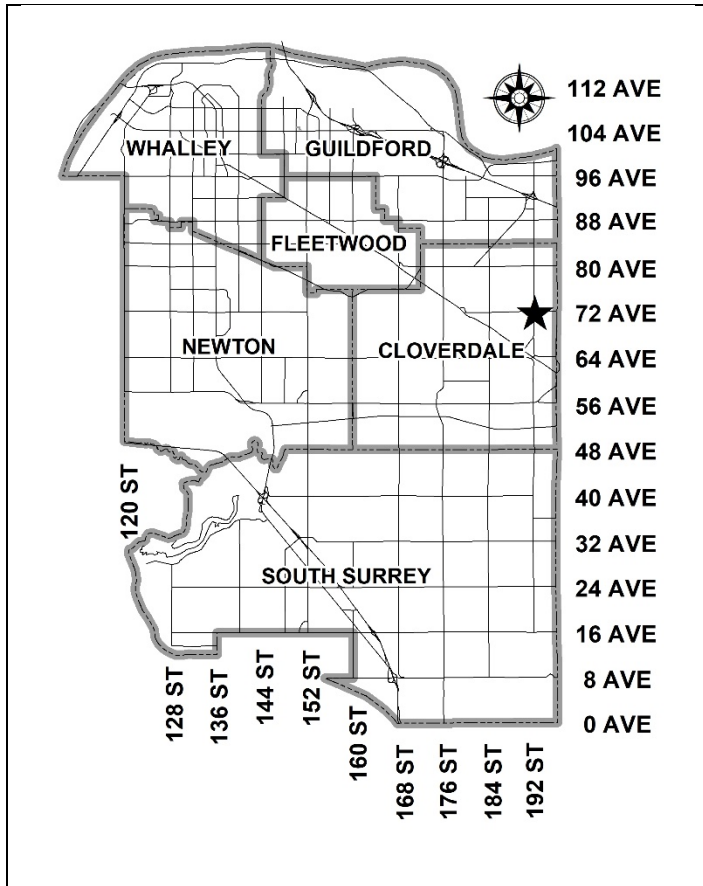


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0356-00

Planning Report Date: November 9, 2020



**PROPOSAL:**

- **OCP Amendment** from Urban to Commercial
- **NCP Amendment** from "Half-Acre Residential" to "Commercial/Residential"
- **Rezoning** from RA to CD (based on C-5 and RM-45)
- **Development Permit**

to permit the development of a 4-storey mixed-use building with approximately 3,350 sq.m. of retail and office space and 21 residential dwelling units.

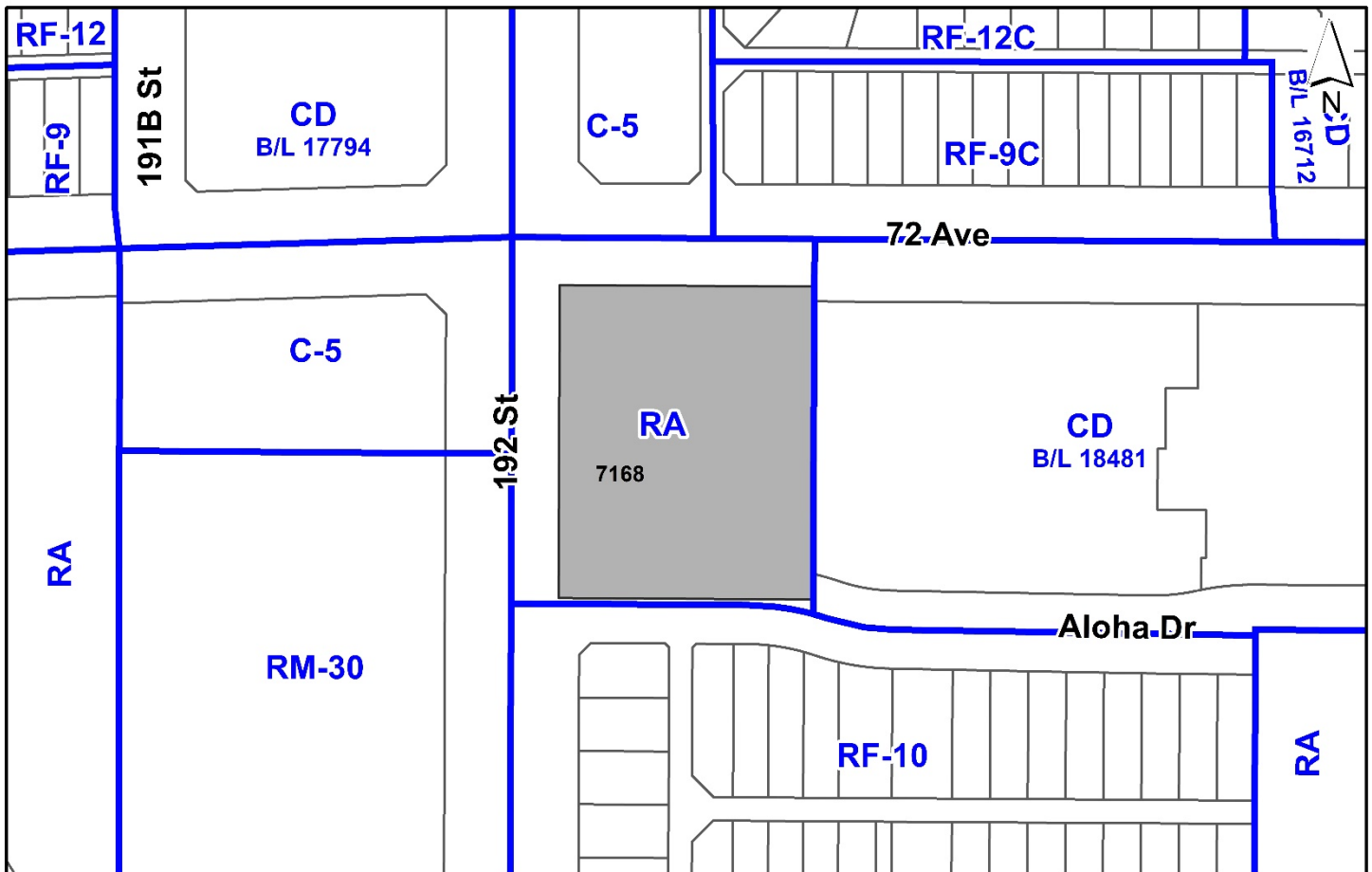
**LOCATION:** 7168 - 192 Street

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Half-Acre Residential

**INFILL DESIGNATION:** Commercial



## RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft Development Permit for Form and Character.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from "Urban" to "Commercial".
- Proposing an amendment to the East Clayton Neighbourhood Concept Plan (NCP) from "Half-Acre Residential" to "Commercial/Residential".

## RATIONALE OF RECOMMENDATION

- Complies with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed Official Community Plan (OCP) Amendment from Urban to Commercial is consistent with the Aloha Estates Infill Area Concept Plan ("Aloha Estates Plan") and more accurately reflects the predominant land use proposed on the subject site.
- When the Aloha Estates Plan was approved by Council on October 28, 2013 it was acknowledged that amendments would be required to the East Clayton Neighbourhood Concept Plan (NCP) through individual land development applications. The proposed amendment to the East Clayton NCP is supportable as the proposal is generally consistent with the Aloha Estates Plan designation on the subject property.
- The proposed density and building form are appropriate for this part of East Clayton. The proposed development will help to complete the "commercial crossroads" at the intersection of 72 Avenue and 192 Street while also providing for a diversity of housing types in the neighbourhood through the introduction of the proposed non-ground oriented apartment units.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- In accordance with Density Bonus Policy O-54, the applicant will provide an appropriate Tier 2 amenity contribution based on the land lift at the rate in effect at the time of Final Adoption of the Rezoning By-law.

- The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposed building is predominantly three storeys high with the exception of the rooftop indoor amenity space located on the fourth storey. The indoor amenity area has been recessed and clad in materials and a colour palette complementary to the three-storey portion of the building in order to balance the massing and minimize the appearance.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to:
  - (a) amend OCP Figure 3: General Land Use Designations for the subject site from Urban to Commercial (Appendix V) and a date for Public Hearing be set; and
  - (b) amend OCP Figure 42: Major Employment Areas for the subject site by adding the Commercial designation for the subject site (Appendix VI) and a date for Public Hearing to be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw 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.
4. Council authorize staff to draft Development Permit No. 7919-0356-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Project CACs outlined in the Zoning By-law No. 12000, in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;



- (i) registration of a volumetric right-of-way for public rights-of-passage over the publicly accessible open space (corner plazas) within the site;
  - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
  - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
6. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the subject site from "Half-Acre Residential" to "Commercial/Residential" as shown in Appendix VII when the project is considered for Final Adoption.

#### SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP / Infill Plan Designation	Existing Zone
Subject Site	Single family dwelling	Half-Acre Residential in the East Clayton NCP and Commercial in the Aloha Estates Plan	RA
North (Across 72 Avenue):	One-storey multi-tenant commercial building and single family dwellings on small urban lots.	Neighbourhood Commercial and 10-15 UPA Medium Density in East Clayton North Extension NCP.	C-5 and RF-9C
East:	74-unit, three-storey townhouse development.	15-25 UPA (Medium-High Density) in East Clayton NCP and Townhouse (20-25 UPA) in the Aloha Estates Plan	CD (By-law No. 18481)
South (Across Aloha Drive):	Single family dwellings on small urban lots.	10-15 UPA (Medium Density) in East Clayton NCP and Single Family Front Accessed (6-10 UPA) in the Aloha Estates Plan.	RF-10

Direction	Existing Use	NCP / Infill Plan Designation	Existing Zone
West (Across 192 Street):	Two-storey, multi-unit commercial building and an 81-unit, 3-storey townhouse development.	Neighbourhood Commercial and 15-25 UPA (Medium-High Density) in East Clayton NCP.	C-5 and RM-30

## Context & Background

- The 0.523-hectare subject property is located at 7168 – 192 Street in the Aloha Estates neighbourhood of East Clayton.
- The site is designated "Urban" in the Official Community Plan (OCP), "Half-Acre Residential" in the East Clayton NCP, "Commercial" in the Aloha Estates Plan and is currently zoned "One-Acre Residential Zone (RA)".
- The East Clayton Neighbourhood Concept Plan (NCP)(see Appendix VII) was approved by Council on March 3, 2003 (Corporate Report No. Coo6; 2003) to guide the development of the eastern portion of a larger area covered by the Clayton General Land Use Plan.
- At the time the East Clayton NCP was developed through the public consultation process, the residents and property owners within the Aloha Estates neighbourhood of East Clayton indicated that they were not in favour of redeveloping their properties but were willing to support a "Half-Acre Residential" designation for their neighbourhood.
- Subsequent to the approval of the East Clayton NCP, interest developed in amending the "Half-Acre Residential" designation within Aloha Estates in order to permit redevelopment of the area.
- Following a public consultation process, staff prepared the Aloha Estates Infill Area Concept Plan (the "Aloha Estates Plan") (Appendix VIII), which was approved by Council on October 28, 2013 (Corporate Report No. R219; 2013). As noted in Corporate Report No. R219, the intent of the Aloha Estates Plan is to guide future amendments to the East Clayton NCP through individual land development applications.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes the following in order to permit the development of a 4-storey, mixed-use development consisting of approximately 3,365 square metres of retail and office space and 21 residential units:
  - OCP Amendment from "Urban" to "Commercial" (Figure 3 and Figure 42);
  - NCP Amendment from "Half-Acre Residential" to "Commercial/Residential" in the East Clayton NCP;
  - Rezoning from RA to CD (based on C-5 and RM-45); and
  - Development Permit for Form and Character.

- The following table provides specific details on the proposal:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	5,231 square metres
Road Dedication:	1,129 square metres
Undevelopable Area:	N/A
Net Site Area:	4,102 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	17.4 metres (4 storeys)
<b>Unit Density:</b>	51 units per hectare
<b>Floor Area Ratio (FAR):</b>	1.30
<b>Floor Area</b>	
Residential:	1,587 square metres
Commercial:	3,552 square metres
Total:	4,781 square metres
<b>Residential Units:</b>	
Studio:	0
1-Bedroom:	13
2-Bedroom:	8
3-Bedroom:	0
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:**

4 Elementary students at Hazelgrove Elementary School  
2 Secondary students at Clayton Heights School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2022.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

Advisory Design Panel: The proposal was considered at the ADP meeting on August 27, 2020, and was supported. The applicant has generally resolved all of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning bylaw, to the satisfaction of the Planning and Development Department.

### Transportation Considerations

- The applicant will be required to complete the following road requirements as part of the subject application:
  - Dedicate 3.808 metres along 72 Avenue for ultimate 32-metre Arterial Road;
  - Dedicate 5.308 metres along 192 Street for ultimate 34.5-metre Arterial Road;
  - Dedicate 5.0-metre x 5.0-metre corner cut at the intersection of 72 Avenue and 192 Street;
  - Dedicate 8.5 metres along Aloha Drive and construct to the Local Through Road Standard;
  - Dedicate 3.0-metre x 3.0-metre corner cut at the intersection of 192 Street and Aloha Drive; and
  - Register 0.5-metre wide statutory right-of-way along all north, south and west lot lines for sidewalk maintenance.
- Driveway access to both the at-grade commercial and underground parkade, containing both commercial and residential parking stalls, is proposed from a single access point at the south-east corner of the subject site from Aloha Drive.
- The proposed mixed-use building is located within walking distance of public transit (72 Avenue and 192 Street) as well as the Clayton Greenway, which runs north-south along the west side of 192 Street.

### Sustainability Considerations

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

## POLICY & BYLAW CONSIDERATIONS

### Regional Growth Strategy

- The subject site complies with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).

## Official Community Plan

### Land Use Designation

- The subject site is currently designated "Urban" in the Official Community Plan (OCP). As part of the subject application, the applicant is seeking an OCP amendment from "Urban" to "Commercial".

### Amendment Rationale

- The "Commercial" designation more accurately reflects the predominant land use proposed on the site and is generally consistent with the intended land use ("Commercial") in the Aloha Estates Plan.
- The proposed development serves to both complete the 72 Avenue and 192 Street "commercial crossroad" within the East Clayton NCP and provide for an increased diversity of housing types in the immediate neighbourhood through the introduction of the proposed non-ground oriented apartment units.
- Outside of Frequent Transit Development Areas and Urban Centres the "Commercial" designation supports densities of up to 1.5 FAR, subject to an appropriate interface with adjacent residential areas. The applicant is proposing a maximum net density of 1.3 FAR with a 7.4-metre east yard building setback and enhanced on-site landscape planting in order to improve the interface with the existing three-storey townhouses to the east.

### Notification for Proposed OCP Amendment

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

### Themes/Policies

- The proposed development supports the following OCP theme and policies:
  - A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver *Regional Growth Strategy* (RGS).
  - A1.3 – Accommodate urban land development on vacant or under-developed commercial, mixed-use and multi-family locations in existing urban areas, particularly along transit corridors and areas well-served by existing community amenities and structures.
  - A3.7 – Encourage local neighbourhood commercial centres and associated local gathering places to appropriately locate within existing neighbourhoods in order to increase walking and cycling options and contribute to neighbourhood character.
  - B4.5 – Plan and design new neighbourhoods to accommodate a wide range of diverse households throughout their lifecycle by encouraging innovative and flexible forms of

housing to support a diversity of household sizes and composition and rental opportunities.

- B6.4 – Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.

## Secondary Plans

### Land Use Designation

- The subject property is designated "Half-Acre Residential" in the East Clayton NCP and "Commercial" in the Aloha Estates Plan.
- The applicant is seeking an NCP Amendment from "Half-Acre Residential" to "Commercial/Residential".

### Amendment Rationale

- When the Aloha Estates Plan was approved by Council on October 28, 2013, it was acknowledged that amendments would be required to the East Clayton Neighbourhood Concept Plan (NCP) through individual land development applications. The proposed amendment to the East Clayton NCP is supportable as the proposal is generally consistent with the Aloha Estates Plan designation on the subject property.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for the proposed density greater than the Official Community Plan (OCP) designation, as described in the Community Amenity Contribution section of this report.
- In accordance with Density Bonus Policy O-54, the applicant will provide an appropriate Tier 2 amenity contribution based on the land lift at the rate in effect at the time of Final Adoption of the Rezoning By-law.

## CD Bylaw

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 4-storey, mixed-use building on the subject site. The proposed CD Bylaw for the proposed development site identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Neighbourhood Commercial Zone (C-5)" and the "Multiple Residential 45 Zone (RM-45)" .
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-5 and RM-45 Zones and the proposed CD Bylaw is illustrated in the following table:

Zoning	C-5 Zone (Part 35)	RM-45 Zone (Part 23)	Proposed CD Zone
Unit Density:	N/A	111 UPH (45 UPA)	52 UPH (21 UPA)
Floor Area Ratio:	0.50	1.30	1.30
Lot Coverage:	50%	45%	46%

<b>Yards and Setbacks</b>	7.5 m. to all lot lines.		North: 3.0 m. East: 7.4 m. South: 4.0 m. West: 3.0 m.
<b>Principal Building Height:</b>	9 m.	15 m.	17.2 m.
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>Neighbourhood scale commercial uses (listed in detail in Section B.1 and B.2 of the C-5 Zone)</li> </ul>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings.</li> <li>Ground-oriented multiple unit residential buildings.</li> <li>Child care centres.</li> </ul>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings.</li> <li>All uses permitted under Section B.1 of the C-5 Zone with the exception of neighbourhood pubs and child care centres.</li> </ul> <p>Eating establishments will be permitted provided that the gross floor area of each business does not exceed 150 square metres.</p>
<b>Amenity Space</b>			
Indoor Amenity:	N/A	3.0 m <sup>2</sup> per dwelling unit (63 m <sup>2</sup> in total)	The proposed 114 m <sup>2</sup> meets the Zoning Bylaw requirement.
Outdoor Amenity:	N/A	3.0 m <sup>2</sup> per dwelling unit (63 m <sup>2</sup> in total)	The proposed 274 m <sup>2</sup> meets the Zoning Bylaw requirement.
<b>Parking (Part 5)</b>		<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>			
Commercial/Office:		91 stalls	95 stalls
Residential:		29 stalls	29 stalls
Residential Visitor:		4 stalls	4 stalls
Total:		124 stalls	128 stalls
<b>Bicycle Spaces</b>			
Residential Secure Parking:		25 spaces	67 spaces
Residential Visitor:		6 spaces	6 spaces

- The proposed CD By-law is based on the "Neighbourhood Commercial Zone (C-5)" and "Multiple Residential 45 Zone (RM-45)" with modifications to the permitted land uses, lot coverage, building height and minimum setback requirements.
- The proposed CD By-law will incorporate similar uses as the RM-45 Zone for the residential component and the C-5 Zone for the commercial component, with the exception that uses with high parking demand (e.g., neighbourhood pubs and eating establishments that exceed a gross floor area of 150 square metres) have been removed.

- Both the C-5 Zone and RM-45 Zone requires all setbacks to be 7.5 metres from all lot lines. The proposed CD By-law reduces the building setbacks along all lot lines. The proposed setbacks encourage a more pedestrian-friendly urban streetscape along 72 Avenue, 192 Street and a portion of Aloha Drive consistent with other similar developments in the City. The proposed CD By-law will also allow for minor encroachment of roof overhangs and other building projections.
- The proposed height of the mixed-use building is 17.2 metres, which exceeds the maximum building height of 15 metres of the RM-45 Zone. The building height can be attributed to the indoor amenity space which is located on the fourth floor as the majority of the three-storey commercial and residential portions of the building has a proposed building height of approximately 13.2 metres.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2020, 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 Bonus Density 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 not be subject to Tier 1 Capital Projects CACs as the proposed residential component of the project, consisting of 21 1- and 2-bedroom dwelling units, is subject to Tier 2 negotiated CACs as the proposed residential density is greater than the Official Community Plan (OCP) designation for the subject site.
- In accordance with Density Bonus Policy O-54, the applicant has submitted a Market Report and Financial Analysis to determine the resultant value of the proposed land lift. The report has been reviewed by City staff who have determined that the proposed 75% land lift contribution value in order to satisfy the proposed OCP Amendment is acceptable. The appropriate Tier 2 amenity contribution will be paid based on the land lift at the rate in effect at the time of Final Adoption of the subject Rezoning By-law.

### **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.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

### **Public Art Policy**



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

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 2, 2020, and the Development Proposal Signs were installed on March 25, 2020. To date, staff received one (1) response from a neighbouring resident with regard to this development proposal (*staff comments in italics*):
  - One respondent expressed concerns with regards to the proposed residential units and that more commercial space is required to accommodate the existing residential developments in the neighbourhood.

*(The proposed development will help to complete the 72 Avenue and 192 Street commercial "crossroad" by providing approximately 1,500 square metres of retail space on the ground floor as well as approximately 1,700 square metres of office space on the second floor in addition to 21 non-ground oriented residential units.*

*The proposed CD By-law will permit all uses currently permitted under Section B.1 of the "Neighbourhood Commercial Zone (C-5)" except for neighbourhood pubs, eating establishments over 150 square metres in gross floor area and childcare centres).*

- The subject development application was reviewed by the Cloverdale Community Association, who indicated support for the proposed development. Requests for the submission of a formal response letter from City staff were not responded to as of November 3, 2020.

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP. The applicant has worked with staff to ensure the proposed building massing and the proposed landscaping encourage an attractive and active urban public realm along both 72 Avenue and 192 Street while ensuring an appropriate interface with existing multiple family and single family residential uses to the west and south respectively.

### Building Design

- The applicant proposes to construct a 4-storey mixed use building on the subject site with ground floor commercial-retail units (CRUs), which range in size from 133 to 250 square metres, approximately 1,700 square metres of office space on the second-floor and 21 dwelling units on the third floor that range in size from 55 to 91 square metres. A rooftop indoor amenity and outdoor amenity space are also proposed.
- The proposed development reflects an urban and contemporary building form with a flat roof and strong relationship with the public realm.

- The ground floor of the building includes weather protection above the commercial entries. The building façade consists of the variety of materials and wide expanses of glazing on the first- and second-floors that result in a commercial character distinct from the residential character.
- The third floor residential portion of the building is stepped back to provide for outdoor patio areas and to provide a visual separation and differentiation from the commercial-retail and office uses on the lower floors.
- The roofline is accentuated with a 0.9-metre deep white cornice element, and a two-storey white composite metal extruded box as well as the introduction of horizontal metal siding provides additional prominence to the north-west corner of the building, adjacent to the 72 Avenue and 192 Street intersection.
- The proposed building includes one (1) level of underground parking, which is to accommodate both retail/office and residential parking stalls, as well as retail/office surface parking.
- The proposed rooftop indoor amenity space is clad with diagonal metal composite panels as well as horizontal metal siding to complement the materiality of the building while providing a sense of unique programmatic identity.
- Roof-top mechanical units have been set back from the roof edge and screened by 1.5-metre high horizontal aluminum screening.
- 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 high quality in order to achieve a positive urban experience between the building and the public realm.

#### Proposed Signage

- The applicant is proposing one under-awning sign per commercial-retail unit premises. The proposed signage will comply with the minimum/maximum dimensions and clearance requirements identified in the Sign By-law and is subject to review through future Sign Permit applications by individual business Owners.
- The applicant is proposing one free-standing sign at the south-east corner of the site, adjacent to the proposed Aloha Drive entrance. The sign, which consists of a concrete base, powder-coated aluminum clad exterior and interior light boxes complies with the required setback (2.0 metres), height (4.5 metres) and sign area (14 square metres) of the Sign By-law.

### Landscaping

- The landscape plans propose a total of 18 trees to be planted throughout the subject site including both deciduous and coniferous trees. A significant number of low-lying shrubs and ground cover species are provided throughout the subject site.
- A commercial corner plaza is located at the intersection of 72 Avenue and 192 Street and provides benches for seating and in-ground planters. An additional plaza is proposed along the north side of the at-grade parking and consists of decorative paving, benches, in-ground planting and a 3.6-metre high pole-mounted light.
- Decorative concrete pavers have been used to highlight the proposed CRU entrances along the 72 Avenue and 192 Street frontages with additional on-site concrete sidewalks providing connectivity between the streetscapes and at-grade parking as well as the interior CRU entrances. The proposed at-grade parking consists of alternative decorative pavers in order to differentiate the drive aisles and parking stalls with a supplementary 6.0-metre wide band of specialty pavers along the Aloha Drive entrance driveway.
- A landscaped bioswale is proposed along a portion of the south lot line, adjacent to Aloha Drive. In addition, a 2.0 to 3.0-metre wide landscape buffer is proposed along the east property line in order to provide for additional screening between the proposed mixed-use development and the existing townhouse development to the east.

### Indoor Amenity

- The applicant is proposing approximately 114 square metres of indoor amenity space on the fourth floor of the proposed building. The indoor amenity space will have direct access to the outdoor amenity space and consists of a large multi-purpose room, kitchenette, and accessible washroom facilities.
- The proposed 114 square metres of indoor amenity space exceeds the minimum required 63 square metres of indoor amenity space (based on 3 square metres per dwelling unit) under the Zoning By-law.

### Outdoor Amenity

- The applicant is proposing approximately 286 square metres of outdoor amenity space on the fourth floor (roof) of the proposed building, with direct access to the proposed indoor amenity space. The outdoor amenity spaces consists of seating areas, garden plots, a tai chi / yoga spaces as well as small BBQ and picnic area. A 1.8-metre high solid wooden screen and additional landscaping screening will help to provide buffering between the proposed outdoor amenity space and roof-top mechanical units.
- The proposed 286 square metres of outdoor amenity space exceeds the minimum required 63 square metres of outdoor amenity space (based on 3 square metres per dwelling unit) under the Zoning By-law.

Advisory Design Panel

ADP Date: August 27, 2020

- The applicant has generally resolved most of the outstanding items from the ADP review (see Appendix IX). The following items have been generally addressed to the satisfaction of staff:
  - Further enhancement and activation of the 72 Avenue and 192 Street commercial frontages, including pavement treatments and additional public realm amenities;
  - Further development of north-west corner frame at the intersection of 72 Avenue and 192 Street; and
  - Changes to the proposed weather protection (1.5-metre deep metal canopy) in order to better enhance and differentiate the 72 Avenue entrance.
- The applicant and staff will continue to work on the following:
  - Resolution of the architectural expression at the public realm interface; and
  - Further refinement of the landscape plans, sections and details, including enhancements to the tree canopy within the proposed at-grade commercial parking area.
- Any additional revisions will be completed prior to Council consideration of Final Adoption of the Rezoning By-law, to the satisfaction of the Planning and Development Department.

**TREES**

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborist Limited, 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Deciduous Trees</b>			
Boxelder Maple	1	1	0
Silver Birch	1	1	0
Linden	1	1	0
Plum	2	2	0
Weeping Willow	2	2	0
<b>Coniferous Trees</b>			
Scots Pine	4	4	0
<b>Total</b>	<b>11</b>	<b>11</b>	<b>0</b>

<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>18</b>
<b>Total Retained and Replacement Trees</b>	<b>18</b>
<b>Contribution to the Green City Program</b>	<b>\$1,600.00</b>

- The Arborist Assessment states that there is a total of 11 protected trees on the site, with no Alder and Cottonwood trees. 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, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 22 replacement trees on the site. As only 18 replacement trees are currently proposed the deficit of four (4) replacement trees will require a cash-in-lieu payment of \$1,600, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Vine Maple, European Hornbeam, Weeping Nootka Cypress, Pink Koussa Dogwood and Wildfire Black Tupelo.
- In summary, a total of 18 trees are proposed to be replaced on the site with a contribution of \$1,600 to the Green City Program.

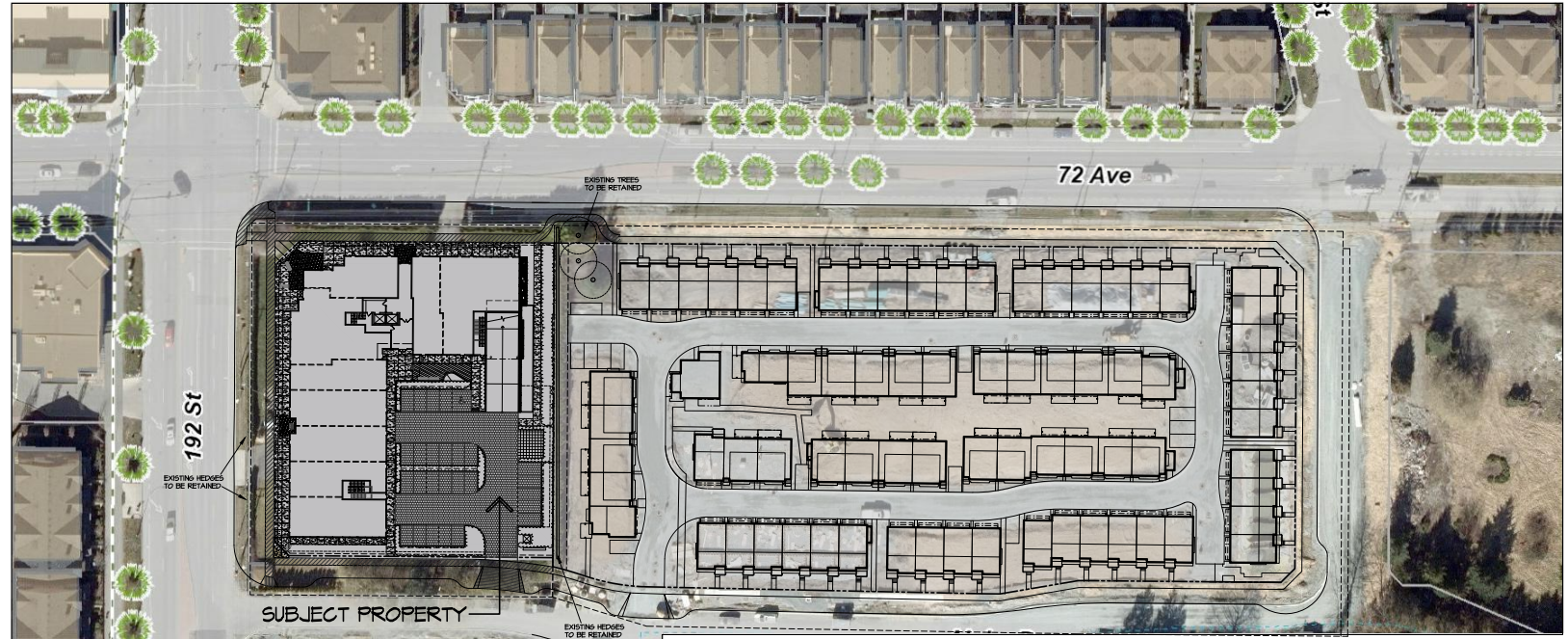
#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	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.	OCP Redesignation Map – Figure 3
Appendix VI.	OCP Redesignation Map – Figure 42
Appendix VII.	East Clayton NCP Plan
Appendix VIII.	Aloha Estates Plan
Appendix IX.	ADP Comments and Response

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development



192 St  
EXISTING TREES TO BE RETAINED

72 Ave

SUBJECT PROPERTY

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE RETAINED

**DEVELOPMENT DATA**

**ZONING:** CD (Based on C-5 & RM-45)

<b>GROSS SITE AREA</b>	56,309 S.F. ±	5,231 M <sup>2</sup>	0.52 Ha
<b>ROAD DEDICATION</b>	12,157 S.F. ±	1,129 M <sup>2</sup>	0.11 Ha
<b>NET SITE AREA</b>	44,152 S.F. ±	4,102 M <sup>2</sup>	0.41 Ha

<b>FLOOR AREAS</b>	1st Floor	18,831 S.F.	1,749 M <sup>2</sup>	9 CRU
	2nd Floor	19,409 S.F.	1,803 M <sup>2</sup>	1 Office
	3rd Floor	17,077 S.F.	1,587 M <sup>2</sup>	21 Residential
	4th Floor	2,159 S.F.	201 M <sup>2</sup>	0
<b>TOTAL:</b>		57,476 S.F.	5,340 M <sup>2</sup>	21 Residential 9 CRU

**AMENITY AREA REQUIRED:**  
Indoor: 672 S.F. 62 M<sup>2</sup>  
Outdoor: 672 S.F. 62 M<sup>2</sup>

**PROVIDED:**  
Indoor: 1,656 S.F. 154 M<sup>2</sup>  
Outdoor: 3,085 S.F. 287 M<sup>2</sup>  
Total: 4,741 S.F. 440 M<sup>2</sup>

**FAR Permitted:** 1.3 59,605 S.F. 5,537 M<sup>2</sup> Excluding Indoor Amenity  
**FAR Provided:** 1.3 55,820 S.F. 5,186 M<sup>2</sup> Excluding Indoor Amenity

**Site Coverage - Gros:** 36% 20,295 S.F. 1,885 M<sup>2</sup>  
**Site Coverage - Net:** 46% 20,295 S.F. 1,885 M<sup>2</sup>

**Building Height:** 17.4m 4 Storey

**DENSITY:** 21 / 0.41 = 51 UPH

**PARKING:**

REQUIRED:	13	1 BED	x	1.30	=	16.9	RESIDENTIAL
	8	2 BED	x	1.50	=	12.0	RESIDENTIAL VISITOR
	21		x	0.20	=	4.2	RESIDENTIAL VISITOR
	1,743	m <sup>2</sup>	x	2.5/100m	=	43.6	OFFICE
	1,415.2	m <sup>2</sup>	x	3/100m <sup>2</sup>	=	42.5	COMM: (CRU 1-6 & 8-9)
					=	3.0	COFFEE SHOP < 150 m <sup>2</sup>
<b>TOTAL REQUIRED:</b>						122.1	SPACES

**PROVIDED:**

70	U/G OFFICE & VISITOR
31	U/G RESIDENTIAL
27	SURFACE COMMERCIAL SPACES
128	TOTAL SPACES

**UNIT BREAKDOWN**

UNIT A1	1 BED	599 S.F. ±	x	12	UNITS =	7,188 S.F.	667.79 M <sup>2</sup>	
UNIT A2	1 BED + DEN	681 S.F. ±	x	1	UNITS =	681 S.F.	63.27 M <sup>2</sup>	
UNIT B1	2 BED	734 S.F. ±	x	1	UNITS =	734 S.F.	68.19 M <sup>2</sup>	
UNIT B2	2 BED	890 S.F. ±	x	2	UNITS =	1,780 S.F.	165.37 M <sup>2</sup>	
UNIT B3	2 BED	919 S.F. ±	x	1	UNITS =	919 S.F.	85.38 M <sup>2</sup>	
UNIT B4	2 BED	920 S.F. ±	x	1	UNITS =	920 S.F.	85.47 M <sup>2</sup>	
UNIT B5	2 BED	998 S.F. ±	x	2	UNITS =	1,996 S.F.	184.29 M <sup>2</sup>	
UNIT B6	2 BED	984 S.F. ±	x	1	UNITS =	984 S.F.	91.42 M <sup>2</sup>	
<b>TOTAL UNITS</b>					21	UNITS =	15,082 S.F.	1401.16 M <sup>2</sup>

**RESIDENTIAL UNIT MIX**

1 BED	12	57.14%
1 BED/DEN	1	4.76%
2 BED	8	38.10%
<b>TOTAL UNITS</b>	21	100.00%

**COMMERCIAL UNIT MIX**

CRU 1	1,936 S.F.	178.93 M <sup>2</sup>
CRU 2	1,466 S.F.	136.20 M <sup>2</sup>
CRU 3	1,714 S.F.	159.24 M <sup>2</sup>
CRU 4	1,734 S.F.	161.09 M <sup>2</sup>
CRU 5	1,384 S.F.	128.58 M <sup>2</sup>
CRU 6	2,885 S.F.	268.44 M <sup>2</sup>
CRU 7	1,614 S.F.	149.95 M <sup>2</sup>
CRU 8	1,436 S.F.	133.41 M <sup>2</sup>
CRU 9	2,888 S.F.	268.30 M <sup>2</sup>
<b>TOTAL</b>	16,847 S.F.	1,565.1 M <sup>2</sup>

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ISSUE NO.	ISSUED FOR
BY	L.P.A.
DATE	DATE TITLED
ISSUE NO.	NO. MAX. TITLED
REV#	DATE
DATE	DATE
DATE	DATE
DATE	DATE

CON-CONTROLLING

DESIGN :	YOUNG EARTH DEVELOPMENTS LTD.
DRAWN :	COMMERCIAL/OFFICE/RESIDENTIAL BUILDING
DATE :	11/03/20
SCALE :	1" = 40'-0"

CLIENT : YOUNG EARTH DEVELOPMENTS LTD.  
PROJECT : COMMERCIAL/OFFICE/RESIDENTIAL BUILDING  
SHEET CONTAINS : 1103 THE STREET  
CONTEXT PLAN & DEVELOPMENT DATA



UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mtd@sdstlex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-101
19013	REV. NO.

**CONTEXT PLAN**  
SCALE: 1" = 40'-0"

SUBMISSION TO ADP  
MEETING: AUGUST 27, 2020  
SURREY FILE # : 14-0356



























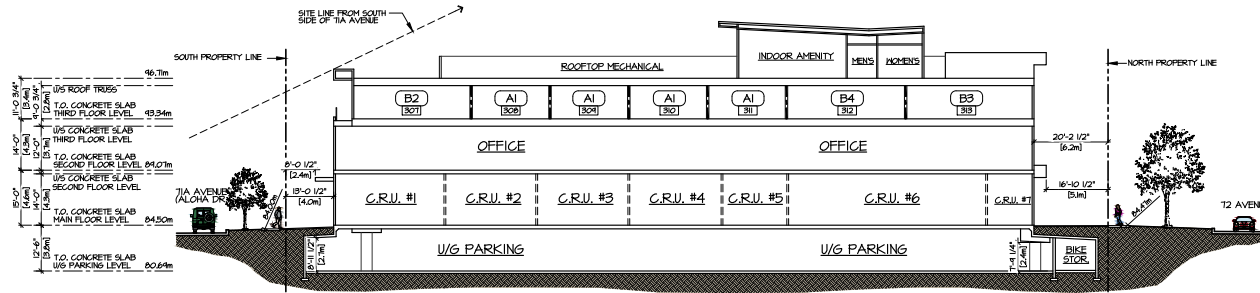




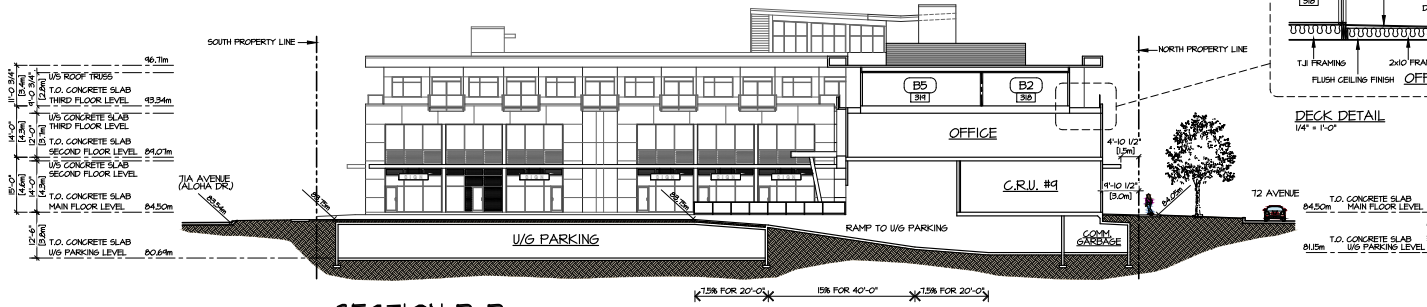




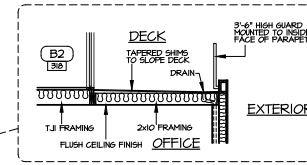




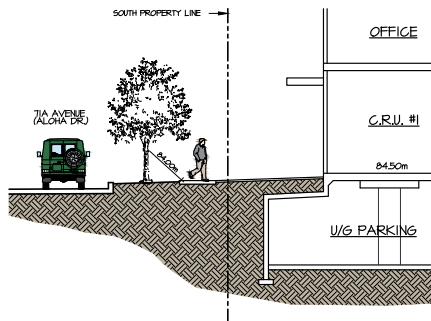
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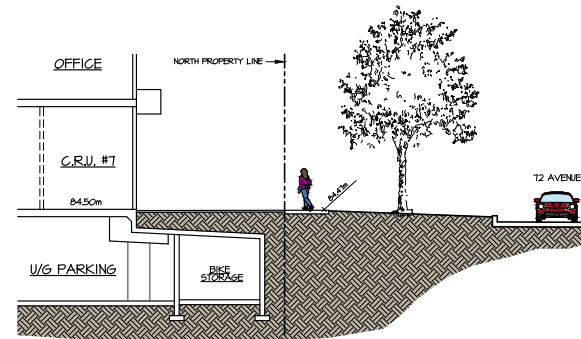
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**DECK DETAIL**  
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**INTERFACE WITH 71A AVENUE**  
SCALE: 1/8" = 1'-0"



**INTERFACE WITH T2 AVENUE**  
SCALE: 1/8" = 1'-0"

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ISSUE NO.	ISSUED FOR	BY	DATE	REVISION

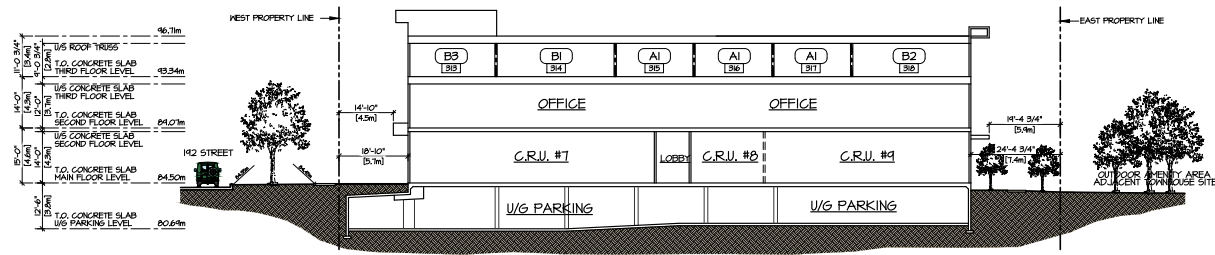
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DRAWN :	
DATE :	5/16/2020
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PROJECT :	COMMERCIAL OFFICE/RESIDENTIAL BUILDING 1160 142 STREET
SHEET CONTENTS :	SECTIONS

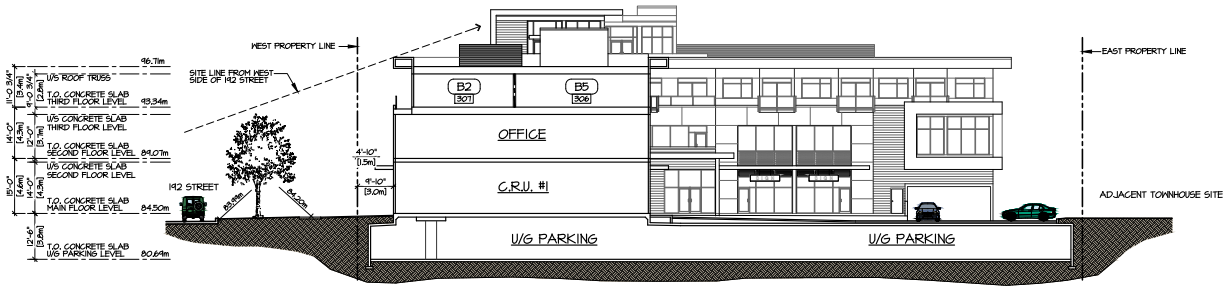
**barnett dembek**  
 UNIT 135,  
 7526 130 STREET  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mtd@barnettdev.com

CLIENT NO.	SHEET NO.
19013	AC-5.01
PROJECT NO.	REV. NO.

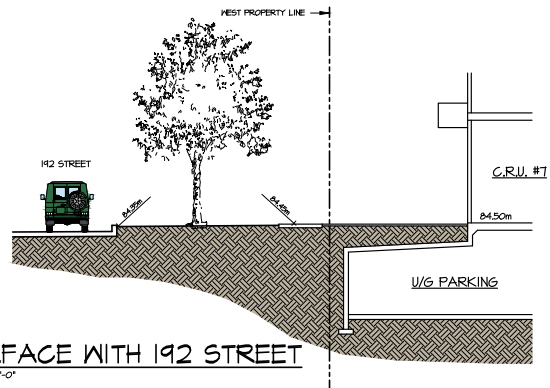
SUBMISSION TO ADP  
 MEETING: AUGUST 27, 2020  
 SURREY FILE # : 14-0356



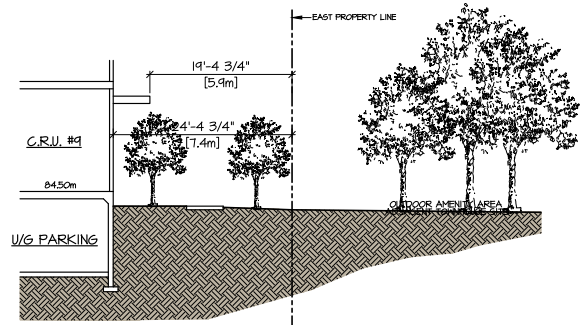
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**SECTION D-D**  
SCALE: 1/8" = 1'-0"



**INTERFACE WITH 192 STREET**  
SCALE: 1/8" = 1'-0"



**INTERFACE WITH EAST PROPERTY LINE**  
SCALE: 1/8" = 1'-0"

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REVISION	DATE	BY	DATE	BY	REASON FOR L.P.A. SUBMISSION TO A.C.P.

08/26/20

DESIGN :	YOUNG EARTH DEVELOPMENTS LTD.
DRAWN :	COMMERCIAL OFFICE/RESIDENTIAL BUILDING
DATE :	19/08/192 STREET
SCALE :	SITE SECTIONS
SCALE :	1" = 30'-0"

**barnett dembek**

UNIT 135,  
7536 130 STREET  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
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EMAIL: mtd@barnettdev.com

CLIENT NO.	19013	SHEET NO.	AC-5.02
PROJECT NO.	19013	REV. NO.	

SUBMISSION TO ADP  
MEETING: AUGUST 27, 2020  
SURREY FILE # : 14-0356



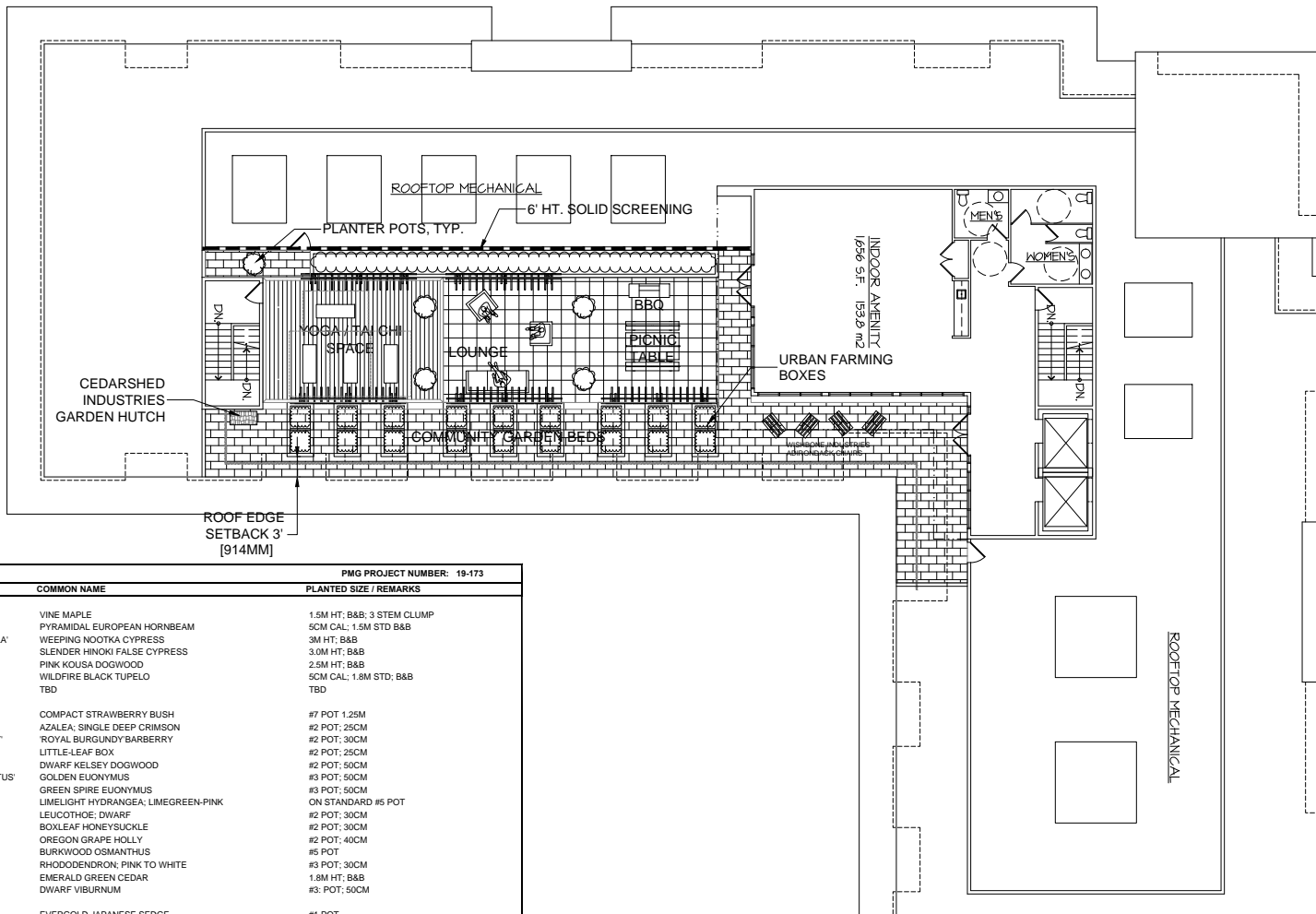








SEAL:



**PLANT SCHEDULE** PMG PROJECT NUMBER: 19-173

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>TREE</b>				
(T)	2	ACER CIRCINATUM	VINE MAPLE	1.5M HT; B&B; 3 STEM CLUMP
(T)	8	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	5CM CAL; 1.5M STD B&B
(T)	2	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS	3M HT; B&B
(T)	2	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	3.0M HT; B&B
(T)	3	CORNUS KOUSA 'SATSUMI'	PINK KOUSA DOGWOOD	2.5M HT; B&B
(T)	3	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK TUPELO	5CM CAL; 1.8M STD; B&B
(T)	15	STREET TREES	TBD	TBD
<b>SHRUB</b>				
(S)	12	ARBUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#7 POT; 1.25M
(S)	78	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA; SINGLE DEEP CRIMSON	#2 POT; 25CM
(S)	6	BERBERIS THUNBERGII 'ROYAL BURGUNDY'	ROYAL BURGUNDY BARBERRY	#2 POT; 30CM
(S)	64	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
(S)	18	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
(S)	54	EUONYMUS JAPONICUS 'AUREO-MARGINATUS'	GOLDEN EUONYMUS	#3 POT; 50CM
(S)	6	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	#3 POT; 50CM
(S)	9	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA; LIMEGREEN-PINK	ON STANDARD #5 POT
(S)	30	LEUCOTHOE FONTANESIANA 'NANA'	LEUCOTHOE; DWARF	#2 POT; 30CM
(S)	121	LONICERA PILEATA	BOXLEAF HONEYSUCKLE	#2 POT; 30CM
(S)	65	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#2 POT; 40CM
(S)	11	OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS	#5 POT
(S)	33	RHODODENDRON 'YAKU ANGEL'	RHODODENDRON; PINK TO WHITE	#3 POT; 30CM
(S)	102	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B
(S)	7	VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3 POT; 50CM
<b>GRASS</b>				
(G)	15	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
(G)	11	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLDTAU TUFTED HAIR GRASS	#1 POT
(G)	229	HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
(G)	265	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
(G)	12	MISCANTHUS SINENSIS 'GRACILIMUS'	MAIDEN GRASS	#1 POT
<b>PERENNIAL</b>				
(P)	6	ECHINACEA PURPUREA 'WHITE SWAN'	WHITE CONEFLOWER	15CM POT
(P)	50	HEUCHERA MACRANTHA 'PALACE PURPLE'	CORAL BELLS; PURPLE-RED	15CM POT
(P)	10	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	15CM POT
(P)	110	SEDUM CAUTICOLA 'BETRAM ANDERSON'	BETRAM ANDERSON STONECROP	9CM POT
<b>GC</b>				
(GC)	55	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM
(GC)	189	RUBUS PENTALOBUS	CREeping RASPBERRY	#1 POT; 15CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

**ROOFTOP PLANT SCHEDULE** PMG PROJECT NUMBER: 19-173

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>SHRUB</b>				
(S)	12	LONICERA PILEATA	BOXLEAF HONEYSUCKLE	#2 POT; 30CM
(S)	6	VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3 POT; 50CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



NO.	DATE	REVISION DESCRIPTION	DR.
1	20 SEP 25	UPDATE PER ADP COMMENTS/ISSUE	CLG
2	20 SEP 25	UPDATE PER ADP COMMENTS/ISSUE	CLG
3	20 SEP 27	UPDATE PER NEW SITE PLAN	CLG
4	20 SEP 30	SUBMISSION TO ADP	CLG
5	20 MAY 24	UPDATE PER CITY COMMENTS	CLG
6	20 MAY 24	UPDATE PER CITY COMMENTS	CLG
7	20 MAY 24	UPDATE PER NEW SITE PLAN	CLG
8	20 MAY 24	UPDATE PER NEW SITE PLAN	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**MIXED USE**  
7168-192ND STREET  
SURREY  
SURREY FILE #7917-0347-00

DRAWING TITLE:  
**ROOFTOP AMENITY PLAN**

DATE: 19 NOV 21 DRAWING NUMBER:  
SCALE: 1/8" = 1'-0"  
DRAWN: CLG  
DESIGN: CLG  
CHKD: PC **L4**  
OF 5

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	20 SEP 20	UPDATE PER ASP COMMENTS	CLG
2	20 SEP 25	UPDATE PER ADP COMMENTS/REUSE	CLG
4	20 JUL 20	SUBMISSION TO ADP	CLG
5	28 MAY 21	UPDATE PER NEW SITE PLAN	CLG
7	25 MAY 24	UPDATE PER CITY COMMENTS	CLG
8	20 MAY 25	UPDATE PER NEW SITE PLAN	CLG

NO. DATE REVISION DESCRIPTION DR.

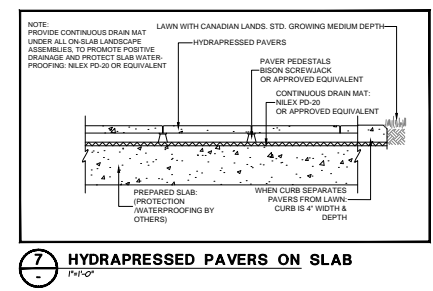
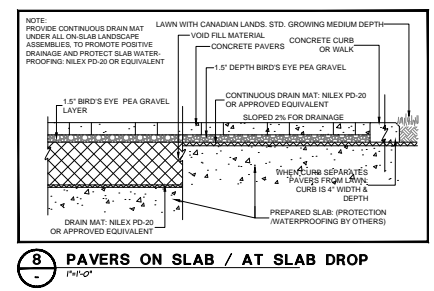
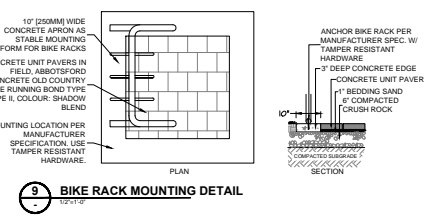
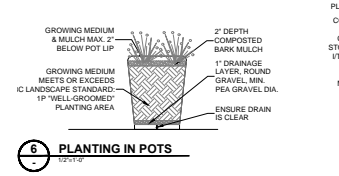
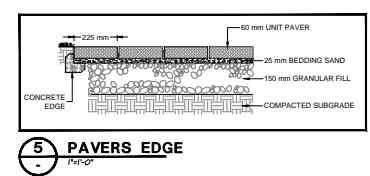
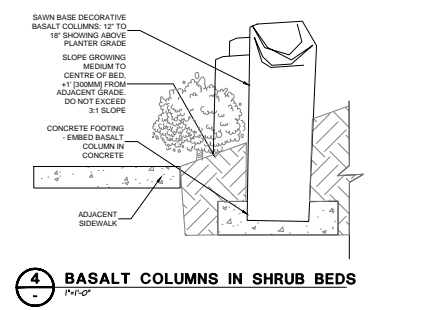
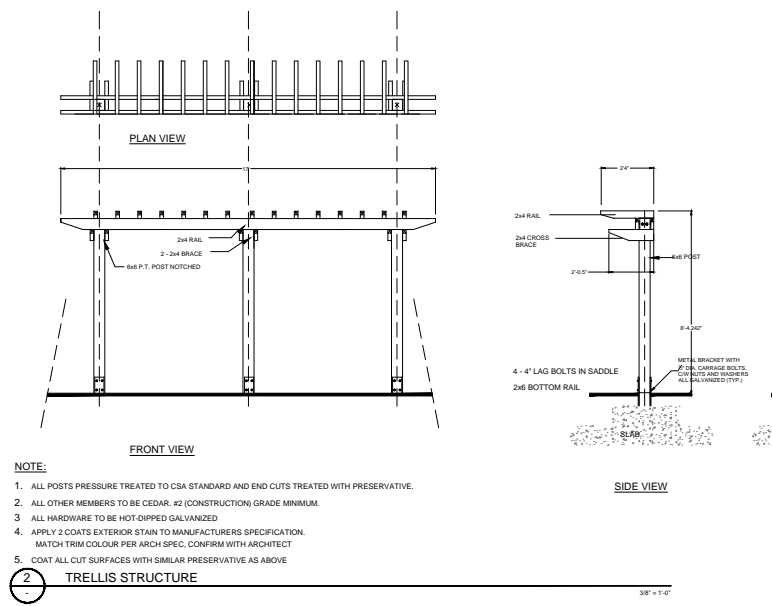
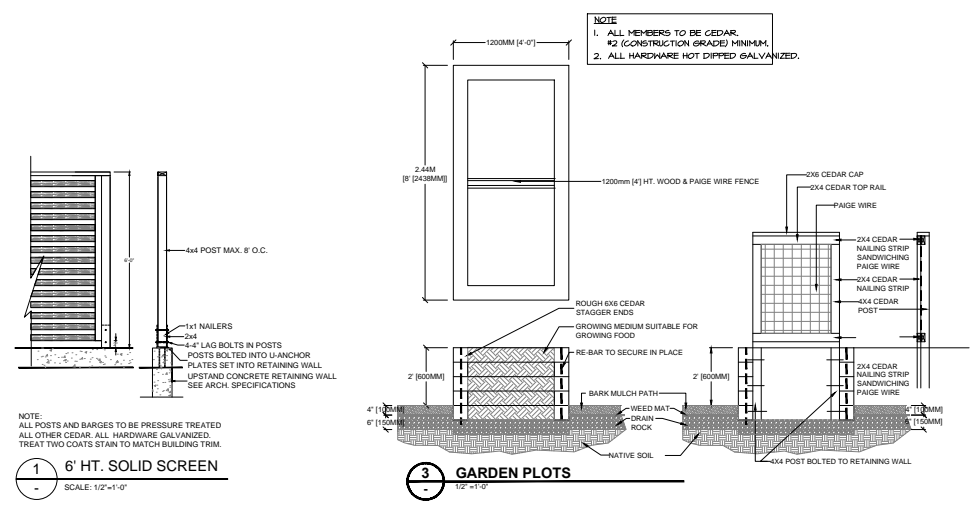
CLIENT:

PROJECT:

**MIXED USE**  
7168-192ND STREET  
SURREY  
SURREY FILE #7917-0347-00

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 19.NOV.21 DRAWING NUMBER:  
SCALE: 1/16" = 1'-0"  
DRAWN: CLG  
DESIGN: CLG  
CHKD: PC OF 5



## INTER-OFFICE MEMO

---

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

FROM: **Development Engineer, Engineering Department**

DATE: **November 03, 2020** PROJECT FILE: **7819-0356-00**

---

RE: **Engineering Requirements (Commercial/Multifamily)  
Location: 7168 192 Street**

### OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/NCP Amendment.

### REZONE/SUBDIVISION

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

- Dedicate 3.808-metre along 72 Avenue.
- Dedicate 5.308-metre along 192 Street.
- Dedicate 8.5-metre along Aloha Drive.
- Dedicate 5.0-metre x 5.0-metre corner cut at 72 Avenue and 192 Street.
- Dedicate 3.0-metre x 3.0-metre corner cut at 192 Street and Aloha Drive.
- Register 0.5-metre statutory right-of-way along 72 Avenue, 192 Street, and Aloha Drive.

#### *Works and Services*

- Construction of 1.8-metre sidewalk at property line along 72 Avenue and 192 Street at the applicant's cost can be supported.
- Construct northside of Aloha Drive.
- Construct storm, sanitary, water mains and service connections to service the development and meet current design criteria standards.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$21,346.25 is required.

### DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.  
Development Engineer  
SK2



March 10, 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, Hazelgrove Elementary has 16 portables on site used for enrolling spaces.

To meet the increasing demand for enrolling space in this area, the district is constructing a new 565 capacity elementary, Maddaugh Road, located at 19405 76 Avenue. And, currently in tender is a second new 612 capacity elementary school, Regent Road, targeted to open September 2022. The District is currently conducting public consultations around boundary changes which will come into effect when the schools open.

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 that is anticipated to come from the West Clayton NCP. 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. Hazelgrove Elementary will continue to feed the Clayton Heights Secondary.

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 19 0356 00

**SUMMARY**

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

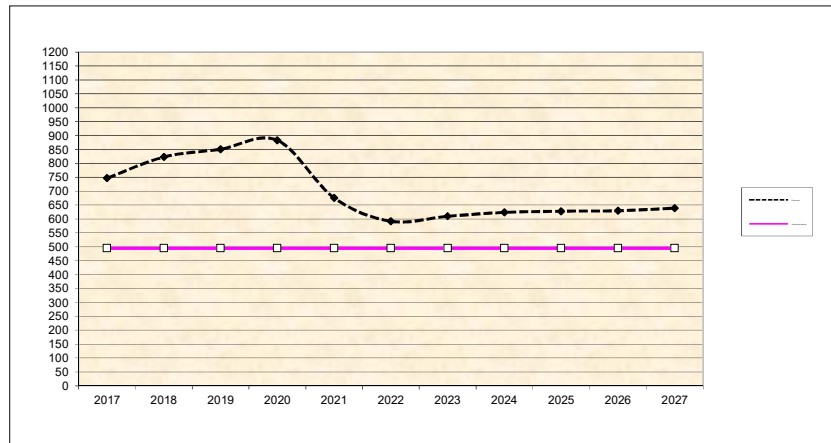
**Projected # of students for this development:**

Elementary Students:	4
Secondary Students:	2

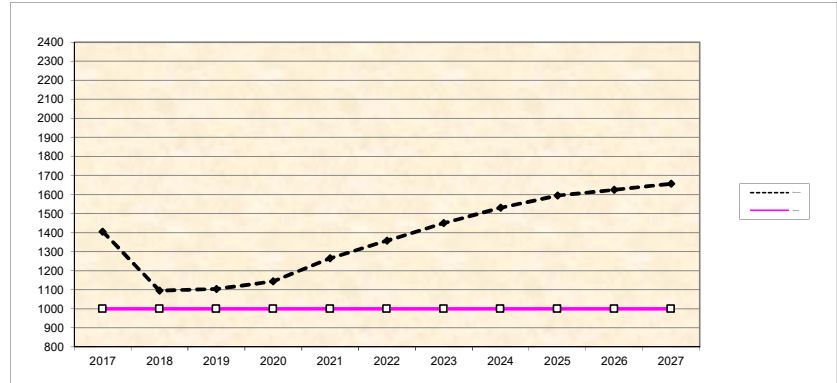
**September 2019 Enrolment/School Capacity**

<b>Hazelgrove Elementary</b>	
Enrolment (K/1-7):	104 K + 747
Operating Capacity (K/1-7)	76 K + 419
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1104
Capacity (8-12):	1000

**Hazelgrove Elementary**



**Clayton Heights 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.

## Tree Preservation Summary

Surrey Project No:

Address: 7168 192 Street, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale, PN 6766A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	11
<b>Protected Trees to be Removed</b>	11
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1)  <math>0 \times \text{one (1)} = 0</math></li> <li>- All other species to be removed (2:1)  <math>11 \times \text{two (2)} = 22</math></li> </ul>	22
<b>Replacement Trees Proposed</b>	See Landscape Plan
<b>Replacement Trees in Deficit</b>	See Landscape Plan
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	-

Off-Site Trees	Number of Trees
<b>Protected Trees Identified</b>	0
<b>Protected Trees to be Removed</b>	0
<b>Protected Trees to be Retained</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1)  <math>0 \times \text{one (1)} = 0</math></li> <li>- All other species to be removed (2:1)  <math>0 \times \text{two (2)} = 0</math></li> </ul>	N/A
<b>Replacement Trees Proposed</b>	N/A
<b>Replacement Trees in Deficit</b>	N/A

Summary, report and plan prepared and submitted by:



October 23, 2019

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

**Tree Management Plan  
for Development at  
7168 192 Street,  
Surrey, BC**

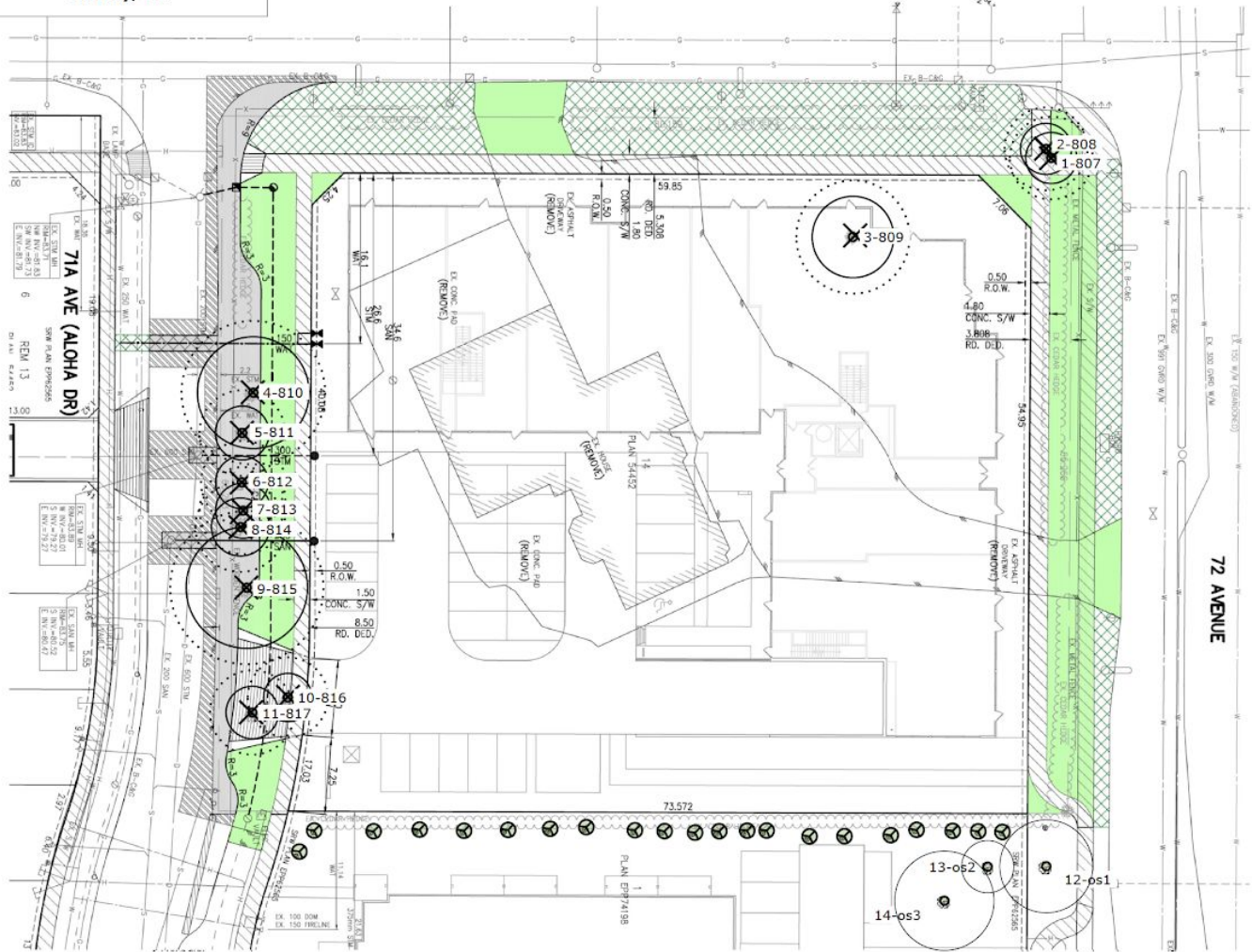
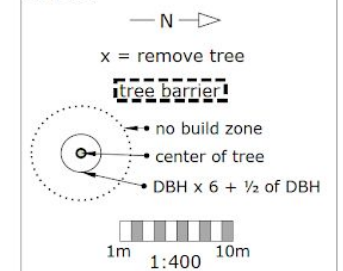


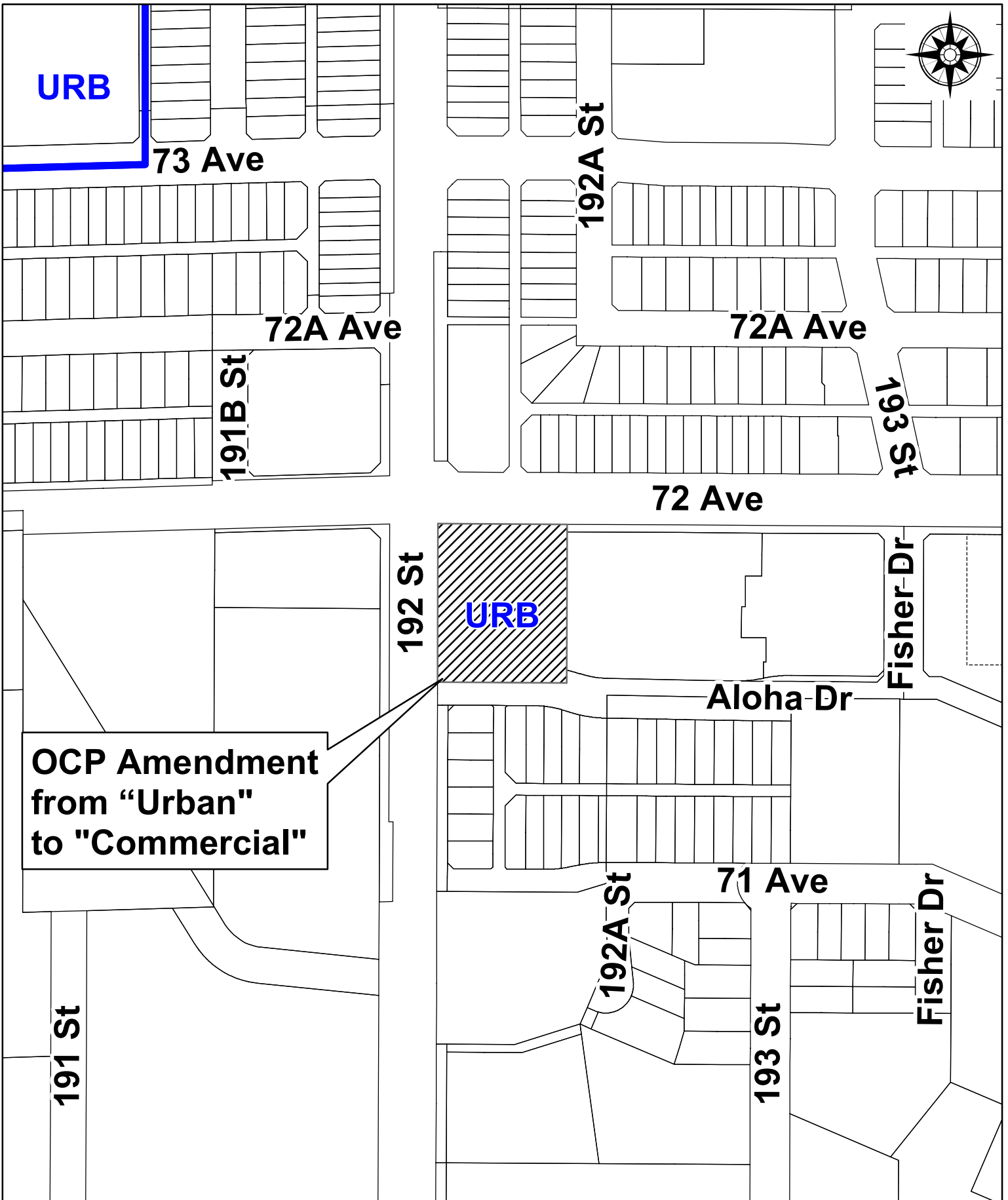
**Date: October 23, 2019  
Updated May 21, 2020**

**Tree Inventory**

Tag	Species	DBH (cm)	TPZ (m)
1-80	Ornamental plum	37	2.22
2-80	Fruit plum	37	2.22
3-80	Little-leaf linden	59	3.54
4-81	Weeping willow	81	4.86
5-81	Scots pine	39	2.34
6-81	Scots pine	38	2.28
7-81	Scots pine	40	2.40
8-81	Scots pine	42	2.52
9-81	Weeping willow	88	5.28
10-8	Silver birch	35	2.10
11-8	Boxelder maple	38	2.28
12-os1	Western Red Cedar	73	4.38
13-os2	Western Red Cedar	41	2.46
14-os3	Deodar Cedar	78	4.68

**Legend**

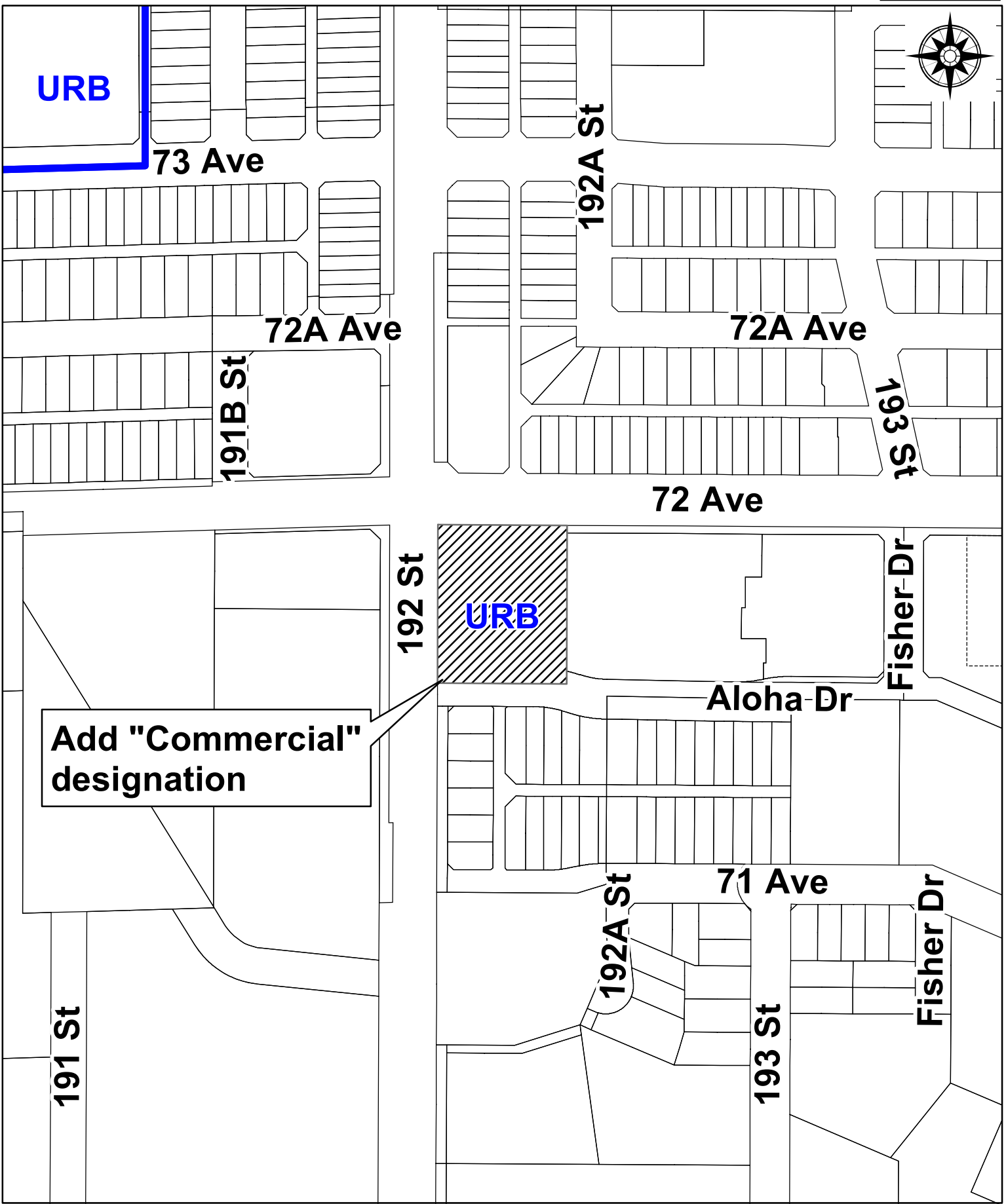




OCP Amendment  
from "Urban"  
to "Commercial"







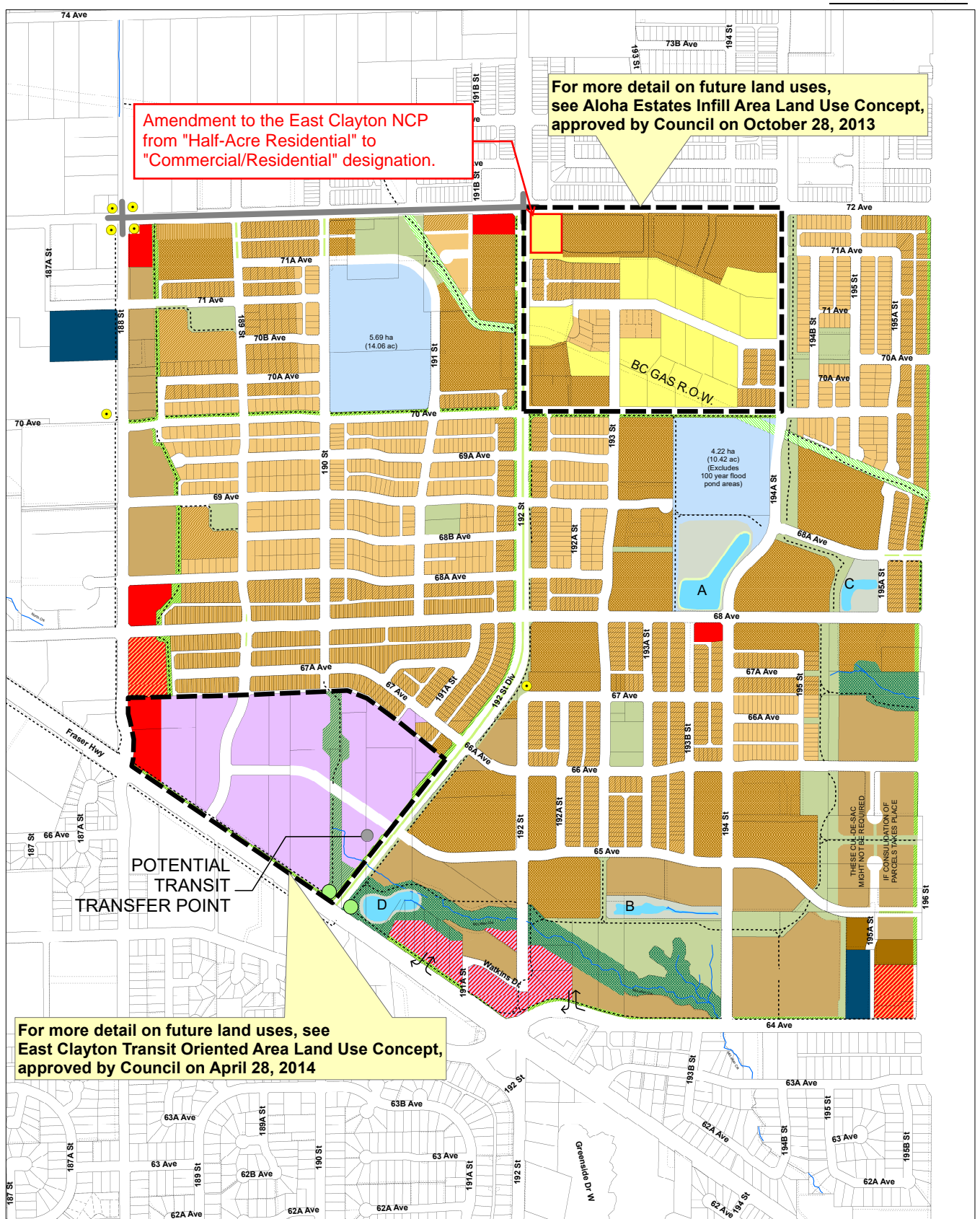
Add "Commercial" designation





Amendment to the East Clayton NCP from "Half-Acre Residential" to "Commercial/Residential" designation.

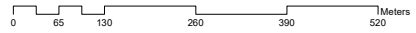
For more detail on future land uses, see Aloha Estates Infill Area Land Use Concept, approved by Council on October 28, 2013



For more detail on future land uses, see East Clayton Transit Oriented Area Land Use Concept, approved by Council on April 28, 2014

- Half Acre Residential
- 6-10 u.p.a. (Low Density)
- 10-15 u.p.a. (Medium Density)
- 10-15 u.p.a. Special Residential
- 15-25 u.p.a. (Medium-High Density)
- 22-45 u.p.a. (High Density)
- 30-70 u.p.a. (High Density)
- Business Park
- Neighbourhood Commercial
- Commercial / Residential
- Specialty Community - Oriented Commercial
- Utility - Open Space
- Institutional (church, schools, civic buildings, seniors housing, etc.)
- Storm Water Ponds (100 year flood event)
- Storm Water Pond on Private Property
- School & Park
- Riparian Protection Area
- Natural Area
- Public Open Space / Park
- Open Space / Park on Private Property
- Special Setback and Landscaping Buffers (landscaped area on private property)
- Urban Landmark / Reference Point
- Neighbourhood Gateway Feature
- Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W.

**EAST CLAYTON LAND USE PLAN**  
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

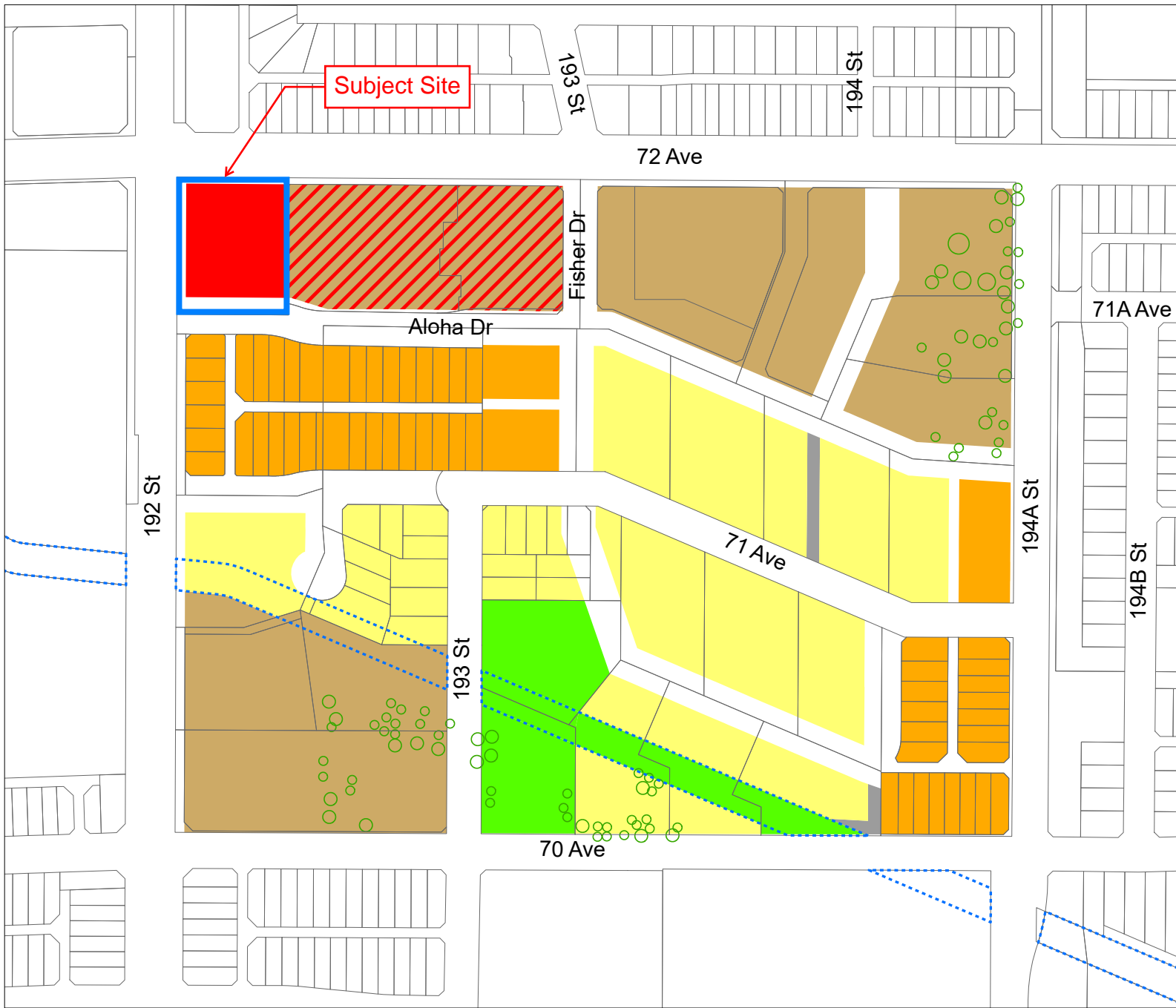


APPROVED BY COUNCIL AT ITS REGULAR MEETING OF MARCH 10, 2003. RESOLUTION R05-681. Amended 17 May 2019

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

# ALOHA ESTATES

## Infill Area Land Use Concept



### Legend

- Multi-Use Pathways
- Commercial
- Park
- Walkways
- New Roads and Lanes
- Single Family Front Accessed (6-10 upa)
- Single Family Lane Accessed (10-12 upa)
- Townhouse (20-25 upa)
- Townhouse (20-25 upa) or Townhouse and Commercial
- Significant Tree Clusters



Approved by Council: 19 April 2017





# Advisory Design Panel Minutes

Location: Virtual  
Thursday, August 27, 2020  
Time: 3:00 pm

**Present:****Panel Members:**

R. Drew, Chair  
I. MacFadyen  
L. Mickelson  
M. Patterson  
R. Dhall  
W. Chong

**Guests:**

Anxin Projects Limited, Kelvin Pan  
Caelan Griffiths, PMG Landscape Architects  
Dylan Chernoff, Durante Kreuk Limited  
Eric Poxleitner, Architect AIBC & Kate Robertson, Intern  
Architect, AIBC, Keystone Architecture & Planning Ltd.  
Lance Barnett, Barnett Dembek Architects Inc.  
Martin Liew, Martin Liew Architect Inc.  
Ryan Jenkins, Tien Sher  
Sachin Jhanghu, YoungEarth Developments (Clayton)  
Limited  
Travis Martin, BCSLA, Van der Zalm + Associates Inc.

**Staff Present:**

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

**A. RECEIPT OF MINUTES**

It was Moved by M. Patterson  
Seconded by W. Chong  
That the minutes of the Advisory Design  
Panel meeting of August 13, 2020 be received.  
Carried

**B. NEW SUBMISSIONS****3. Time: 5:50 p.m.**

File No.: 7919-0356-00  
Address: 7168 – 192 Street  
New or Resubmit: New  
Last Submission Date: N/A  
Description: OCP Amendment from “Urban” to “Commercial”, NCP  
Amendment from “Half-Acre Residential” to  
“Commercial/Residential”, Rezoning (RA to CD, based  
on C-5 and RM-45) and Development Permit to permit a  
4-storey, mixed-use building containing approximately  
3,500 m<sup>2</sup> of retail-office space and 21 dwelling units in  
East Clayton.  
Developer: Sachin Jhanghu, YoungEarth Developments (Clayton)  
Limited  
Architect: Lance Barnett, Architect AIBC, Barnett Dembek  
Architects Inc.  
Landscape Architect: Caelan Griffiths, BCSLA, PMG Landscape Architects  
Planner: Christopher Lumsden  
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues, and requested comments on the site plan, architectural expression, proposed amenity area and interfaces with the streets.

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 R. Dhall  
Seconded by M. Patterson  
That the Advisory Design Panel (ADP)  
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and recommend that the landscaping submission return to staff for further development.

Carried

#### Key Points:

- Consider providing measures to enhance the visual and acoustic separation between the residential balconies and the adjacent roads.
  - The residential floor level is set back from 192 Street and 72 Avenue to provide for additional separation from the street. Additional items that will be considered in order to address the potential acoustic issue will include an enhanced glazing system and increased wall insulation to improve the acoustic separation.
- Consider providing functional planted spaces on the rooftop outdoor amenity.
  - The set back of the residential floor level will allow the residents the space and opportunity to have potted plants should they desire them. Additional planting has been added to along the east edge of the outdoor amenity space.
- Consider further animating the landscape along 192nd and 72<sup>nd</sup>. Be more intentional on the placement of bike racks etc. at grade.
  - The rhythm of special paving panels now corresponds to the CRU entries precisely, thus setting a textual and visual cue to the streetscape. Site furnishings such as planter pots are shown at each frontage between CRUs thus reinforcing this rhythm further. Bike racks and benches are placed strategically at the corner of 72 Avenue and 192 Street as both throughfares provide cycling lanes. Benches bookend both 72 Avenue and 192 Street frontages providing places of pause in prominent, but safe places, and providing a view of comings-and-goings to and from the CRUs. The residential lobby is emphasized by a larger panel of special paving second only in area to the corner plaza treatment and thus defining the importance of spaces, from public use to common entry to single business entries.

- Consider further development of the corner frame. Raise glazing the underside of soffit or lower top of frame.
  - This change has been made as per the suggestion of the ADP, see Sheet AC-4.01 of the Architectural Plans.
- Consider further differentiating the gap along 192 and the main entry lobby. Consider deleting the canopy at the recess on the west elevation.
  - The canopy at the building entry along 72 Avenue has been extended to highlight the principle entry point to the building. The canopy along 192 Street has been lowered at the recess and is now continuous along the entire 192 Street elevation.
- Consider utilizing an energy model for further inform your design development.
  - Energy modeling will be completed as part of the Building Permit submission process.
- Consider providing auto-operators at all CRU and lobby entries.
  - Auto-operators will be installed as required.

#### Site

- Consider extending paver treatment along the face of the CRU units to provide a material transition between sidewalk and building space.
  - See response above in Key Points.
- Consider best location for seating and bike racks to complement the CRU entries and main building entries.
  - The bike racks are located at the most prominent corner is the site – at the confluence of two bike routes (72 Avenue and 192 Street). Both racks are tucked close to double-door entries to the high-visibility and most prominent commercial locations.
- Consider selection of site furnishings to provide greater interest to the streetscape facing the CRUs
  - Planter pots have been added at each CRU frontage to add perennial, customizable or even seasonal planting along the urban streetscapes.

#### Form and Character

- It was noted the scaling is good and the project has a challenging program.
- Consider differentiating the north entry.
  - The canopy at the building entry along 72 Avenue has been extended to highlight the principal entry, see Sheet AC-4.01.
- Further design development corner frame element; consider creating a higher unit space so that the window can meet the underside of the framed element or lowering the frame so to eliminate the white band transom on the unit windows.
  - This change has been made as per the suggestion of the ADP, see Sheet AC-4.01 of the Architectural Plans.
- Further design development to the west elevation 'jog'; should differ from the north elevation entry jog.
  - The canopy at the building entry along 72 Avenue has been extended to highlight the principle entry point to the building. The canopy along 192

Street has been lowered at the recess and is now continuous along the entire 192 Street elevation.

- Recommend B5 suite on the south end have access to the terrace to the south.
  - Access has been provided as per the suggestion of the ADP.

#### Landscape

- Consider incorporating green patches and hedges in the outdoor spaces to be better utilized.
  - The streetscape adjacent to residential neighbourhood is more robustly planted, with decorative stone columns and the on-site concrete sidewalk pulled back from the street edge. The communicates a more contemplative and calm environment to mediate between land uses.
- provide a lighting plan to ensure parking areas and connecting walkways are clearly illuminated.
  - Please refer to Sheet L3 of the Landscape Plans.
- design development of paving treatment around the street side faces of the building. At corner element consider extending pavers to correspond to the larger building massing.
  - The plaza paving, planting and site furnishings have been revised to be more symmetrical and better scaled to the proposed building.
- Consider extending paver treatment, perhaps a different colour than at corner, along the face of the CRU units to provide a material transition between sidewalk and building space.
  - See above response in the Key Points section for changes to sidewalk pavement treatment.
- Carefully consider where to place bicycle racks.
  - See response above in Site Section for changes to bike rack locations.

#### CPTED

- No specific issues were identified.

#### Sustainability

- Consider carrying out energy modelling earlier as can be used as a design tool. There are overheating requirements with the energy modelling guidelines when not providing mechanical cooling.
  - Energy modeling will be completed as part of the Building Permit submission process.

#### Accessibility

- Recommend the rooftop is accessible.
  - Accessible access will be provided.
- Consider the elevator and entrance call button panel to be placed horizontally.
  - The installation of all call buttons will be co-ordinated with the elevator manufacturer.

- Consider emergency call buttons in the parking lobbies.
  - **To be provided.**
- Consider 5% of units be wheel-chair accessible.
  - **The projects includes a total of 21 residential units of which one (1) adaptable units will be provided.**

**C. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, September 10, 2020.

**D. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 6:52 p.m.

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Jennifer Ficocelli, City Clerk

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Robert Drew, Chair