendation is to be revised as follows:

- (c) to reduce the minimum south rear yard setback of the RM-30 Zone from 6.0 metres to 4.1 metres to the building face of Building 3 and to 1.5 metres to the building face of Building 2.

Replacement pages for the Development Variance Permit No. 7919-0486-00 are also attached.



Ron Gill
Manager, Area Planning & Development – North Division

L4M

CLERKS DEPT.
MAY 25, 2020
7917-0486-00
B.1 RCLU May 25, 20

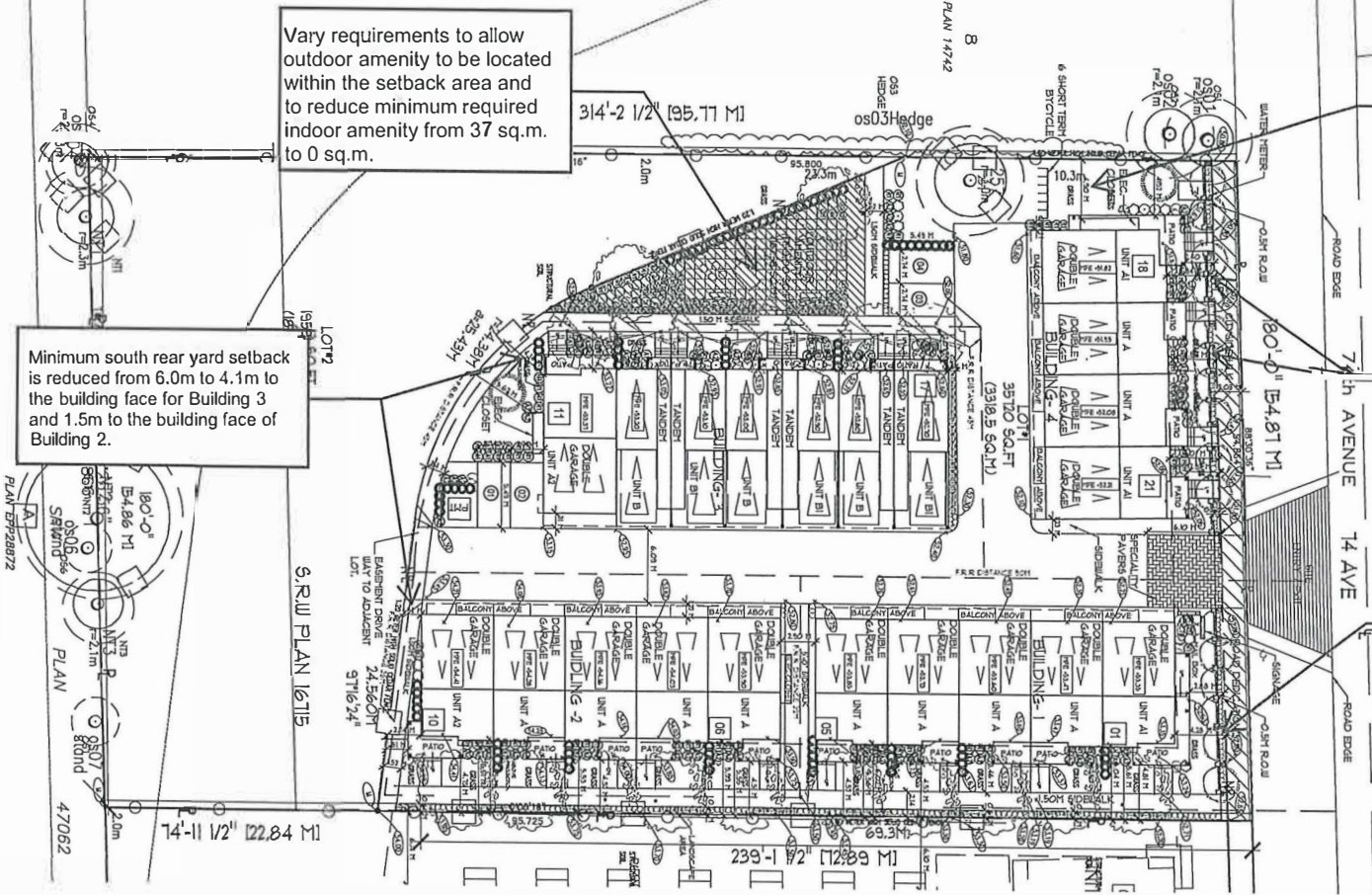
RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Child Care Zone (CCR)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0486-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7917-0486-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 3.9 metres to the building face and 3.5 metres to the upper floor projections for Building 4, and to 4.2 metres to the building face for Building 1;
 - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 4.9 metres to the building face for Building 4;
 - (c) to reduce the minimum south ~~side~~-rear yard setback of the RM-30 Zone from 6.0 metres to 4.1 metres to the building face of Building 3 and to 1.5 metres to the building face of Building 2;
 - (d) to increase the number of risers permitted within the setback area from 3 to 4 risers for Units 18 and 19 in Building 4;
 - (e) to vary the outdoor amenity space requirements of the RM-30 Zone to allow the outdoor amenity area to be located within the southwest setback area; and
 - (f) to eliminate the minimum onsite indoor amenity space required for a 21-unit townhouse development of 37 square metres.
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) Input from Fortis BC;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum north front yard setback is reduced from 4.5 metres to 3.9 metres to the building face and 3.5 metres to the upper floor projection for Building 4, and to 4.2 metres to the building face for Building 1;
 - (c) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum west side yard setback is reduced from 6.0 metres to 4.9 metres to the building face for Building 4;
 - (d) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum south-side rear yard setback is reduced from 6.0 metres to 4.1 metres to the building face of Building 3 and 1.5 metres to the building face of Building 2;
 - (e) In Section E.17 of Part 4 "General Provisions" the maximum number of risers permitted in the setback area is increased from 3 to 4 risers for Units 18 and 19 in Building 4;
 - (d) In Section J Special Regulations of Part 22 "Multiple Residential 30 Zone (RM-30)" the outdoor amenity requirements are varied to allow the outdoor amenity to be located within the south and west setbacks; and
 - (f) In Section B.1 of Part 4 "General Provisions" the minimum required indoor amenity space is eliminated for a 21-unit townhouse development of 37 square metres.
5. This development variance permit applies to only the portion of the Land and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

SCHEDULE A



Vary requirements to allow outdoor amenity to be located within the setback area and to reduce minimum required indoor amenity from 37 sq.m. to 0 sq.m.

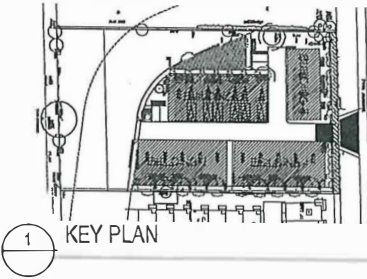
Minimum south rear yard setback is reduced from 6.0m to 4.1m to the building face for Building 3 and 1.5m to the building face of Building 2.

Minimum west side yard setback is reduced from 6.0m to 4.9m to the building face for Building 4.

Minimum north front yard setback is reduced from 4.5m to 3.9m to the building face and 3.5m to the upper floor projection for Building 4; and to increase the number of risers permitted within the setback area from 3 to 4 for Units 18 and 19.

Minimum north front yard setback is reduced from 4.5m to 4.2m to the building face for Building 1.

1 SITE PLAN
DP-A-2.11 1/32" = 1'-0"



1 KEY PLAN

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MARK	DATE	DESCRIPTION
1	08 JUN 2017	ISSUED FOR PERMIT REVIEW
2	08 JUN 2017	ISSUED FOR PERMIT REVIEW
3	08 JUN 2017	ISSUED FOR PERMIT REVIEW
4	08 JUN 2017	ISSUED FOR PERMIT REVIEW
5	08 JUN 2017	ISSUED FOR PERMIT REVIEW
6	08 JUN 2017	ISSUED FOR PERMIT REVIEW
7	08 JUN 2017	ISSUED FOR PERMIT REVIEW
8	08 JUN 2017	ISSUED FOR PERMIT REVIEW

PROJECT: 18514 TOWNHOUSES
OWNER: 18514-74 AVE SURREY, BRITISH COLUMBIA
SHEET DESCRIPTION: SITE PLAN

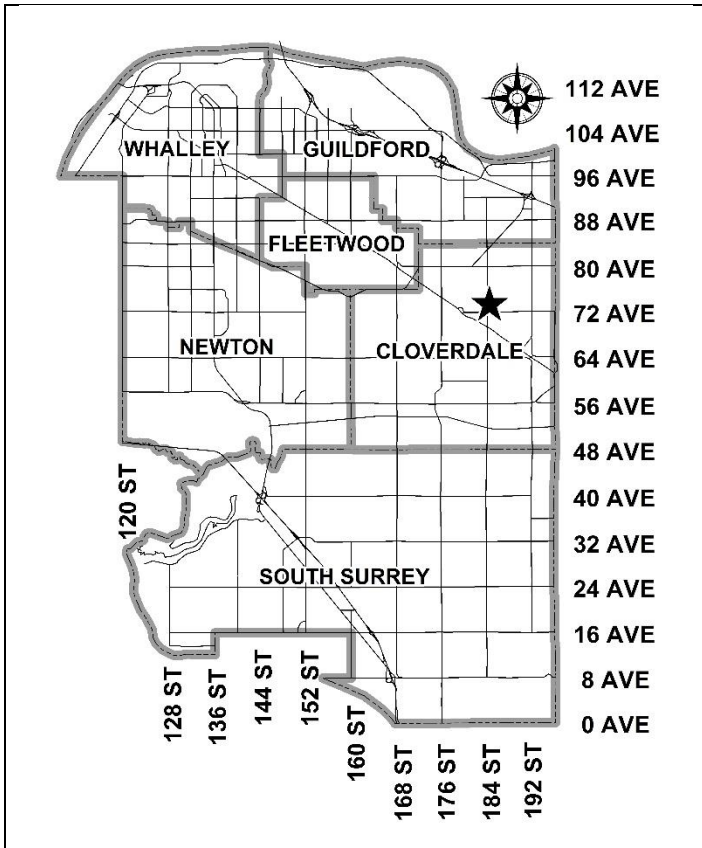
DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-801 WEST 3RD ST.
NORTH VANCOUVER, BC V1P 3P9
PH. (604)998-3381
FAX. (604)998-0217
djohnson@shaw.ca

SCALE: 1/32" = 1'-0"	PROJECT NO.
DATE: 08 JUNE 2017	
DRAWN: PR, L.N.	SHEET: DP-A-2.11
PERSONS: 8	

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7917-0486-00

Planning Report Date: May 25, 2020



PROPOSAL:

- **Rezoning** from CCR to RM-30
- **Development Permit**
- **Development Variance Permit**

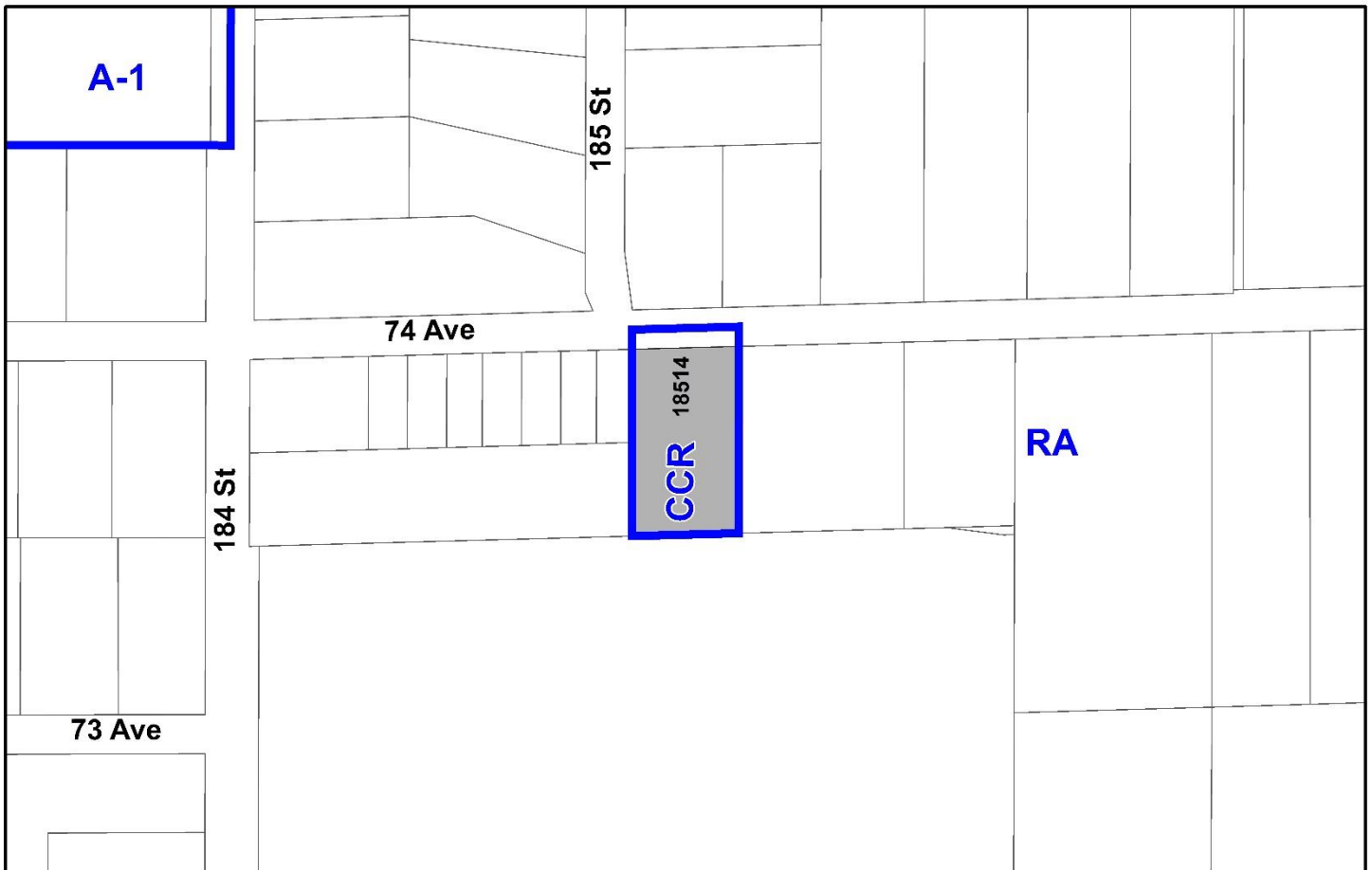
to permit the development of 21 townhouse units.

LOCATION: 18514 - 74 Avenue

ZONING: CCR

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouse Residential (22+5 upa)
and Proposed Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Sensitive Ecosystems and Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the setback requirements of the RM-30 Zone along all lot lines.
- Proposing to vary Part 4 "General Provisions" of the Surrey Zoning By-law No. 12000 to eliminate the minimum onsite indoor amenity space required for a 21-unit townhouse development of 37 square metres.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the "Townhouse Residential (22+5 upa)" and "Proposed Park" designations in the West Clayton Neighbourhood Concept Plan (NCP)
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape along road frontages and park interfaces, 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 applicant has agreed to provide a monetary contribution of \$31,500.00 (based on \$1,500 per unit) to address the shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Child Care Zone (CCR)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0486-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
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 - (c) to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 4.1 metres to the building face of Building 3 and to 1.5 metres to the building face of Building 2;
 - (d) to increase the number of risers permitted within the setback area from 3 to 4 risers for Units 18 and 19 in Building 4;
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 - (f) to eliminate the minimum onsite indoor amenity space required for a 21-unit townhouse development of 37 square metres.
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) Input from Fortis BC;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (h) submission of a finalized Ecosystem Development Plan and to the satisfaction of City staff;
- (i) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City. The City is to acquire the remaining undeveloped areas of the site for parkland in accordance with the West Clayton NCP;
- (j) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
- (k) registration of access easements over the central drive aisle to provide legal access to proposed Lot 2;
- (l) submission of an acoustical report for the units adjacent to 74 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (m) 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;
- (n) 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
- (o) registration of a Section 219 Restrictive Covenant to require energy efficiency features in accordance with the energy efficiency density bonus provisions in the West Clayton Neighbourhood Concept Plan (NCP), to the satisfaction of the Planning and Development Department;

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant lot.	Townhouse Residential (22+5 upa Bonus) and Proposed Park	CCR
North (Across 74 Avenue):	Single family dwellings on large acreage lots.	Urban Residential (10 + 4 upa Bonus)	RA

Direction	Existing Use	NCP Designation	Existing Zone
East:	Single family dwelling on large acreage lot.	Townhouse Residential (22+5 upa Bonus) and Proposed Park	RA
South:	Salish Secondary School	School	RA
West:	Single family dwelling on large acreage lot and vacant lot.	Townhouse Residential (22+5 UPA Bonus) and Proposed Park	RA

Context & Background

- The 0.53-hectare (1.30-acre) subject site is comprised of one lot located at 74 Avenue and 185 Street in West Clayton. The subject site is designated Urban in the Official Community Plan (OCP) and is currently zoned "Child Care Zone (CCR)".
- The site is laterally bisected by an 18-metre (59-ft.) wide Fortis gas right-of-way on which no structures are permitted. There is an existing channelized Class B stream to the south of the Fortis right-of-way, which flows along the south line of the subject property.
- The site is subject to the Sensitive Ecosystem Development Permit Area requirements of the Official Community Plan (OCP), given the location of the Class B watercourse.
- On July 27, 2015, the West Clayton Neighbourhood Concept Plan (NCP) was approved by Council (Corporate Report No. R168;2015). The northern portion of the subject site (north of the Fortis right-of-way is designated "Townhouse Residential (22+5 UPA Bonus)" and the remaining southern portion is designated "Proposed Park" in the West Clayton NCP.
- The "Townhouse Residential (22+5 UPA Bonus)" designation in the West Clayton NCP allows for a base net density of 22 units per acre. An additional density of up to 5 units per acre may be granted as outlined in Section 5.3 of the West Clayton NCP to applicants who commit to constructing energy efficient buildings.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following in order permit the development 21 townhouse units on the northern portion of the site and a City lot on the southern portion of the lot:
 - Rezoning from CCR Zone to RM-30 Zone;
 - Development Variance Permit to reduce the minimum setbacks and minimum indoor amenity requirements; and
 - Development Permit for Sensitive Ecosystems Form and Character.

- The following table provides specific details on the proposal:

	Proposed
Lot Area	
Gross Site Area:	5,251 square metres
Road Dedication:	112 square metres
Undevelopable Area:	1,820 square metres
Net Site Area:	3,319 square metres (0.82 acre)
Number of Lots:	2 (1 townhouse lot, 1 City lot)
Building Height:	11 metres
Unit Density:	26 units per acre/63 units per hectare
Floor Area Ratio (FAR):	0.91
Floor Area	
Residential:	3,030 square metres
Commercial:	
Total:	3,030 square metres
Residential Units:	
Studio:	
1-Bedroom:	
2-Bedroom:	
3-Bedroom:	21
Total:	21

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:

5 Elementary students at Clayton Elementary School
3 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 September 2021.

Parks, Recreation & Culture: Parks will accept the riparian areas and Biodiversity Conservation Strategy areas which must be conveyed to the City as a lot. Parks will acquire the remaining undeveloped area outside of these areas as parkland in accordance with the West Clayton NCP.

Fortis BC: A referral was made to Fortis BC; however, comments have not yet been received. The applicant will be required to meet all Fortis BC requirements.

Surrey Fire Department: The Fire Department has no concerns.

Transportation Considerations

- The applicant will be required to dedicate 2.0 metres for the completion of 74 Avenue to the Collector Road Standard.
- Driveway access to the townhouse site will be from 74 Avenue.

Parkland and/or Natural Area Considerations

- The southern portion of the subject site is designated as "Proposed Park" in the West Clayton NCP. The applicant has agreed to convey the streamside setback protection area to the City for conservation purposes. Parks will acquire the remaining area outside of the riparian area, including the area encumbered by the Fortis right-of-way, as parkland, in accordance with the West Clayton NCP (Appendix VI).

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 subject site is compliant with the General Urban Land Use Designation of Metro Vancouver's Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The subject site is compliant with the Urban designation in the Official Community Plan.

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 compliant with the "Townhouse Residential (22+5 upa Bonus)" and "Proposed Park" designations in the West Clayton NCP.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:
 - Protect, integrate and enhance environmentally sensitive and other natural areas to create a network of wildlife corridors and habitat hubs, and where appropriate, access to nature for people.
 - Connect parks, natural spaces and neighbourhood destinations with greenways and multi-use pathways.
 - 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.
 - Create a compact community to promote walking and support transit.

Zoning By-law

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

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 uph	63 uph
Floor Area Ratio:	1.00	0.91
Lot Coverage:	45 ⁰ %	34 ⁰ %
Yards and Setbacks		
North:	7.5 metres	3.5 metres
East:	7.5 metres	5.5 metres
South:	7.5 metres	1.5 metres
West:	7.5 metres	4.9 metres
Height of Buildings		
Principal buildings:	13 metres	11 metres
Accessory buildings:	4.5 metres	
Amenity Space		
Indoor Amenity:	3 square metres/unit	The proposal to eliminate the indoor amenity requires a variance.
Outdoor Amenity:	3 square metres/unit	The proposed 163 m ² exceeds the Zoning By-law requirement.
Streamside (Part 7A)		
Streamside Setbacks		
Class B (yellow-coded) Stream:	15 metres	15 metres
Parking (Part 5)		
Number of Stalls		
Residential:	42	42
Residential Visitor:	4	4
Total:	46	46
Tandem (%):	50%	29%
Bicycle Spaces		
Residential Visitor:	6	6

Setback and Indoor Amenity Space Variances

- The applicant is requesting the following variances:
 - to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 3.9 metres to the building face and 3.5 metres to the upper floor projections for Building 4, and to 4.2 metres to the building face for Building 1;
 - to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 4.9 metres to the building face for Building 4;
 - to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 4.1 metres to the building face of Building 3 and 1.5 metres to the building face of Building 2;
 - to increase the number of risers permitted within the setback area from 3 to 4 risers for Units 18 and 19 in Building 4;
 - to vary the outdoor amenity requirements of the RM-30 Zone to allow the outdoor amenity area to be located within the southwest setback area; and
 - to eliminate the minimum onsite indoor amenity space required for a 21-unit townhouse development of 37 square metres.
- The RM-30 Zone requires that buildings and structures have a minimum front yard setback of 4.5 metres, a minimum rear and side yard setback of 6.0 metres and a minimum side yard flanking setback of 4.5 metres. The applicant is proposing reduced setbacks along the north, west and south lot lines.
- The proposed reduced setbacks will create an appropriate urban, pedestrian-friendly streetscape along the street and parkland interfaces.
- The location of the outdoor amenity area within the setback areas does not negatively impact the site or the adjacent property to the west and is considered an appropriate location on this site interfacing with the future park to the south.
- The proposal includes approximately 163 square metres of both active and passive outdoor amenity space, which equates to 7.8 square metres per dwelling unit and exceeds the Zoning By-law requirement of 3.0 square metres per dwelling unit or 63 square metres
- Given the relatively low number of proposed dwelling units (21) in the project, and the significant encumbrance of the Fortis Gas right-of-way through the site, as well as the close proximity of the site to Clayton Community Centre, the applicant is not proposing an onsite indoor amenity space. The applicant has agreed to provide a monetary contribution of \$31,500 (based on \$1,500 per unit) to address the shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended.
- Staff support the requested variances to proceed for Public Notification.

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 proposed development will be required to pay the rates that are applicable at the time of Building Permit issuance.

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

- 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 February 7, 2019, and the Development Proposal Signs were installed on February 4, 2019. Staff received no responses from neighbouring residents.
- In response to the pre-notification, the Cloverdale Community Association requested to see the proposed layout for the subject application, however they did respond to requests to provide formal comments as of Monday, May 11, 2020.

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 westward on the adjacent property to the south (Salish Secondary School). 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 Christie Gibson, *R.P. Bio.*, of Envirowest Consultants Inc. and dated January 14, 2020 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 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 applicant has worked with staff to maximize the number of units oriented to the street and to the future parkland and to provide appropriate setbacks to these interfaces.
- The applicant also worked with staff to achieve pedestrian connections throughout the site, incorporate a habitable room on the ground floor for units fronting 74 Avenue, functional outdoor amenity space, and appropriate landscape buffering along the east property line.
- The proposed building materials include high quality materials including hardie panel siding and hardie shingles in blue, grey and yellow.
- A pad-mounted transformer (PMT) box is proposed to be located adjacent to visitor parking and will be screened by landscaping.

Landscaping

- The landscape plan shows a total of 36 trees to be planted throughout the subject site including Maple, Dogwood, Cypress and Oak.
- A significant number of shrubs and ground cover species are proposed throughout the subject site, including boxwood, azaleas, hydrangea, laurel, rhododendron and hostas.

Outdoor Amenity

- The outdoor amenity area is located adjacent to the Fortis BC right-of-way along the west property line.
- The programming consists of seating, soft landscaping and play structures.

TREES

- Ian MacLachlan, ISA Certified Arborist of Diamond Head Consulting Ltd. 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	0	0	0
Cottonwood	12	11	3
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Cherry	4	4	0
Hazelnut	2	2	0
Horsechestnut	1	1	0
Maple	7	7	0
Plum	2	2	0
Smoke Bush	2	2	0
Willow	1	1	0
Coniferous Trees			
Cedar	1	1	0
Cedrus	1	0	1
Cypress	7	7	0
Douglas-fir	1	1	0
Pine	2	2	0
Total (excluding Alder and Cottonwood Trees)	32	31	1

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	36
Total Retained and Replacement Trees	37
Contribution to the Green City Program	\$14,800

- The Arborist Assessment states that there is a total of 32 mature trees on the site, excluding Alder and Cottonwood trees. Fourteen existing trees, approximately 30% of the total trees on the site, are Alder and Cottonwood trees. It was determined that one tree can be retained 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.
- 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 73 replacement trees on the site. Since only 36 replacement trees can be accommodated on the site, the deficit of 37 replacement trees will require a cash-in-lieu payment of \$14,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 74 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, Cypress and Oak.
- In summary, a total of 36 trees are proposed to be retained or replaced on the site with a contribution of \$14,800 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

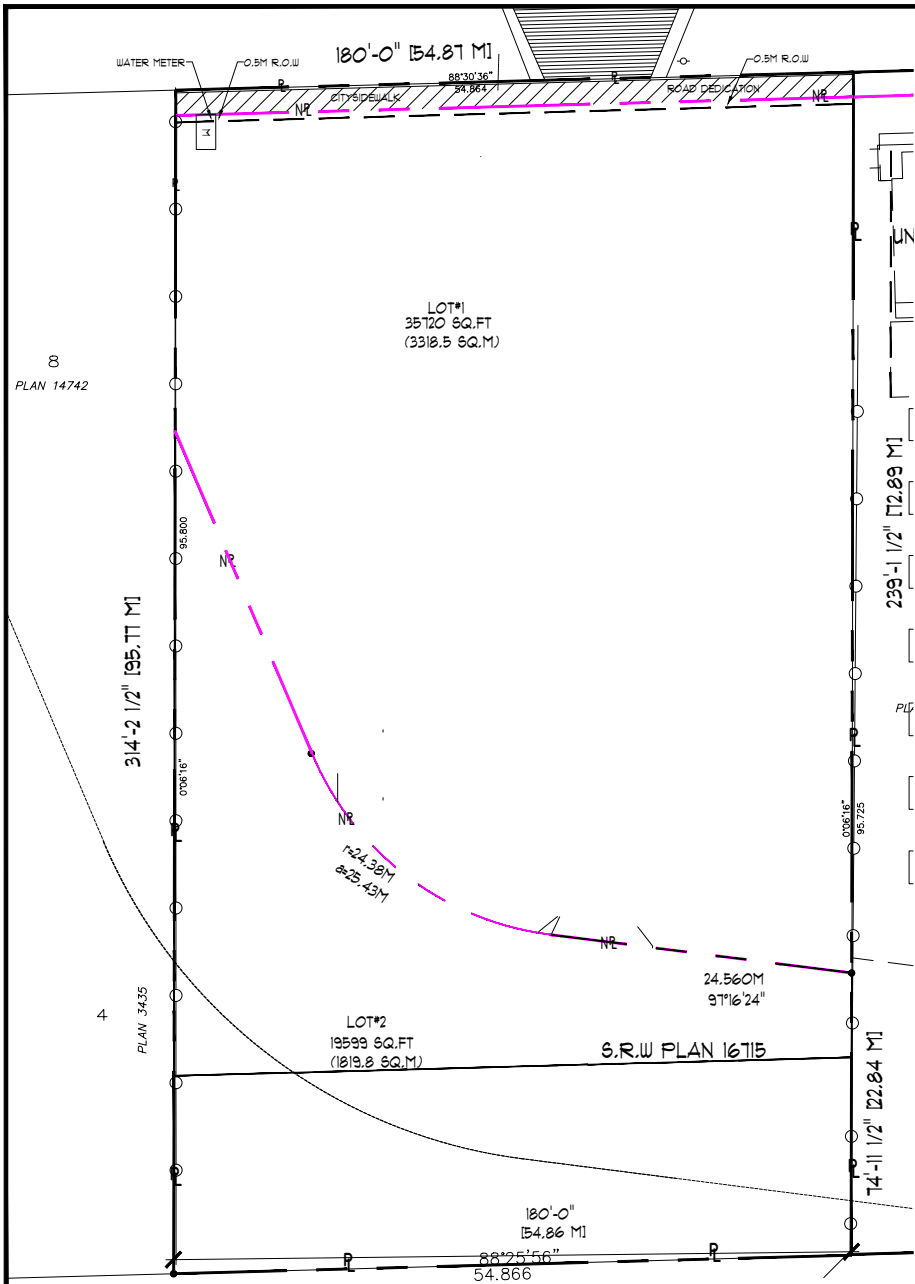
The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Development Variance Permit No. 7917-0486-00
- Appendix VI. Future Parkland
- Appendix VII. Aerial Photos

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

LM/cm



NEW PROPERTY LINE

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MARK	DATE	DESCRIPTION
1	08 JUNE 2017	ISSUED FOR PRELIMINARY DESIGN
2	16 OCT 2017	ISSUED FOR DP REVISIONS
3	15 FEB 2018	ISSUED FOR DP REVISIONS
4	15 FEB 2018	ISSUED FOR DP REVISIONS
5	26 APR 2019	ISSUED FOR DP REVISIONS
6	26 APR 2019	ISSUED FOR DP REVISIONS
7	31 MAR 2020	ISSUED FOR DP REVISIONS
8	04 MAY 2020	ISSUED FOR DP REVISIONS

PROJECT: **18514 TOWNHOUSES**
 18544-74 AVE, SURREY, BRITISH COLUMBIA
 SHEET DESCRIPTION: **BASE SITE PLAN**

OWNER: _____
DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-801 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH. (604)998-3381
 FAX. (604)998-0217
 drjarch@shaw.ca

1
 DP-A-2.10
BASE SITE PLAN
 1/32" = 1'-0"



SCALE: 1/32" = 1'-0"	PROJECT NO: _____	
DATE: 08 JUNE 2017	SHEET: _____	
DRAWN: PR, LN	REVISIONS: <table border="1"><tr><td>8</td></tr></table>	8
8		
DP-A-2.10		

18514 TOWNHOUSE

18514-74 AVE, SURREY, BRITISH COLUMBIA

DATA SHEET

18514 TOWN HOUSES										08 th JUNE, 2017				
PROJECT NAME: 18514. TOWNHOUSE														
ADDRESS: 18514-72 AVE, SURREY, V4N 6C2, BC.														
GROSS SITE AREA		56523.00	S ft OR	5251.16	Sq mts OR	1.30	Acres	0.52		HECT				
ROAD DEDICATION		1206.00	S ft OR	112.04	Sq mts OR	0.03	Acres							
S.R.W		19597.00	S ft OR	1820.62	Sq mts OR	0.45	Acres							
NET SITE AREA (EXCUL. ROAD DED. AND S.R.W)		35720.00	S ft OR	3318.50	Sq mts OR	0.82	Acres	0.33		HECT				
TOTAL BUILDABLE FLOOR AREA (INCLUDING GARAGE AREA)														
BUILDING# 1	:	9769	S ft	907.57	Sq M									
BUILDING# 2	:	9755	S ft	906.27	Sq M									
BUILDING# 3	:	12561	S ft	1166.96	Sq M									
BUILDING# 4	:	7860	S ft	730.22	Sq M									
TOTAL AREA		39945	S ft	3711.01	Sq M									
FLOOR AREA RATIO:														
F.A.R = NET AREA +ELEC. ROOMS (EXCLUDING GARAGE AREAS) / NET SITE AREA														
		32623.00	/	35720	0.91	FSR								
F.A.R = NET AREA+ELEC. ROOMS (EXCLUDING GARAGE AREAS) / GROSS SITE AREA														
		32623.00	/	56523	0.58	FSR								
LOT COVERAGE = LOWER FLOOR AREA / NET SITE AREA														
		12298	/	35720	34%									
TYPES & AREAS														
S.NO	TYPE	NO. UNITS	AREAS											
			GARAGE		LOWER FLOOR		MAIN FLOOR		UPPER FLOOR		TOTAL UNIT AREA(EXCUL. GARAGE)		FAR AREA (EX GARAGE)	
			S ft	Sq M	S ft	Sq M	S ft	Sq M	S ft	Sq M	S ft	Sq M	S ft	Sq M
1	UNIT A	10	407.00	37.81	250.00	23.23	627.00	58.25	667.00	61.97	1544	143.44	15440.00	1434.42
2	UNIT A1	4	410.00	38.09	250.00	23.23	633.00	58.81	672.00	62.43	1555	144.46	6220.00	577.86
3	UNIT A2	1	424.00	39.39	324.00	30.10	854.00	79.34	915.00	85.01	2093	194.45	2093.00	194.45
4	UNIT B	3	229.00	21.27	161.00	14.96	616.00	57.23	636.00	59.09	1413	131.27	4239.00	393.82
5	UNIT B1	3	229.00	21.27	161.00	14.96	616.00	57.23	700.00	65.03	1477	137.22	4431.00	411.65
TOTAL AREA		21	7508.00	697.52	4790.00	445.01	13352	1240.44	14281	1326.75	8082	750.84	32423.00	3012.20
TOTAL NUMBER OF UNITS PROPOSED					21	NO.S								
NUMBER OF UNITS PER ACRE (NET SITE AREA)					26	NO.S								
NUMBER OF UNITS PER ACRE (GROSS SITE AREA)					16	NO.S								
NUMBER OF UNITS PER HECTARE (GROSS SITE AREA)					40	NO.S								
NUMBER OF UNITS PER HECTARE (NET SITE AREA)					63	NO.S								
AMENITY AREA														
			S ft	Sq M										
OUT DOOR & INDOOR AMENITY AREA REQUIRED			672.00	62.43										
PROPOSED OUTDOOR AMENITY AREA			1750.00	162.58										
PROPOSED INDOOR AMENITY AREA														
PROPOSED PARKING														
TOTAL PARKING PROVIDED					21*2	42		S TALLS						
TOTAL VISITOR PARKING PROVIDED					21*0.2	4		S TALLS						
					TOTAL		46		S TALLS					

SHEET INDEX

SHEET NO.	ARCHITECTURAL
DP-A-0 SERIES	3D VIEW DATA SHEET
DP-A-2 SERIES	SITE PLANS
DP-A-3 SERIES	CLUSTER FLOOR PLANS
DP-A-4 SERIES	CLUSTER SECTIONS
DP-A-5 SERIES	CLUSTERS ELEVATIONS AND COLORED ELEVATIONS
DP-A-6 SERIES	CLUSTERS COLORED ELEVATIONS
DP-A-1 SERIES	DETAILS

CONTEXT MAP NT5



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MARK	DATE	DESCRIPTION
1	08 JUNE 2017	ISSUED FOR PRELIMINARY DESIGN
2	16 OCT 2017	ISSUED FOR DP REVISIONS
3	19 FEB 2018	ISSUED FOR DP REVISIONS
4	15 MAR 2018	ISSUED FOR DP REVISIONS
5	26 APR 2019	ISSUED FOR DP REVISIONS
6	31 MAR 2020	ISSUED FOR DP REVISIONS
7	04 MAY 2020	ISSUED FOR DP REVISIONS
8		

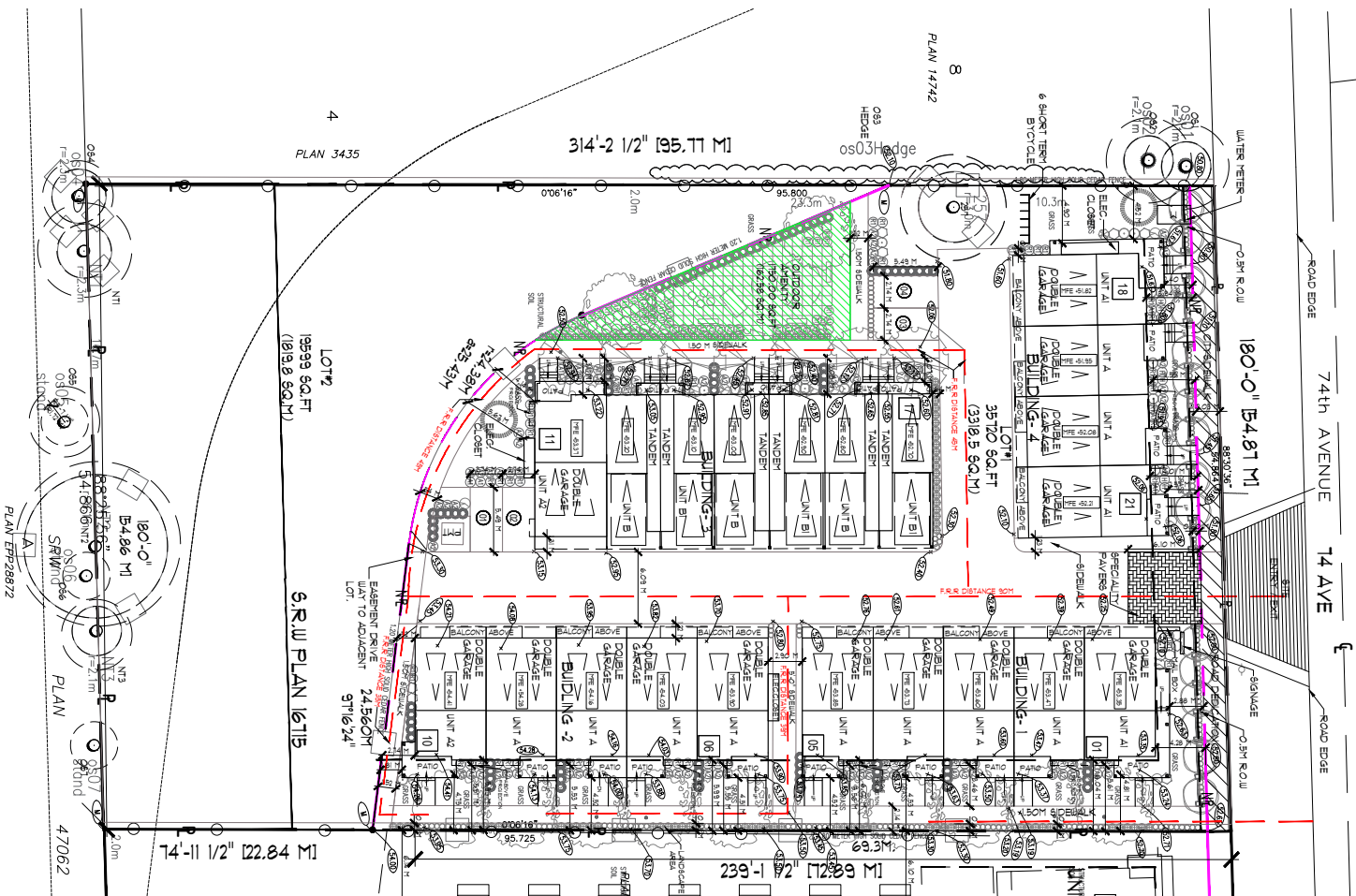
PROJECT:
18514 TOWNHOUSES
18514-74 AVE, SURREY, BRITISH COLUMBIA

SHEET DESCRIPTION
DATA SHEET

OWNER _____

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-301 WEST 3RD ST.
NORTH VANCOUVER, BC V1P 3P9
PH. (604)998-3381
FAX. (604)998-0217
drjarch@shaw.ca

SCALE: N.T.S	PROJECT NO: _____
DATE: 08 JUNE 2017	SHEET: _____
DRAWN: PR, LN	DP-A-0.01
REVISIONS: 1	



PLAN 3435

PLAN 14742

LOT 12
19599 SQ. FT.
(89.98 SQ. M)

LOT 11
35700 SQ. FT.
(3318.5 SQ. M)

5 R.W. PLAN 16715
EMBERT DRIVE
LOT 10 (10 DOCKETS)
24,560 SQ. FT.
97'6.24"

74'-11 1/2" [22.84 M]

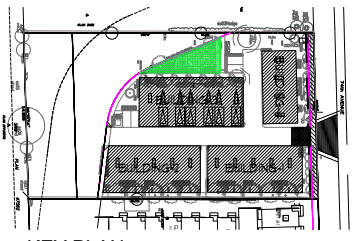
239'-1 9/2" [72.99 M]

180'-0" [54.81 M]

74th AVENUE
74 AVE

NEW PROPERTY LINE

1 SITE PLAN
1/32" = 1'-0"



1 KEY PLAN

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MARK	DATE	DESCRIPTION
1	08 JUN 2017	ISSUED FOR PRELIMINARY DESIGN
2	16 OCT 2017	ISSUED FOR PERMITS
3	16 OCT 2017	ISSUED FOR PERMITS
4	16 OCT 2017	ISSUED FOR PERMITS
5	16 OCT 2017	ISSUED FOR PERMITS
6	16 OCT 2017	ISSUED FOR PERMITS
7	16 OCT 2017	ISSUED FOR PERMITS
8	08 JUN 2017	ISSUED FOR PERMITS
9	08 JUN 2017	ISSUED FOR PERMITS

PROJECT:
18514 TOWNHOUSES
18514-74 AVE SURREY, BRITISH COLUMBIA

SHEET DESCRIPTION
SITE PLAN

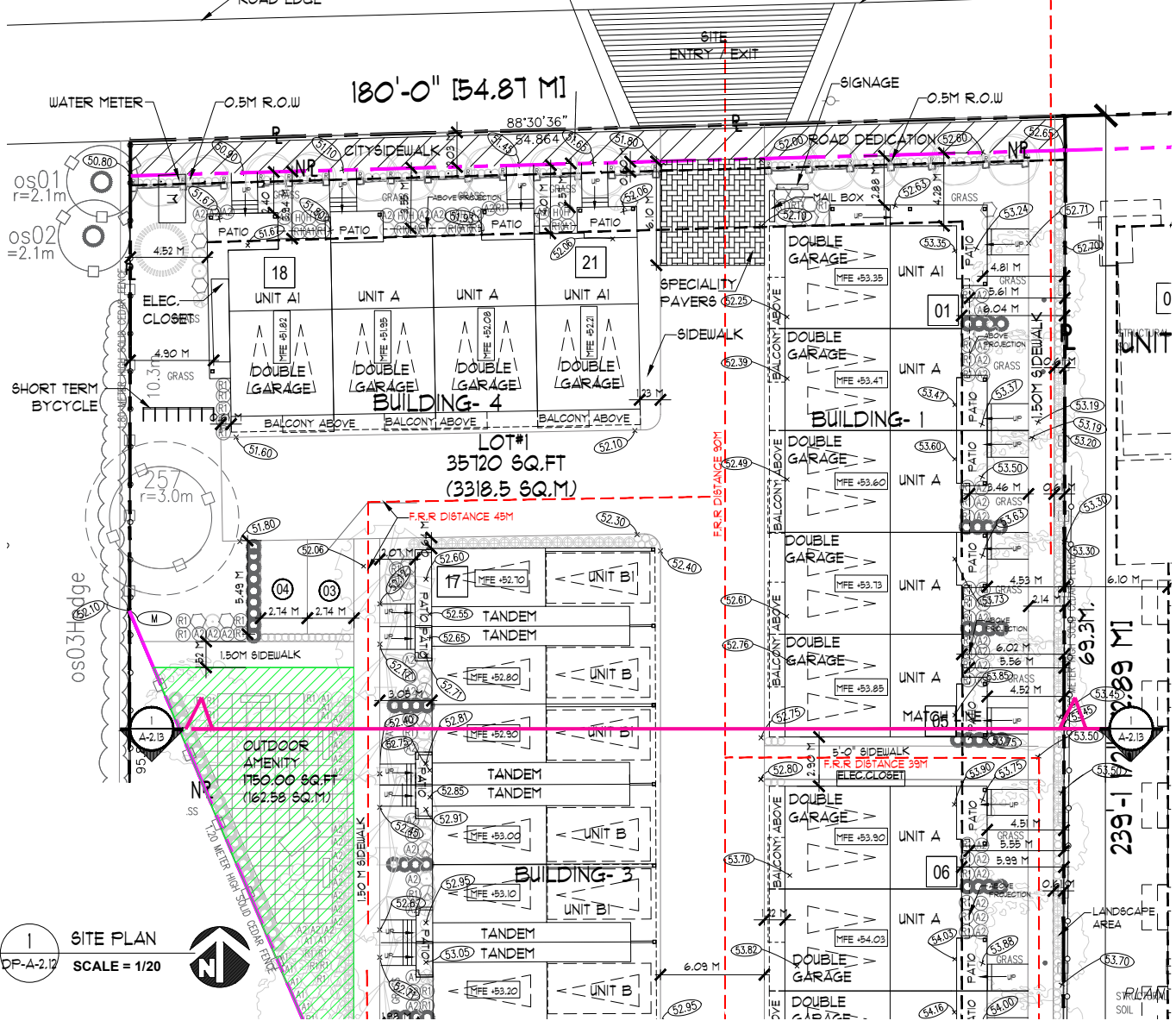
OWNER

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#374-901 WEST 3RD ST.
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PH: (604)998-3381
FAX: (604)998-0217
drjarch@shaw.ca

SCALE: 1/32" = 1'-0" PROJECT NO: _____
DATE: 08 JUNE 2017 SHEET: _____
DRAWING: PR, LN
REVISED: 8

DP-A-2.11

74th AVENUE 74 AVE



1 SITE PLAN
 DP-A-2.12
 SCALE = 1/20

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MARK	DATE	DESCRIPTION
1	08 JUNE 2017	ISSUED FOR PRELIMINARY DESIGN
2	16 JULY 2017	ISSUED FOR PERMIT APPLICATION
3	02 AUG 2018	ISSUED FOR PERMIT APPLICATION
4	16 FEB 2019	ISSUED FOR PERMIT APPLICATION
5	20 MAR 2019	ISSUED FOR PERMIT APPLICATION
6	31 MAR 2020	ISSUED FOR PERMIT APPLICATION
7	07 APR 2020	ISSUED FOR PERMIT APPLICATION
8	04 MAY 2020	ISSUED FOR PERMIT APPLICATION

PROJECT: 18514 TOWNHOUSES
 18544 74 AVE, SURREY, BRITISH COLUMBIA

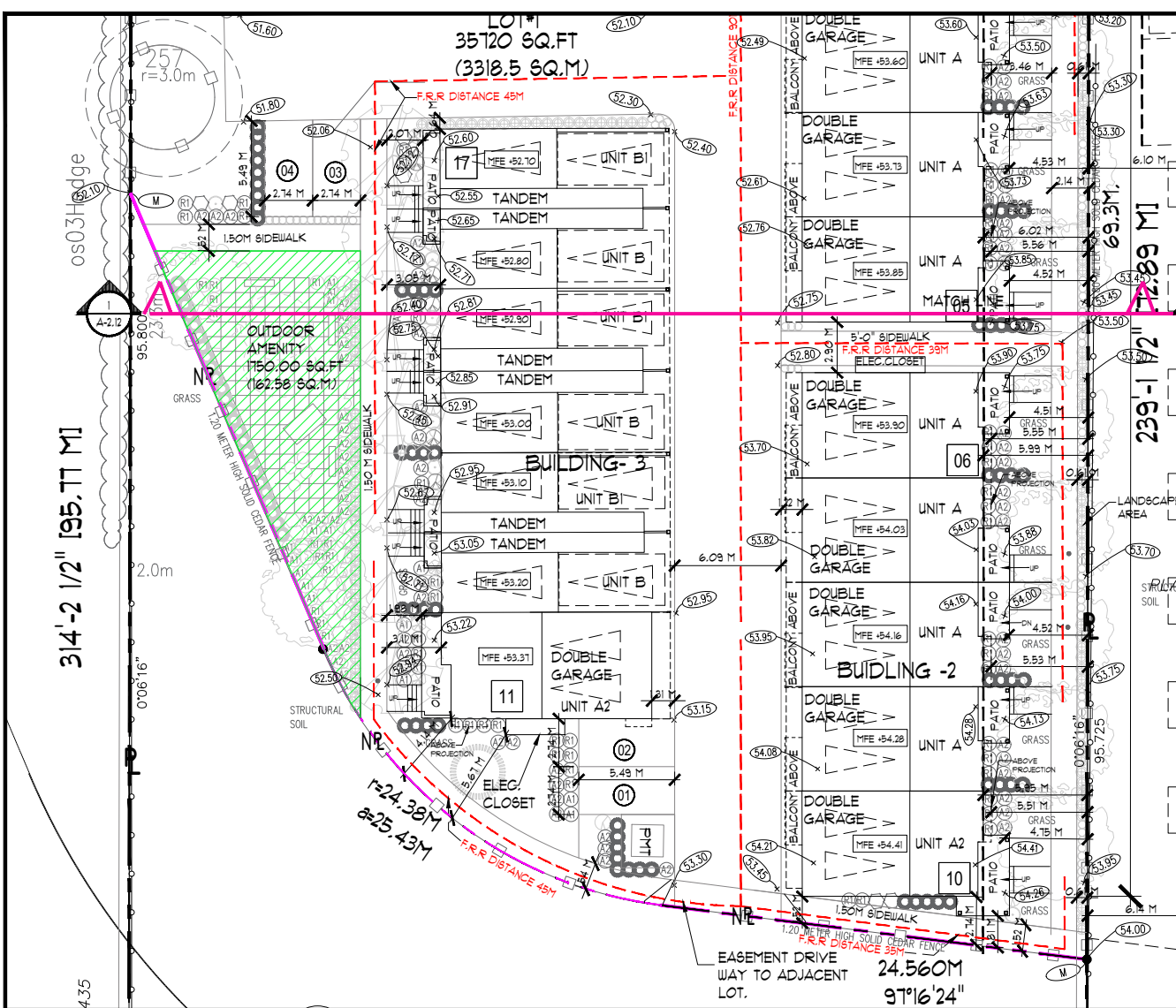
SHEET DESCRIPTION: SITE PLAN

OWNER:

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 #374-801 WEST 3RD ST.
 NORTH VANCOUVER, BC V1P 4P8
 PH. (604)998-3381
 FAX. (604)998-0217
 drjarch@shaw.ca

SCALE: 1/20" = 1'-0"
 DATE: 08 JUNE 2017
 DRAWN: PR, LN
 PROJECT NO:
 SHEET:

REVISIONS: DP-A-2.12



1 SITE PLAN
DP-A-2.13 SCALE = 1/20



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3	15 FEB 2018	ISSUED FOR PERMITS
4	15 APR 2018	ISSUED FOR PERMITS
5	26 APR 2019	ISSUED FOR PERMITS
6	31 MAR 2020	ISSUED FOR PERMITS
7	04 MAY 2020	ISSUED FOR PERMITS
8		ISSUED FOR PERMITS

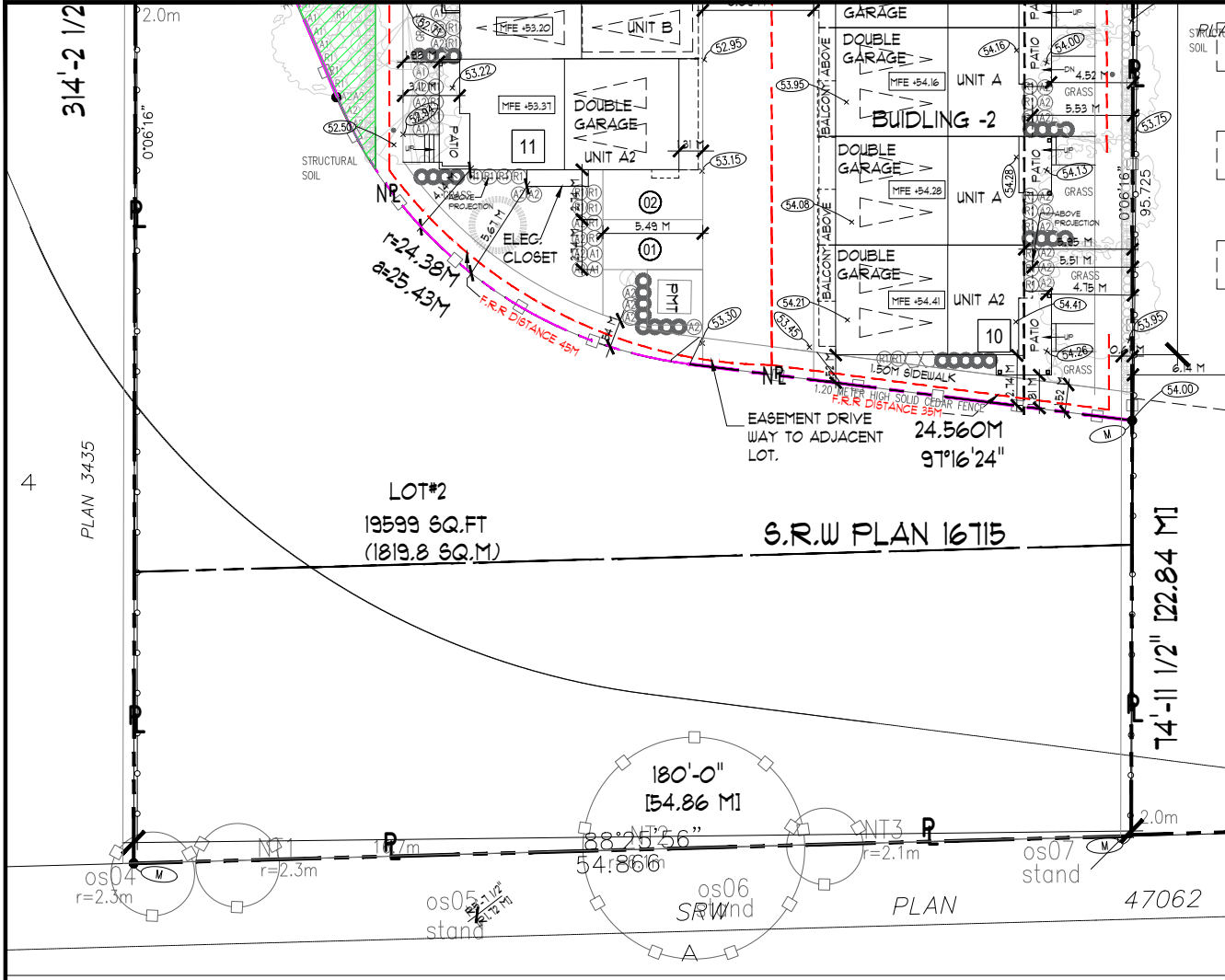
PROJECT: **18514 TOWNHOUSES**
18544-74 AVE, SURREY, BRITISH COLUMBIA

SHEET DESCRIPTION: **SITE PLAN**

OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V1P 3P8
PH. (604)998-3381
FAX. (604)998-0217
drjarch@shaw.ca

SCALE: 1/20"=1'-0" PROJECT NO: _____
DATE: 08 JUNE 2017 SHEET: _____
DRAWN: PR, LN SHEET: _____
REVISIONS: DP-A-2.13



1 SITE PLAN
 DP-A-2.14 SCALE = 1/20

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MARK	DATE	DESCRIPTION
1	08 JUN 2017	ISSUED FOR PRELIMINARY DESIGN
2	16 OCT 2017	ISSUED FOR DP REVISIONS
3	16 OCT 2017	ISSUED FOR DP REVISIONS
4	28 APR 2018	ISSUED FOR DP REVISIONS
5	28 APR 2018	ISSUED FOR DP REVISIONS
6	31 MAR 2019	ISSUED FOR DP REVISIONS
7	31 MAR 2019	ISSUED FOR DP REVISIONS
8	04 MAY 2020	ISSUED FOR DP REVISIONS

PROJECT:
18514 TOWNHOUSES
 18544 74 AVE, SURREY, BRITISH COLUMBIA

SHEET DESCRIPTION:
ENLARGED SITE PLAN

OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-301 WEST 3RD ST.
 NORTH VANCOUVER, BC V6P 3P8
 PH. (604)998-3381
 FAX. (604)998-0217
 drjarch@shaw.ca

SCALE: 1/20" = 1'-0"
 PROJECT NO: _____
 DATE: 08 JUNE 2017
 DRAWN: PR, LN SHEET: _____
 REVISIONS: DP-A-2.14



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MARK	DATE	DESCRIPTION
1	06 JUN 2017	ISSUED FOR PRELIMINARY DESIGN
2	16 JUN 2017	ISSUED FOR DP REVISIONS
3	15 JUL 2017	ISSUED FOR DP REVISIONS
4	15 APR 2018	ISSUED FOR DP REVISIONS
5	26 APR 2019	ISSUED FOR DP REVISIONS
6	31 MAR 2020	ISSUED FOR DP REVISIONS
7	04 MAR 2020	ISSUED FOR DP REVISIONS
8	04 MAY 2020	ISSUED FOR DP REVISIONS

PROJECT: **18514 TOWNHOUSES**
18544 74 AVE, SURREY, BRITISH COLUMBIA
SHEET DESCRIPTION: **SITE PLAN WITH ADJACENT LOT**
OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-801 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH. (604)998-3381
FAX. (604)998-0217
drjarch@shaw.ca

SCALE: 1/48" = 1'-0"	PROJECT NO: _____
DATE: 06 JUNE 2017	_____
DRAWN: PR, LN	SHEET: _____
REVISIONS: 8	DP-A-2.31

1
DP-A-2.31

SITE PLAN WITH ADJACENT
1/48" = 1'-0"





1 COLOURED NORTH ELEVATION
DP-A-6.41 1/8" = 1'-0"



2 COLOURED SOUTH ELEVATION
DP-A-6.41 1/8" = 1'-0"



3 COLOURED EAST ELEVATION
DP-A-6.41 1/8" = 1'-0"



4 COLOURED WEST ELEVATION
DP-A-6.41 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
FL	FLASHING	LIGHT GREY
GR	GUARD/RAILING	GUARD/RAILING
TR1	TRIM	DARK GREY
TR2	TRIM	WHITE
FA	FASCIA/GUTTER	BLACK
C1	6" HARDI SIDING	BLUE (BU-6503)
C2	6" HARDI SIDING	DARK GREY (BU-1061)
C3	6" HARDI SIDING	LIGHT GREY (BU-1064)
C4	6" HARDI SIDING	OCHRE YELLOW (BU-6688)
WS1	6" HARDI WALL SHINGLES	BLUE (BU-6503)
WS2	6" HARDI WALL SHINGLES	DARK GREY (BU-1061)
WS3	6" HARDI WALL SHINGLES	LIGHT GREY (BU-1064)
WS4	6" HARDI WALL SHINGLES	OCHRE YELLOW (BU-6688)
HP	HARDI PANEL	WHITE
RS	ROOF SHINGLES	BLACK
PS	4" HARDI SIDING PRIVACY SCREEN	DARK GREY
	WINDOWS	WHITE
	DOORS	GREY
RD	ROLL-UP DOOR	GREY

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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MARK	DATE	DESCRIPTION
1	08 JAN 2017	ISSUED FOR PRELIMINARY CONSENT
2	06 NOV 2018	ISSUED FOR DP REGION
3	06 NOV 2018	ISSUED FOR DP REGION
4	05 FEB 2019	ISSUED FOR DP REGION
5	06 FEB 2019	ISSUED FOR DP REGION
6	02 MAR 2020	ISSUED FOR DP REGION

PROJECT: **18514 TOWNHOUSES**
18514-74 AVE, SURREY, BC.
SHEET DESCRIPTION: **BUILDING-4 COLOURED ELEVATIONS**

OWNER: **DOUGLAS R. JOHNSON ARCHITECT LTD.**
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH.(604)998-3381
FAX.(604)998-0217

SCALE: 1/8" = 1'-0"	PROJECT NO: -----
DATE: 08 JUN 2017	-----
DRAWN: -----	SHEET: -----
REVISIONS: 6	DP-A-6.41



1 COLOURED EAST ELEVATION
DP-A-6.11 1/8" = 1'-0"



2 COLOURED NORTH ELEVATION
DP-A-6.11 1/8" = 1'-0"



4 COLOURED WEST ELEVATION
DP-A-6.11 1/8" = 1'-0"



3 COLOURED SOUTH ELEVATION
DP-A-6.11 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
FL	FLASHING	LIGHT GREY
GR	GUARD/RAILING	GUARD/RAILING
TR1	TRIM	DARK GREY
TR2	TRIM	WHITE
FA	FASCIA/GUTTER	BLACK
C1	6" HARDI SIDING	BLUE (BU-6903)
C2	6" HARDI SIDING	DARK GREY (BU-1067)
C3	6" HARDI SIDING	LIGHT GREY (BU-1064)
C4	6" HARDI SIDING	OCBRE YELLOW (BU-6688)
WS1	6" HARDI WALL SHINGLES	BLUE (BU-6903)
WS2	6" HARDI WALL SHINGLES	DARK GREY (BU-1067)
WS3	6" HARDI WALL SHINGLES	LIGHT GREY (BU-1064)
WS4	6" HARDI WALL SHINGLES	OCBRE YELLOW (BU-6688)
HP	HARDI PANEL	WHITE
RS	ROOF SHINGLES	BLACK
PS	4" HARDI SIDING PRIVACY SCREEN	DARK GREY
	WINDOWS	WHITE
	DOORS	GREY
RD	ROLL-UP DOOR	GREY

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

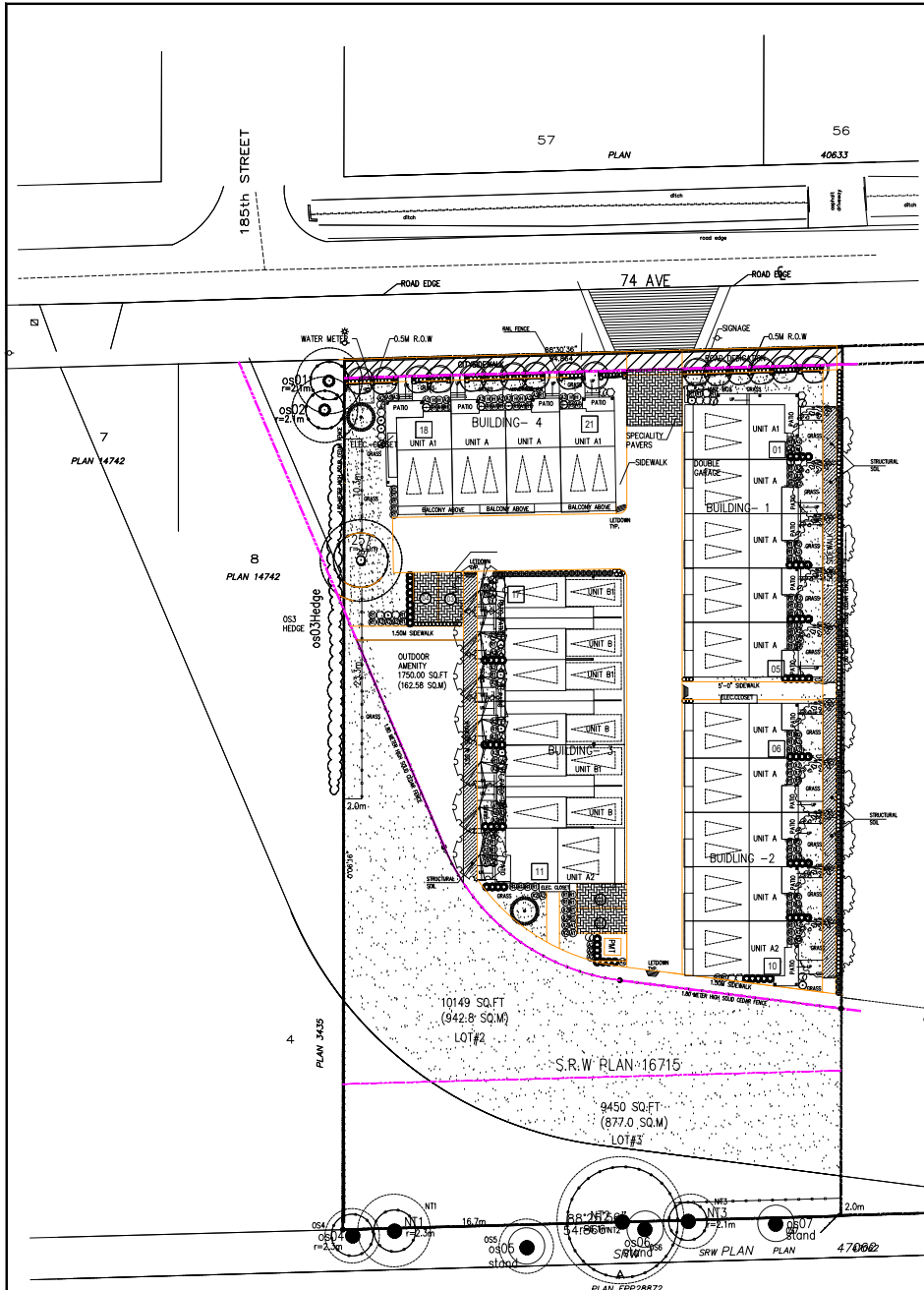
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MARK	DATE	DESCRIPTION
1	09 JAN 2017	ISSUED FOR PRELIMINARY
2	06 NOV 2018	ISSUED FOR PERMITS
3	06 NOV 2018	ISSUED FOR PERMITS
4	09 FEB 2023	ISSUED FOR DP REGION
5	09 FEB 2023	ISSUED FOR DP REGION
6	09 MAR 2023	ISSUED FOR DP REGION

PROJECT: 18514 TOWNHOUSES
18514-74 AVE, SURREY, BC.
SHEET DESCRIPTION: BUILDING-1 COLOURED ELEVATIONS
OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0217

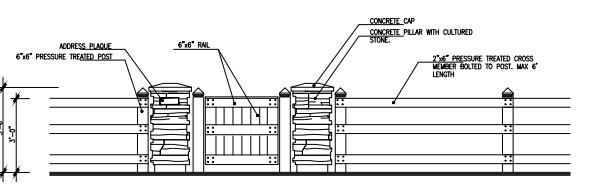
SCALE: 1/8" = 1'-0"	PROJECT NO:
DATE: 08 JUN 2017	---
DRAWN:	SHEET:
REVISIONS:	DP-A-6.11
6	



KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
⊙	ACER GRiseum	PAPERBARK MAPLE	7	6 CM. CAL.	AS SHOWN	B. & B.
⊙	CORNUS NUTTALLI	PACIFIC DOGWOOD	12	6 CM. CAL.	AS SHOWN	B. & B.
⊙	QUERCUS ROBUR SKYROCKET	SKYROCKET OAK	16	6 CM. CAL.	AS SHOWN	B. & B.
⊙	CHAMAECYPARIS NOOTKATENSIS PENDULA	WEeping NOOTKA CYPRESS	1	3.00 METERS	AS SHOWN	B. & B.
⊙	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	20	#3 POT	90 CM. O.C.	
⊙	AZALEA JAPONICA (VARIOUS)	AZALEA	89	#3 POT	90 CM. O.C.	
⊙	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	32	#3 POT	90 CM. O.C.	
⊙	BURUIS MACROPHYLLA 'WINTER GEM'	ASIAN BIRDWOOD	199	#3 POT	45 CM. O.C.	
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	14	#3 POT	90 CM. O.C.	
⊙	PIERS JAPONICA 'FOREST FLAME'	LILY-OF-THE-VALLEY	5	#3 POT	90 CM. O.C.	
⊙	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	94	#3 POT	90 CM. O.C.	
⊙	'STRONGA' VILGANS 'MICHEL' BUCHNER'	LILAC	19	#3 POT	90 CM. O.C.	
⊙	PRUNUS LAUROCRASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	114	#3 POT	90 CM. O.C.	
⊙	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	77	1.00 METERS	65 M. O.C.	
⊙	RHOISACOLA TRILOBA	SLACK-EYED SUSAN	29	#3 POT	45 CM. O.C.	
⊙	HOSTA (VARIOUS)	HOSTA	8	#3 POT	90 CM. O.C.	
⊙	SPIRAEA JAPONICA SNOWMOUND	SNOWMOUND SPIRAEA	16	#3 POT	90 CM. O.C.	

NOTES:

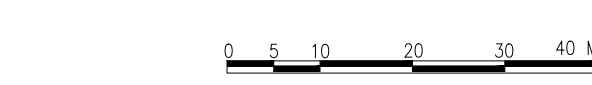
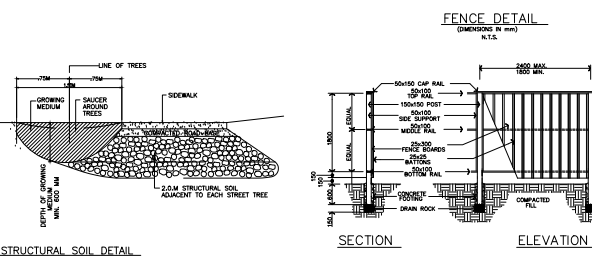
- PLANT SPECIES IN THE LIST ARE REFERRED ACCORDING TO THE LANDSCAPE STANDARD 'LATEST EDITION' CONTAINED WITHIN THE SPECIFICATIONS FOR THIS STANDARD. PLANT SPECIES NOT LISTED IN THE STANDARD SHALL BE OF THE SAME SPECIES AND VARIETY AS THE SPECIES LISTED IN THE STANDARD. PLANT SPECIES NOT LISTED IN THE STANDARD SHALL BE OF THE SAME SPECIES AND VARIETY AS THE SPECIES LISTED IN THE STANDARD. PLANT SPECIES NOT LISTED IN THE STANDARD SHALL BE OF THE SAME SPECIES AND VARIETY AS THE SPECIES LISTED IN THE STANDARD.
- ALL PLANT SPECIES MUST BE PROVIDED FROM REPUTED TREE NURSERIES. ALL PLANT SPECIES MUST BE PROVIDED WITH A GUARANTEE FROM THE NURSERY. PLANT SPECIES NOT LISTED IN THE STANDARD SHALL BE OF THE SAME SPECIES AND VARIETY AS THE SPECIES LISTED IN THE STANDARD.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:



GATE AND FENCE ELEVATION
BACK OF GATE

NOTE:

- ALL LUMBER PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVES.
- ALL HARDWARE HOT DIPPED GALVANIZED.
- APPLY 2 COATES EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
- ALL FENCES TO BE LEVEL. CHANGES TO GRADE TO BE IN 12"-18" STEPS (MAX GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3"-6").



LEGEND

- = TREES NOT SURVEYED
- = TREES TO BE RETAINED
- ⊙ = TREES TO BE REMOVED
- ⊙ = PROTECTION BARRIER

DATE	REVISIONS	NO.
AUG/19	REVISED SITE PLAN	4
MAY/19	COS COMMENTS	3
MAR/19	REVISED SITE PLAN	2
OCT/18	REVISED SITE PLAN	1

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
CKSIA CSA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3C 3E8
PHONE (604) 857-2376

CLIENT:
MR. PETER RHANDABRA
RIVERPORT CONSTRUCTION LTD.
c/o BOUIS JOHNSON ARCHITECT
221 PEMBERTON AVENUE
NORTH VANCOUVER, B.C.
V7P 2R4
604-948-3581

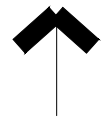
TITLE:
PLAN VIEW
LANDSCAPE PLAN PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
18514 - 74 AVENUE
SURREY, B.C.

SCALE	DATE
1:250	SEP/17

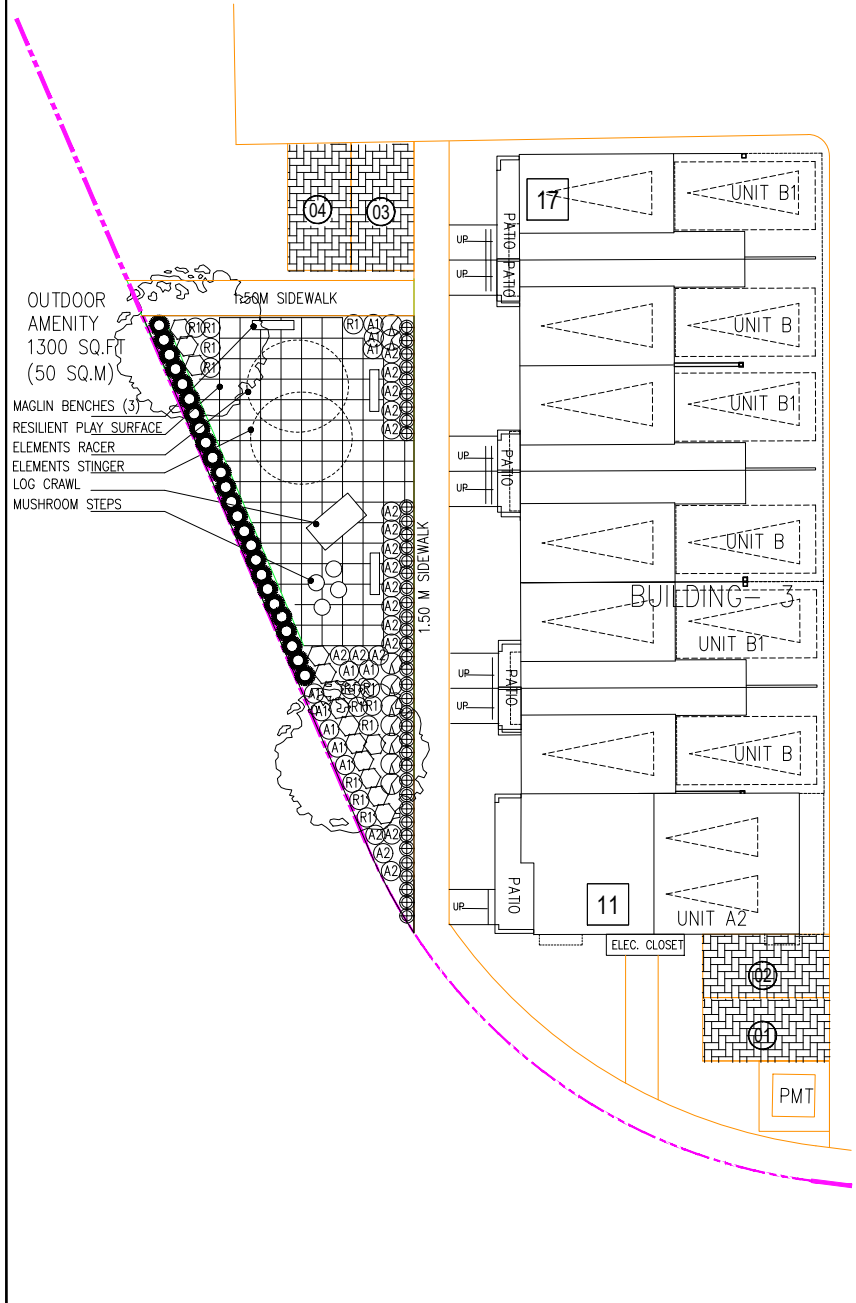
DRAFT: DWD
ENG.: DWD
APPROV: AS BALT

PRINTED	JOB NO.

DRAWING NO.: L-1



LOG CRAWL MUSHROOM STEPS



KOMPAN Product Info
Stinger - EL6400020

Best for: Ages 3-5 years

Product Information: Height: 1000mm, Weight: 15kg, Dimensions: 1000x1000x1000mm

10 YEAR WARRANTY

MAGLIN
MLB45CW

Product Information: Height: 450mm, Weight: 45kg, Dimensions: 1500x450x450mm

10 YEAR WARRANTY

KOMPAN Product Info
Racer - EL6400002

Best for: Ages 3-5 years

Product Information: Height: 1000mm, Weight: 15kg, Dimensions: 1000x1000x1000mm

10 YEAR WARRANTY

playfall
Safety Surfacing System

Play Fall Tilt Details

- Thin and 2" and features a 2" x 2" glass bead surface pattern
- Available in 1/2" or 1" thickness
- Slip resistant
- Minimal maintenance
- Removes effective drainage
- Quick installation installation with plastic pins & optional adhesive
- Block from 2000 Impact Modulus (IM) from the rubber Playfall & granules in a non-toxic polyurethane binder

Drop Height Configurations

Drop Height	Thickness	Material
4'	1.5"	Playfall Tile
6'	2"	Playfall Tile
8'	2.5"	Playfall Tile
10'	3"	Playfall Tile
12'	3.5"	Playfall Tile
14'	4"	Playfall Tile

Standard Colors

10 YEAR WARRANTY

DATE	REVISIONS	NO.
AUG/19	REVISED SITE PLAN	4
MAY/19	COS COMMENTS	3
MAR/19	REVISED SITE PLAN	2
OCT/18	REVISED SITE PLAN	1

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONGUIL COURT
ABBOTSFORD, B.C.
V2C 3E8

PHONE (604) 857-2376

CLIENT

MR. PETER BHANDAWA
RIVERPORT CONSTRUCTION LTD.
c/ODDUS JOHNSON ARCHITECT
221 FEMBERTON AVENUE
NORTH VANCOUVER, B.C.
V7P 2R4
604-998-3381

TITLE

PLAN VIEW

LANDSCAPE PLAN
AMENITY AREA
TOWNHOUSE DEVELOPMENT
18514 - 74 AVENUE
SURREY, B.C.

SCALE 1:100	DATE SEP/17
DRAWN DWT	
ENL. DWT	
APPROV. AS BUILT	

PRINTED	JOB No.
	DRAWING No.
	L-2

INTER-OFFICE MEMO

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

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

DATE: **May 14, 2020** PROJECT FILE: **7817-0486-00**

RE: **Engineering Requirements
Location: 18514 74 Avenue**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 1.942-metre along 74 Avenue plus an additional 0.5-metre statutory right-of-way.

Works and Services

- Construct south side of 74 Avenue to the collector road standard.
- Construct storm, water, and sanitary mains and service connections to service the development as per the NCP.
- Implement Best Management Practices to manage storm water as per the West Clayton NCP Stage 2 Servicing Strategy and the Clayton Integrated Stormwater Management Plan and register Restrictive Covenants as determined through the detailing stage.
- Construct downstream offsite sanitary mains (North Cloverdale Trunk Sewer) as per the NCP.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/Development Variance Permit beyond those noted above.



Tommy Buchmann, P.Eng.
Development Services Manager

SK2

April 9, 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 #: 17 0486 00

SUMMARY

The proposed 21 townhouse units are estimated to have the following impact on the following schools:

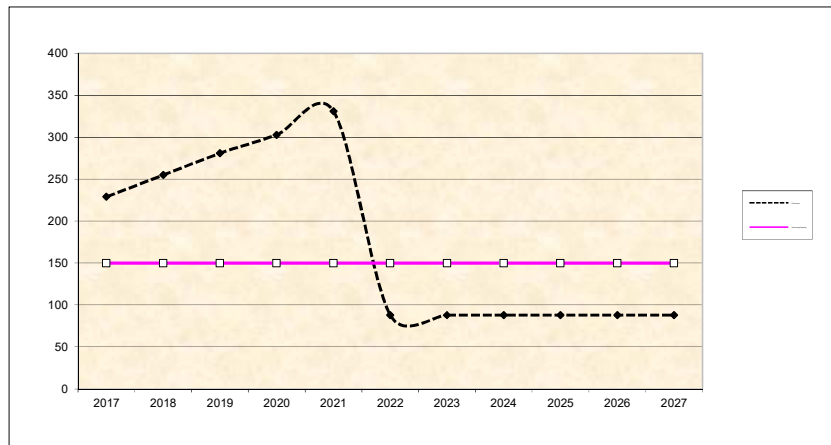
Projected # of students for this development:

Elementary Students:	5
Secondary Students:	3

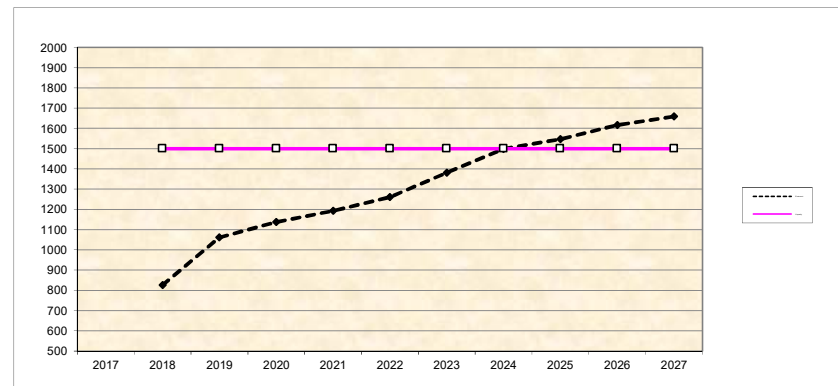
September 2019 Enrolment/School Capacity

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.

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	unknown
Address:	18514 74 Ave Surrey, BC
Registered Arborist:	Ian MacLachlan (PN-8643A)
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)	46
Protected Trees to be Removed	42
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 11 X one (1) = 11	73
- All other Trees Requiring 2 to 1 Replacement Ratio 31 X two (2) = 62	
Replacement Trees Proposed	36
Replacement Trees in Deficit	37
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:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ____ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

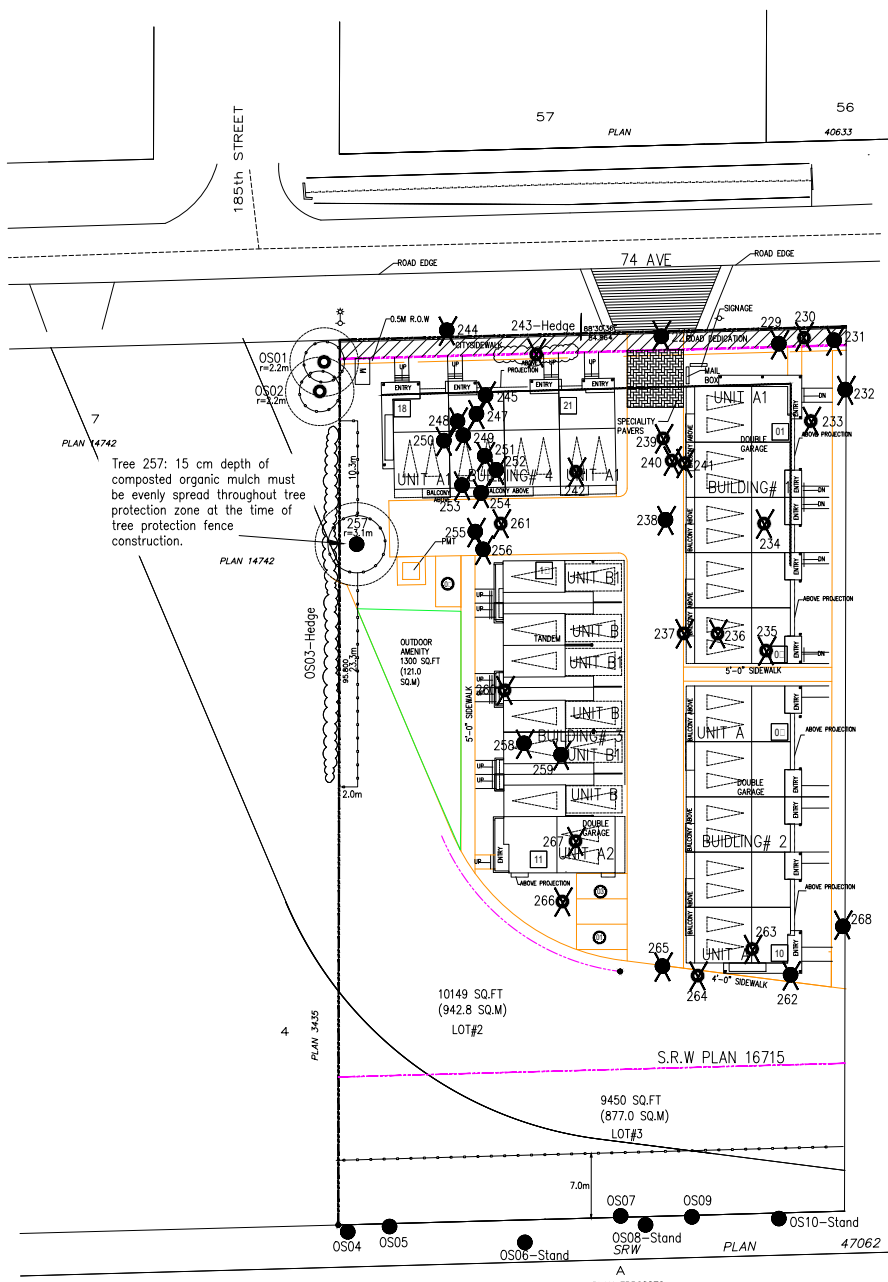
Summary prepared and
submitted by:



Arborist

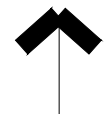
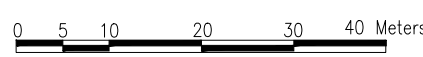
April 23rd,
2019

Date



Tree 257: 15 cm depth of composted organic mulch must be evenly spread throughout tree protection zone at the time of tree protection fence construction.

- Arborist's Notes:
- 1) All stated tree protection zone dimensions are measured from the center of each tree.
 - 2) Arborist supervision will be required for any excavation work within 2 m of a tree protection zone.



- LEGEND
- = TREES NOT SURVEYED
 - = TREES TO BE RETAINED
 - ⊗ = TREES TO BE REMOVED
 - (with cross) = TREE PROTECTION BARRIER
 - (with dot) = TREE NO-BUILD ZONE

DATE	REVISIONS	NO.
MAY/19	REVISED SITE PLAN	2
OCT/18	REVISED SITE PLAN	1

C. KAVOLINAS & ASSOCIATES INC
 BCSLA CSLA
 2462 DONQUIL COURT
 ABERTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 MR. PETER RHANDAWA
 RIVERPORT CONSTRUCTION LTD.
 c/o 6000 JONHSON ARCHITECT
 221 PEMBERTON AVENUE
 NORTH VANCOUVER, B.C.
 V7P 2R4
 604-998-3381

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 TOWNHOUSE DEVELOPMENT
 18514 - 74 AVENUE
 SURREY, B.C.

SCALE	DATE
1:250	April 23rd, 2019
DRAFT	DWD
ENG	DWD
APPROV	AS BUILT

PRINTED	JOB NO.
DRAWING NO.	
TR-1	

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0486-00

Issued To:

(the "Owner")

Address of Owner:

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

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

Parcel Identifier: 010-414-789
 Lot "A" Section 21 Township 8 New Westminster District Plan 21329
 18514 - 74 Avenue

(the "Land")

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

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum north front yard setback is reduced from 4.5 metres to 3.9 metres to the building face and 3.5 metres to the upper floor projection for Building 4, and to 4.2 metres to the building face for Building 1;
 - (c) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum west side yard setback is reduced from 6.0 metres to 4.9 metres to the building face for Building 4;
 - (d) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum south side yard setback is reduced from 6.0 metres to 4.1 metres to the building face of Building 3 and 1.5 metres to the building face of Building 2;
 - (e) In Section E.17 of Part 4 "General Provisions" the maximum number of risers permitted in the setback area is increased from 3 to 4 risers for Units 18 and 19 in Building 4;
 - (d) In Section J Special Regulations of Part 22 "Multiple Residential 30 Zone (RM-30)" the outdoor amenity requirements are varied to allow the outdoor amenity to be located within the south and west setbacks; and
 - (f) In Section B.1 of Part 4 "General Provisions" the minimum required indoor amenity space is eliminated for a 21-unit townhouse development of 37 square metres.
5. This development variance permit applies to only the portion of the Land and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

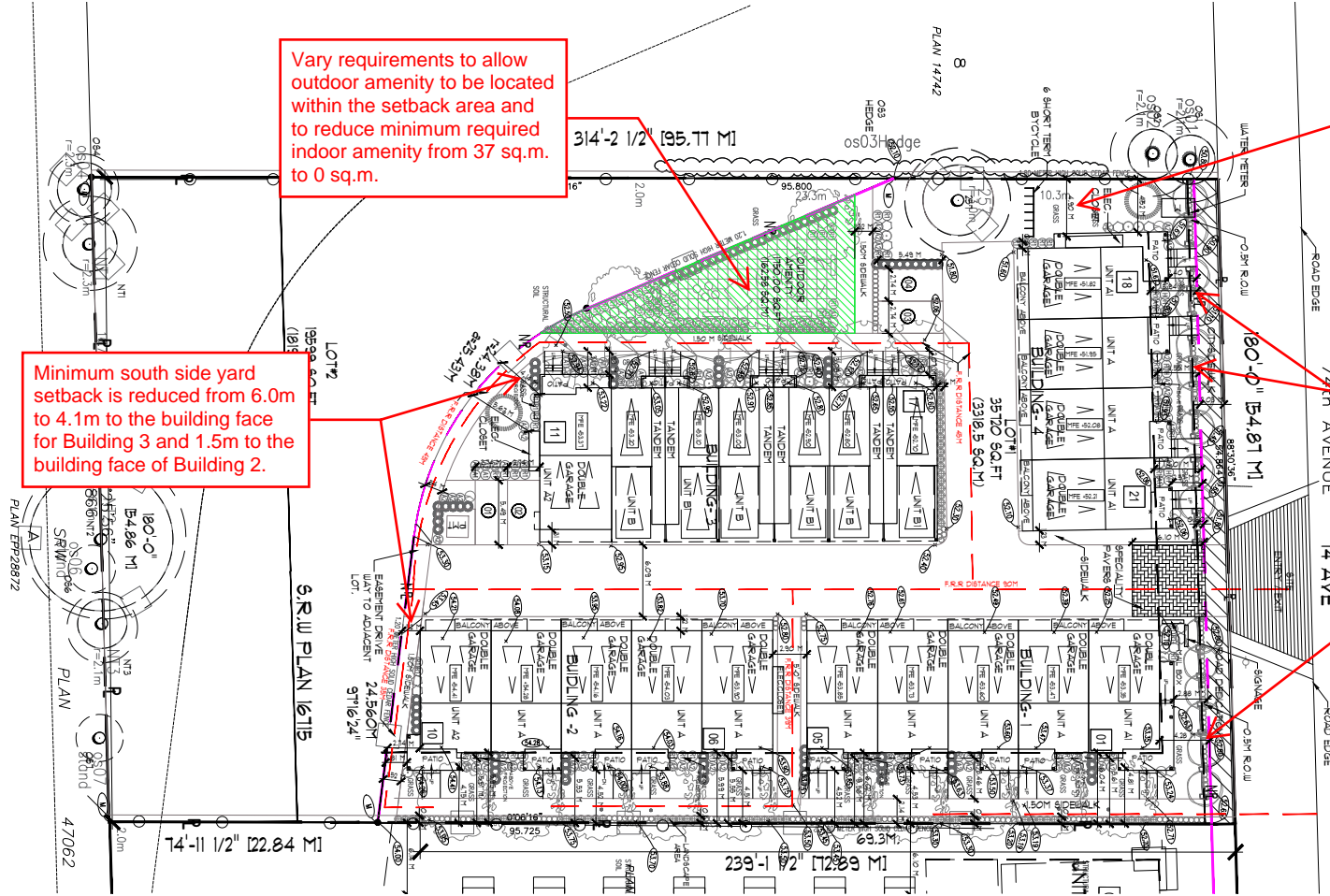
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

SCHEDULE A



Vary requirements to allow outdoor amenity to be located within the setback area and to reduce minimum required indoor amenity from 37 sq.m. to 0 sq.m.

Minimum south side yard setback is reduced from 6.0m to 4.1m to the building face for Building 3 and 1.5m to the building face of Building 2.

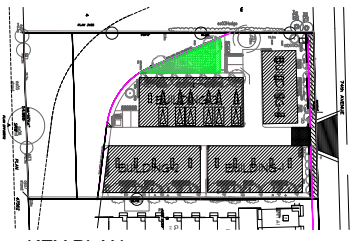
Minimum west side yard setback is reduced from 6.0m to 4.9m to the building face for Building 4.

Minimum north front yard setback is reduced from 4.5m to 3.9m to the building face and 3.5m to the upper floor projection for Building 4; and to increase the number of risers permitted within the setback area from 3 to 4 for Units 18 and 19.

Minimum north side yard setback is reduced from 4.5m to 4.2m to the building face for Building 1.

--- NEW PROPERTY LINE

1 SITE PLAN
1/32" = 1'-0"



1 KEY PLAN

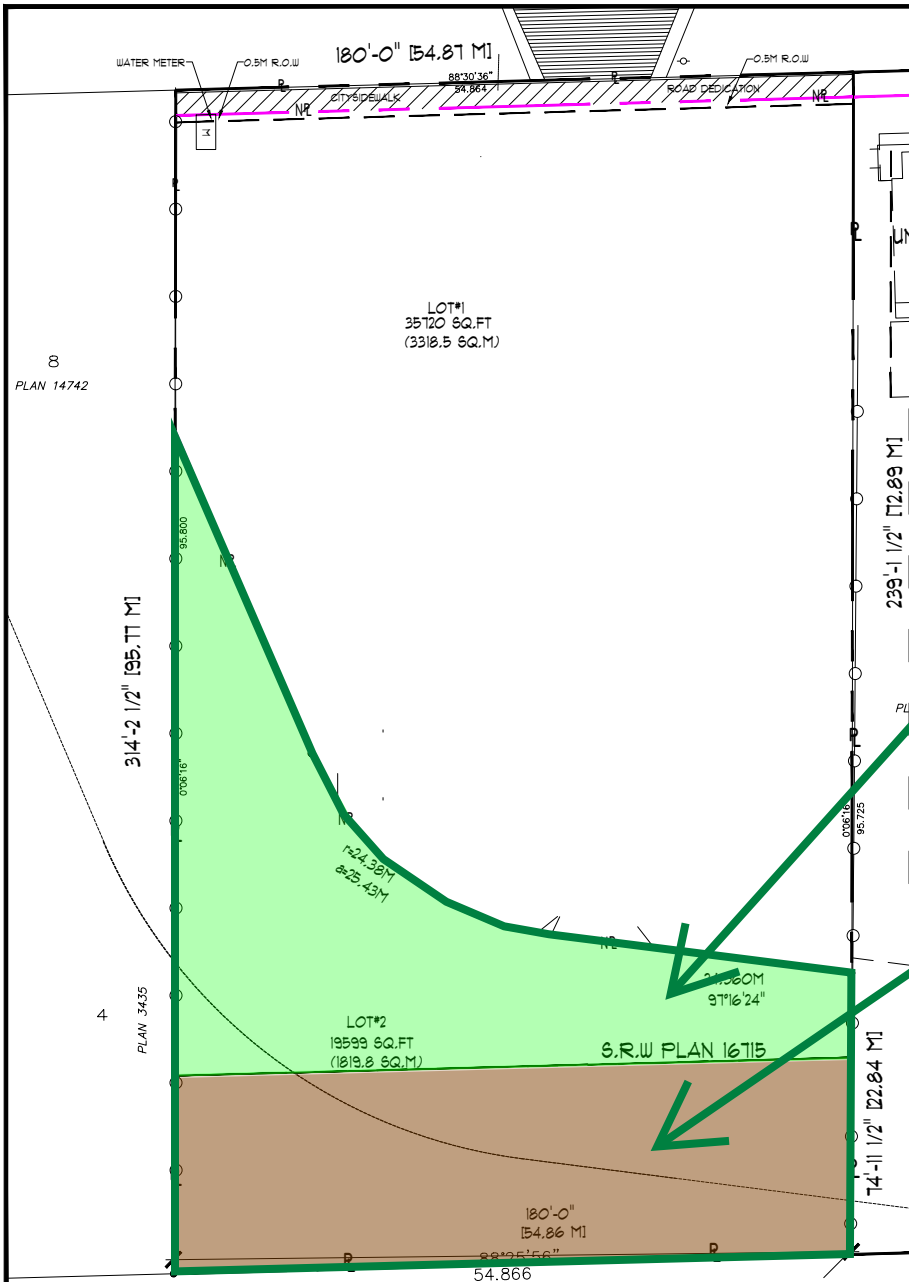
COPYRIGHT RESERVED
THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

MARK	DATE	DESCRIPTION
1	08 JUN 2017	ISSUED FOR PRELIMINARY DESIGN
2	16 OCT 2017	ISSUED FOR PERMITS
3	16 OCT 2017	ISSUED FOR PERMITS
4	16 OCT 2017	ISSUED FOR PERMITS
5	16 OCT 2017	ISSUED FOR PERMITS
6	16 OCT 2017	ISSUED FOR PERMITS
7	16 OCT 2017	ISSUED FOR PERMITS
8	16 OCT 2017	ISSUED FOR PERMITS
9	16 OCT 2017	ISSUED FOR PERMITS

PROJECT: 18514-74 AVENUE, SURREY, BRITISH COLUMBIA
SHEET DESCRIPTION: SITE PLAN
OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH. (604)998-3381
FAX. (604)998-0217
drjarch@shaw.ca

SCALE: 1/32" = 1'-0" PROJECT NO: ---
DATE: 08 JUNE 2017 SHEET: ---
DRAWING: PR, LN SHEET: ---
REVISIONS: 8 DP-A-2.11



Portion of Lot 2 shown in green to be acquired by the City.

Portion of Lot 2 shown in brown to be conveyed to the City for conservation purposes.

1
DP-A-2.10

BASE SITE PLAN

1/32" = 1'-0"



NORTH

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MARK	DATE	DESCRIPTION
1	08 JUNE 2017	ISSUED FOR PRELIMINARY DESIGN
2	16 OCT 2017	ISSUED FOR DP REVISIONS
3	15 FEB 2018	ISSUED FOR DP REVISIONS
4	15 FEB 2018	ISSUED FOR DP REVISIONS
5	26 APR 2019	ISSUED FOR DP REVISIONS
6	26 APR 2019	ISSUED FOR DP REVISIONS
7	31 MAR 2020	ISSUED FOR DP REVISIONS
8	04 MAY 2020	ISSUED FOR DP REVISIONS

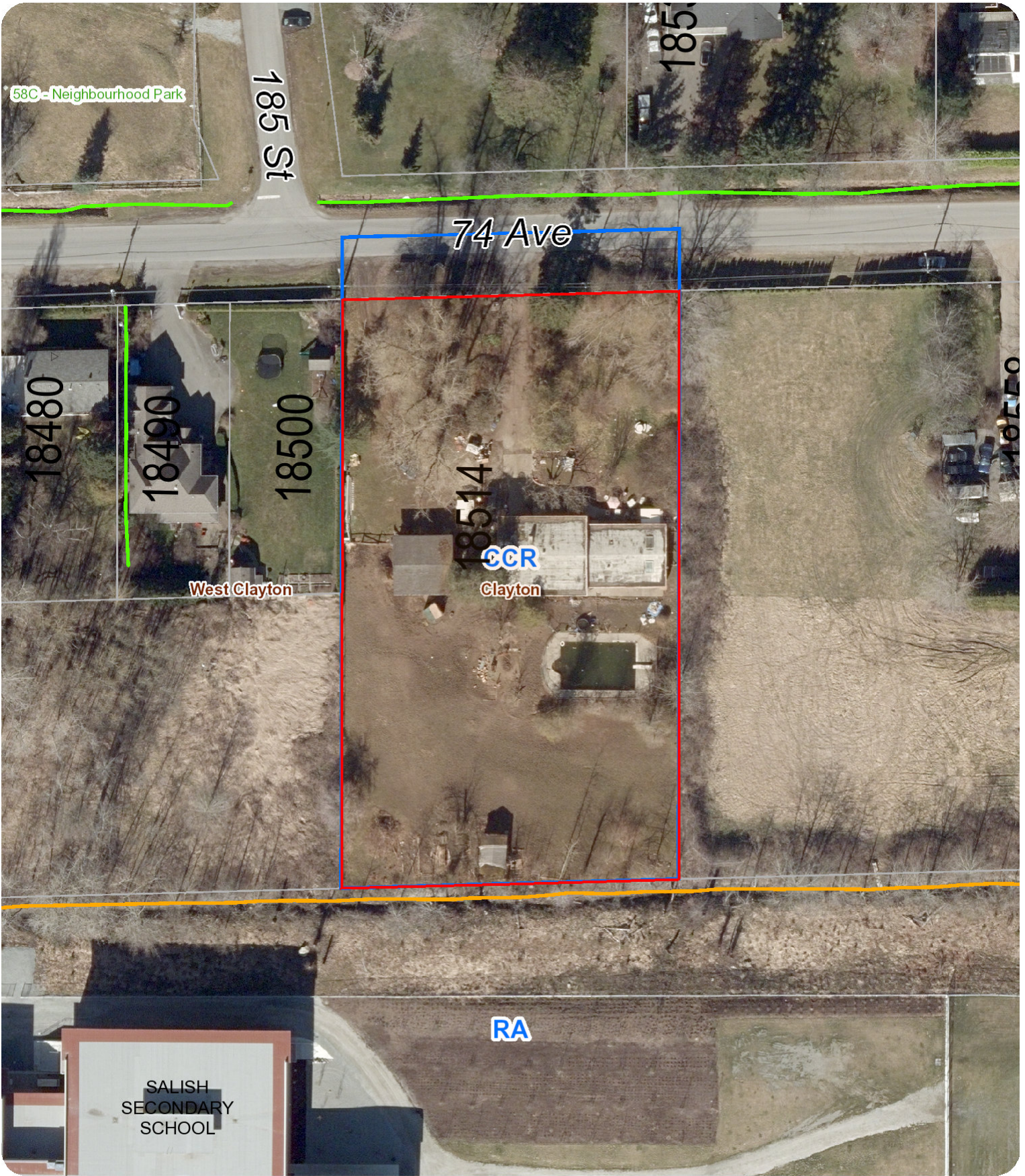
PROJECT: **18514 TOWNHOUSES**
18544 74 AVE, SURREY, BRITISH COLUMBIA

SHEET DESCRIPTION: **BASE SITE PLAN**

OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-801 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH. (604)998-3381
FAX. (604)998-0217
drjarch@shaw.ca

SCALE: 1/32" = 1'-0"	PROJECT NO: -----	
DATE: 08 JUNE 2017	SHEET: -----	
DRAWN: PR, LN	REVISIONS: <table border="1"><tr><td>8</td></tr></table>	8
8		
DP-A-2.10		



Enter Map Description

Scale: 1:825

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