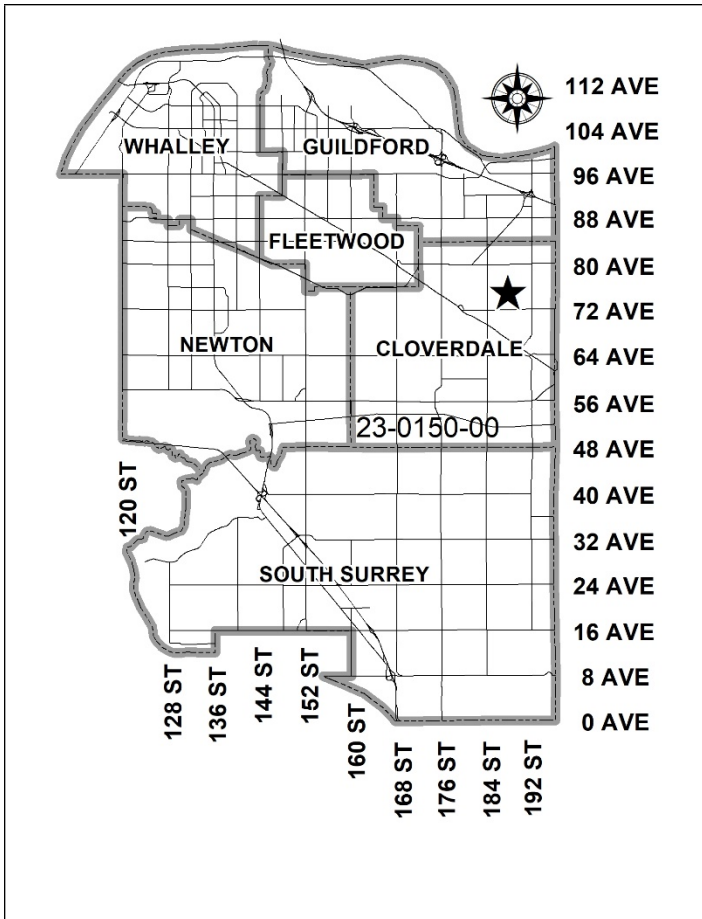


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0150-00/01

Planning Report Date: April 28, 2025



PROPOSAL:

- **NCP Amendment** from Urban Residential (10 UPA Net + 4 UPA Bonus) to Urban/Townhouse Flex (22 UPA Net + 5 UPA Bonus) and for changes to the road network
- **Rezoning** from RA to RM-30
- **General Development Permit**
- **Detailed Development Permit**
- **Development Variance Permit**

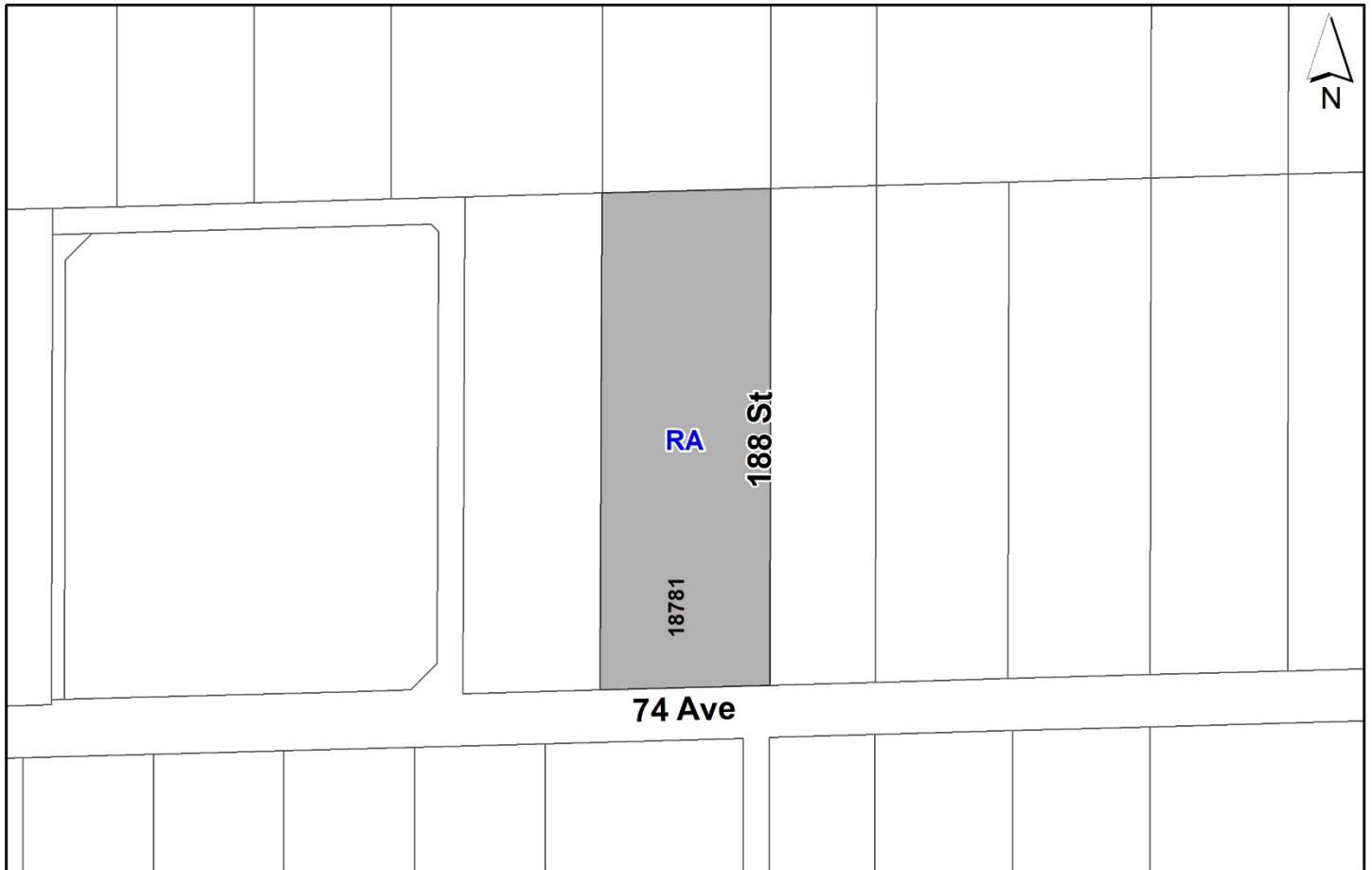
to allow subdivision from one to two lots and permit a townhouse development consisting of two phases and a total of 51 units

LOCATION: 18781 74 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Residential (10 UPA Net + 4 UPA Bonus)



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification for the portion of the site shown as Block A. If supported the By-law will be brought forward for First, Second, and Third Reading.
- Rezoning By-law to proceed to Public Notification for the portion of the site shown as Block B. If supported the By-law will be brought forward for First, Second and Third Reading.
- Approval to draft General Development Permit for Form and Character on proposed Lot 2.
- Approval to draft Detailed Development Permit for Form and Character on proposed Lot 1.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the West Clayton Neighbourhood Concept Plan (NCP) from Urban Residential (10 UPA Net + 4 UPA Bonus) to Urban/Townhouse Flex (22 UPA Net + 5 UPA Bonus).
- Proposing to allow more than three stair risers to encroach into the building setback area for proposed Buildings 3, 4 and 7 on proposed Lot 1.
- Proposing to vary the rear (north) setbacks from 6.0 metres to 4.5 metres, and to vary the west side yard setbacks as follows:
 - from 6.0 metres to 5.5 metres for Buildings 4 and 7; and
 - from 6.0 metres to 5.8 metres for Building 6.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezonings are consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-laws will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of West Clayton.
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.

- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the West Clayton Neighbourhood Concept Plan (NCP) and with the Development Permit (Form and Character) design guidelines in the OCP. The proposed development complements the adjacent 19-townhouse development to the west, provides continuity to the pedestrian network and enhances the public realm experience on the north side of 74 Avenue.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone a portion of the subject site shown as Block A on the survey plan attached as Appendix I from "Acreage Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
2. Council endorse the Public Notification to proceed for a By-law to rezone a portion of the subject site shown as Block B on the survey plan attached as Appendix I from "Acreage Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
3. Council authorize staff to draft General Development Permit No. 7923-0150-01 for proposed Lot 2 generally in accordance with the attached drawings (Appendix III).
4. Council authorize staff to draft Detailed Development Permit No. 7923-0150-00 for proposed Lot 1 generally in accordance with the attached drawings (Appendix IV).
5. Council approve Development Variance Permit No. 7923-0150-00 (Appendix IX) varying the following on Lot 1 only, to proceed to Public Notification:
 - (a) to vary Part 4 General Provisions Section B.26(b) of the Zoning By-law No. 12000 to increase the maximum number of risers permitted within the setback area from 3 to 6 for stairs located within the frontages of Buildings 3, 4 and 7;
 - (b) to vary Section F.1. "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" to reduce the rear yard setback from 6.0 metres to 4.5 metres and to reduce the west side yard setback for Buildings 4 and 7 from 6.0 metres to 5.5 metres, and for Building 6 from 6.0 metres to 5.8 metres.
6. 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) 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;
 - (i) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services;
 - (j) As the density proposed exceeds the maximum allowable density in the West Clayton Neighbourhood Concept Plan, Tier 2 CAC's will be applicable at the rate in effect at the time of final adoption.
7. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from Urban Residential (10 UPA Net + 4 UPA Bonus) to Urban/Townhouse Flex (22 UPA Net + 5 UPA Bonus) when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban Residential (10 UPA Net + 4 UPA Bonus)	RA
North:	Single Family Dwelling	Medium Density Cluster with Green Density Transfer (Forest Preservation/Restoration)	RA
East:	Single Family Dwelling	Suburban -Urban Reserve/ Non-NCP area	RA
South (Across 74 Avenue):	Single Family Dwelling	High Density Cluster	RA
West:	Single Family Dwelling for demolition; future townhouses (19)	Under application through Development Application No. 7923-0093-00 from Urban Residential (10 UPA Net + 4 UPA Bonus) to Urban/Townhouse Flex (22 UPA Net + 5 UPA Bonus)	RA; future RM-30

Context & Background

- The subject property is 12,433 square metres in size located at 18781 74 Avenue. It is designated Urban in the OCP and Urban Residential (10 UPA Net + 4 UPA Bonus) in the West Clayton NCP. It is zoned "Acreage Residential Zone (RA)". The Green Infrastructure Network (GIN) Corridor runs along a sliver of the north portion of the property and a green-coded watercourse runs along 74 Avenue south of the property. (Appendix X)
- The City has recently secured land for a second detention pond at the northwest corner of the West Clayton NCP at 80 Avenue and 184 Street. The site could be developed and serviced in one phase, however to give the applicant flexibility to complete Phase 1 (proposed Lot 1) in advance of Phase 2, the applicant is proposing to introduce two separate RM-30 rezoning bylaws (one for each lot) to Council to be able to obtain final adoption in two phases.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - to rezone the site from "Acreage Residential Zone (RA)" to "Multiple Residential 30 Zone (RM30)";
 - an amendment to the West Clayton NCP from Urban Residential (10 UPA Net + 4 UPA Bonus) to Urban/Townhouse Flex (22 UPA Net + 5 UPA Bonus) and for changes to the local road network;
 - a Detailed Development Permit for Form and Character and a General Development Permit are proposed to facilitate the development of 26 townhouse units in Phase 1 (south portion) and 25 townhouse units in Phase 2 (future phase/north portion); and
 - the subdivision of the property into two lots.
- A Development Variance Permit is also proposed for reduced setbacks and to allow additional risers in the north and south yard of proposed Lot 1.

	Proposed (Whole Site)
Lot Area	
Gross Site Area:	1.24 ha
Road Dedication:	0.30 ha
Undevelopable Area:	N/A
Net Site Area:	0.70 ha
Number of Lots:	1
Building Height:	13 m
Unit Density:	58 uph
Floor Area Ratio (FAR):	0.83
Floor Area	
Residential:	7,436 m ²
Residential Units:	
2-Bedroom:	2
3-Bedroom:	49
Total:	51 units

Referrals

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix V.
- School District:** **The School District has advised that there will be approximately 44 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**
- 24 Elementary students at Regent Road Elementary School
13 Secondary students at Ecole Salish Secondary School
- (Appendix VI)
- Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.**
- Parks, Recreation & Culture:** Parks has no concerns with the proposed development.
- Future active parkland is proposed within 150 metres walking distance of the development as part of the West Clayton Neighbourhood Concept Plan (NCP) .
- Surrey Fire Department:** No concerns.

Transportation Considerations

- The applicant is required to dedicate the following:
 - 12 metres on the east side of the property for the creation of a future 188 Street;
 - 11 metres on the north side of the property for the creation of a future 75 Avenue; and
 - 8 metres between Lots 1 and 2 for an east-west pedestrian pathway.
- Vehicle access to Lot 1 will be via a driveway on 188 Street, located towards the northern end of the lot. The driveway access for Lot 2 will be via 75 Avenue and will be located in the northwest corner of the lot.
- The proposed townhouse units will be located 400 – 600 metres away from the closest bus routes (#370 and #372), which run on 74 Avenue. The #370 travels between Willowbrook Mall in Langley and the Cloverdale Town Centre. The #372 circles Clayton Heights and connects to the Langley Town Centre.
- The subject site is 100 metres from Regent Road Elementary School and within one kilometre of Salish Secondary School and the Clayton Community Centre.
- A north-south greenway is proposed along the new 188 Street road alignment.

Natural Area Considerations

- A green-coded watercourse runs along 74 Avenue south of the property (Appendix X). Remi Masson of RedCedar Environmental Consulting prepared a watercourse classification assessment and determined that the ditch was classified as a local government drainage work. As there was no evidence that the ditch is a modified natural watercourse, he determined that the ditch would not be classified as a stream per the Water Sustainability Act.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - Pedestrian-oriented linkages with a 1.5 metre-wide sidewalk west of the property, a 1.8 metre-wide sidewalk (south) and walkway (east) which will connect to an 8.0 metre-wide multi-use pathway (MUP) that will bisect the development site.
 - The 8.0-metre wide MUP will align with the adjacent property's (18757 74 Avenue) MUP proposed under Development Application 7923-0093-00. Both MUPs will connect to the Siddons Greenway east of the property which will connect to residential neighbourhoods to the north.
 - Outdoor amenity spaces for proposed Phases 1 and 2 will provide open areas for different age groups and life stages. Phase 1 outdoor amenity space (south of the MUP) will consist of a group seating area with a picnic table under a trellis. There will be three benches on hydrapressed slab pavers across from a natural play area for children with round log steppers, a cozy dome and spinner plate on fibar safety surfacing.
 - North of the MUP in Phase 2 will have four community garden plots with raised planters, a hosebib and work table on gravel surface.
 - A publicly accessible, landscaped small corner plaza with two benches will be installed between Building 4 and the MUP in Phase 1. It will provide good visibility to the surrounding public areas and will create a seamless connection to the west sidewalk and street with clear sightlines across the open space.
 - Lighting will be incorporated into the outdoor open spaces to make the areas safe and inviting.
 - The applicant is proposing the use of dark sky exterior lighting systems, water efficient landscaping and plumbing systems, natural ventilation through operable windows and energy efficient HVAC systems, storage and collection of recyclables, and renewable based wood building materials.
 - 100% of all residential parking spaces and 50% of the visitor parking spaces will have electric vehicle charging infrastructure installed.

School Capacity Considerations

- The School District has advised that Regent Road and Maddaugh Elementary Schools can handle student population growth over the coming years that is planned for in the current Clayton plans.

- As of September 2024, Ecole Salish is at 104% capacity. This school was built to relieve enrollment pressure at Lord Tweedsmuir and Clayton Heights Secondary. Salish is projected to continue to grow because of the strong in-migration of new secondary students moving into the community. Future expansions or new capacity will be required in the area.
- The applicant anticipates that phase 1 of the development will be ready for occupancy by the fall of 2026, while phase 2 will be completed later in 2027.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated as 'General Urban' in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighborhoods and centers. The proposed townhouse units comply with this designation.

Official Community Plan

Land Use Designation

- The subject site is designated 'Urban' in the OCP. The proposal complies with this designation which is intended to support low and medium density residential neighborhoods in a range of forms such as ground-oriented attached housing including townhouses and row houses.

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (A1 - Growth Priorities);
 - Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability and to enhance public open spaces and greenspaces within existing neighbourhoods. (A3 – Sensitive Infill);
 - Develop complete, accessible and walkable green neighbourhoods through the planning and development of new neighbourhoods and through sensitive redevelopment within existing neighbourhoods. (B4 – Healthy Neighbourhoods);
 - Design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape and public realm. (B4 – Housing); and
 - Provide residents with visual and physical access to natural areas by establishing trail systems that connect Surrey's neighbourhoods with natural areas. (B4 – Nature and Green).

Secondary Plans

Land Use Designation

- The existing designation of the property in the West Clayton NCP is Urban Residential (10 UPA Net + 4 UPA Bonus). The applicant is proposing to amend the NCP designation to Urban/Townhouse Flex (22 UPA Net + 5 UPA Bonus).

Amendment Rationale

- Redesignating the subject property into higher density, ground oriented townhouses is appropriate from a planning perspective. Townhouses typically are a more affordable option for young families with school-age children rather than single family homes or duplexes.
- The proposed development meets the “Urban/ Townhouse Flex (22 UPA Net + 5 UPA Bonus)” designation and promotes a walkable, family-oriented neighbourhood that is adjacent to an elementary school. The proposed development enhances the interface between the school site and the proposed multi-family land uses.
- Regent Road Elementary School, the new elementary school on 74 Avenue, is now built and has been operational since 2022.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CAC’s), in support of the requested increased density.

Themes/Objectives

- The vision for West Clayton is for a complete, connected community that is street and pedestrian friendly with an emphasis on quality building design. It is envisioned as a community that promotes walking and opportunities to gather with attractive outdoor seating spaces and landscaping.
- The proposed 1.5 metre-wide sidewalk west of the property, a 1.8 metre-wide sidewalk (south) and walkway (east) will connect to an 8.0 metre-wide multi-use pathway (MUP), running east-west between Lot A and Lot B of the subject site, which will promote neighbourhood connectivity and walkability.
- A publicly accessible, small landscaped plaza with two benches connects the MUP and the west sidewalk. Another seating area with three benches is located at the east side of the property, within the outdoor amenity space of Phase 1. These landscaped and lighted seating areas invite community gatherings.
- The natural slope of the site is integrated into the exterior façade as the buildings step down while maintaining a consistent architectural expression.

Zoning By-law

- The applicant proposes to rezone the subject site from "Acreage Residential Zone (RA)" 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)" and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed (Lot 1/Phase 1)	Proposed (Lot 2/Phase 2)
Unit Density:	75 uph with amenity contributions	57.8 uph	55.6 uph
Floor Area Ratio:	1.0 excluding indoor amenity requirement	0.83	0.82
Lot Coverage:	45%	30.25%	30.52%
Yards and Setbacks			
North:	6.0 m	4.5m	To be determined at Detailed DP stage for Lot 2.
East:	4.5 m	4.5m	
South:	4.5 m	4.5m	
West:	6.0 m	5.5m	
Height of Buildings			
Principal buildings:	13 m	11.5m	To be determined at Detailed DP stage for Lot 2.
Accessory buildings:	N/A	n/a	
Amenity Space			
Indoor Amenity:	78 m ²	81 m ²	To be determined at Detailed DP stage for Lot 2.
Outdoor Amenity:	90 m ²	94.7 m ²	
Parking (Part 5)	Required		Proposed
Number of Stalls			
Residential:	52	52	To be determined at Detailed DP stage for Lot 2
Residential Visitor:	5	6	
Total:	57	58	
Tandem (%):	50% maximum	12%	
Residential Visitor:			

Setback Variances

- The applicant is requesting the following variances for proposed Lot 1:
 - to vary Part 4 General Provisions Section B.26(b) of the Zoning By-law No. 12000 to increase the maximum number of risers permitted within the setback area from 3 to 6 for stairs located within the frontages of Buildings 3, 4 and 7;
 - to vary Section F.1. "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" as follows:

- to reduce the north side yard setback from 6.0m to 4.5m; and
 - to reduce the west side yard setback for Buildings 4 and 7 from 6.0 metres to 5.5 metres, and for Building 6 from 6.0 metres to 5.8 metres.
- The variance to allow risers to encroach into the permitted setback is proposed as a way to manage the topography of the site, which has the highest elevation at the southeast corner and slopes downwards to the northwest.
 - The variance to reduce the west side yards setbacks for Buildings 4, 6, and 7 is generally consistent with other townhouse developments in West Clayton and the interface is considered appropriate with the walkway along the west portion of the site.
 - Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of building permit issuance. The current rate is \$2,227.85 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for the proposed density greater than the Urban Residential designation in the West Clayton Plan.

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 \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The 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 December 19, 2024, and the Development Proposal Signs were installed on January 8, 2025. Staff received no responses from neighbouring properties.
- The subject development application was reviewed by the New Clayton Community Association, Cloverdale District Chamber of Commerce, Cloverdale Community Association and the Surrey Board of Trade. Staff received no responses from any of them.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The Green Infrastructure Network (GIN) Corridor runs along a sliver of the north portion of the property measured at 3.6 metres from the north property line. Due to the GIN location, Biodiversity Conservation Strategy guidelines should be followed through appropriate interface/building design of townhouses and landscaping to the north. A Development Permit for Sensitive Ecosystems (Green Infrastructure Areas) is not required.

Form and Character Development Permit Requirement

General Development Permit (Lot 2) and Detailed Development Permit (Lot 1)

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the West Clayton Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the West Clayton Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to develop a solution that will allow the southern lot to develop while the servicing details for the northern lot are being resolved. The two parcels will be developed so that they are each self-contained, with separate indoor and outdoor amenity areas on each site.
- The two lots are separated by an 8 metre-wide dedicated east-west walkway that aligns with the walkway that has already been established on the property to the west (application no. 7923-0093-00).

- Units are oriented towards the existing 74 Avenue, as well as 75 Avenue and 188 Street, which will be dedicated as part of the subject application. On the interior of the site, units are also oriented towards the dedicated pedestrian pathway, both for safety and to provide an urban character.
- Pedestrian circulation has been designed to be permeable between the two sites, but there is no site-wide vehicular connection. Each phase of the development will have its own singular vehicle access. Lot 1 access will be from 188 Street, and Lot 2 access will be from 75 Avenue.
- The architectural character is contemporary, with siding in grey and white, and brick and black accents.
- All units are designed with rooftop decks.

Landscaping

- Landscaping plans were prepared by PMG Landscape Architects and incorporate a variety of tree and landscape planting throughout the site.
- For units facing public streets, tree planting has been incorporated into the design of the front yard setbacks, with one or two trees in each yard.
- At the corner of 74 Avenue and 188 Street, a small publicly-accessible pedestrian plaza is proposed within the subject site, with benches and landscaping.
- A row of trees, including Japanese maple, Canadian maple, Serbian spruce, and weeping Nootka cypress, is proposed adjacent to the west property line, abutting an 1.8 metre-wide pedestrian walkway that is proposed to run the length of the site.

Indoor Amenity

- A two-storey indoor amenity space is proposed towards the centre of the lot, adjacent to the residential units in Building 5.
- The indoor amenity area contains two floors of flex space for community gatherings, with a small kitchen. There is an adjoining patio with outdoor dining and gathering space, forming part of the outdoor amenity area.

Outdoor Amenity

- The proposed outdoor amenity area for Lot 1 is located adjacent to the indoor amenity building.
- The outdoor amenity is proposed to be located partially within the required 6.0m setback of the RM-30 Zone, in order for it to align with the edges of the adjacent units, which are proposed to have reduced setbacks, at 5.5 metres for Building 4 (north of the amenity area) and 5.3 metres for Building 6 (south of the amenity area).

- The outdoor area consists of a patio and dining area to complement the indoor amenity space, and an children's play structure.

Outstanding Items

- There are a limited number of Urban Design and landscaping items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include adjustments to details on the landscaping plan relating to soil volumes and hardscaping materials.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Kelly Koome, ISA Certified Arborist of Koome Urban Forestry prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix VII):
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

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

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	7	7	0
Deciduous Trees	6	6	0
Coniferous Trees	18	18	0
Onsite Tree Totals	31	31	0
Onsite Replacement Trees Proposed	55		
Total Onsite Retained and Replacement Trees	55		

- The Arborist Assessment states that there are a total of 31 bylaw protected trees on the site. The applicant does not propose to retain any onsite trees as part of this development proposal. The proposed tree removals was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. Additionally, 11 of 15 offsite trees are proposed for removal due a proposed roadway. Of the 11 offsite trees that are targeted for removal, 7 are to the north of the subject site (for the construction of 75 Avenue), and 4 are to the east (for the construction of 188 Street).
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 55 replacement trees on the site.
- The new trees on the site will consist of a variety of trees including maples, serviceberries, cypress, dogwood, beech, spruce and mountain ash among others.

- In summary, a total of 55 trees are proposed to be replaced on the site. There will be no contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Block Plan
Appendix II.	Subdivision Plan
Appendix III.	Site Plan (General Development Permit No. 7923-0150-01)
Appendix IV.	Site Plan, Building Elevations, Landscape Plans and Perspective (Detailed Development Permit No. 7923-0150-00)
Appendix V.	Engineering Summary
Appendix VI.	School District Comments
Appendix VII.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix VIII.	West Clayton NCP
Appendix IX.	Development Variance Permit No. 7923-0150-00
Appendix X.	Aerial Photo

approved by Shawn Low

Ron Gill
General Manager
Planning and Development

MJ/ar

SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
 OF LOT 27 SECTION 21 TOWNSHIP 8
 NEW WESTMINSTER DISTRICT PLAN 1171

Appendix I

CITY OF SURREY

B.C.G.S. 926.017

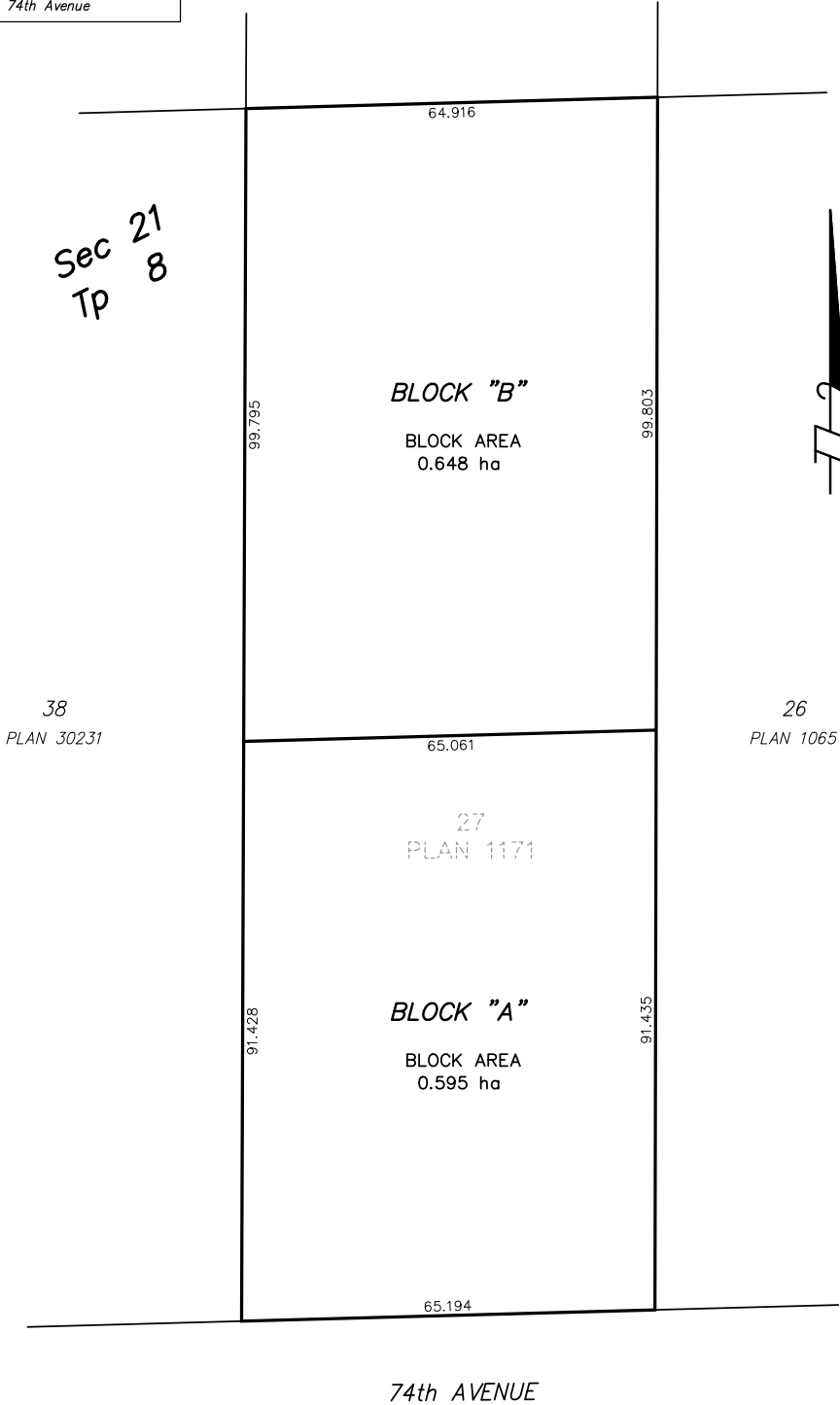
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"ALL DISTANCES ARE IN METRES"

P.I.D. 012-027-782

CIVIC ADDRESS: #18781 74th Avenue



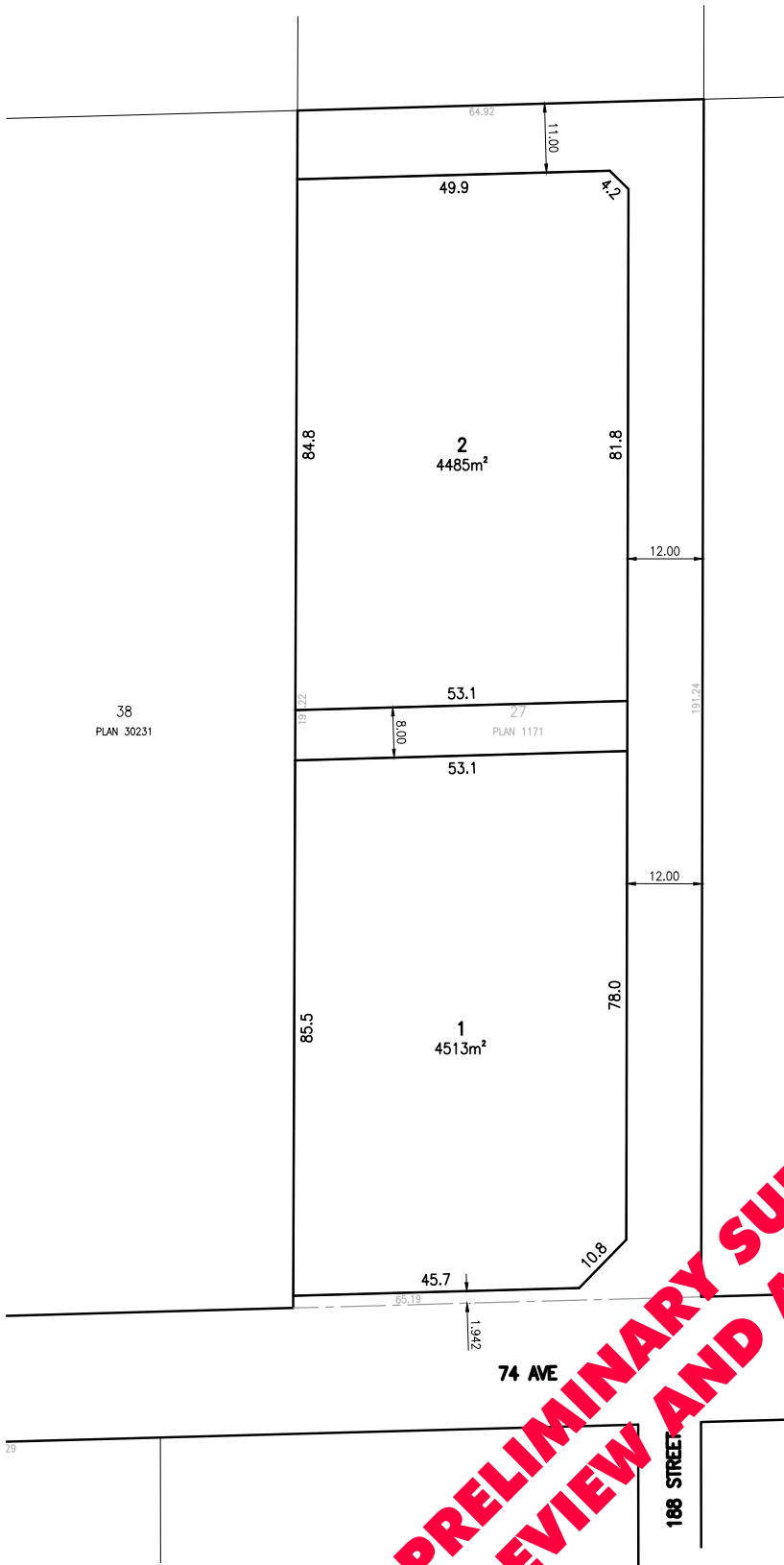
SOUTH FRASER LAND SURVEYING LTD.
 # 202 - 19292 60th AVENUE
 SURREY, B.C. V3S 3M2
 TELEPHONE: 604 599-1886
 FILE: 161096-ZONE

THIS PLAN LIES WITHIN THE
 METRO VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO
 LAND TITLE OFFICE RECORDS DATED
 THIS 18th DAY OF OCTOBER, 2024

Paul Nikula
 GEN PAUL NIKULA BOLS (67)

161096-ZONE



38
PLAN 30231

74 AVE

188 STREET

PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

Hub Engineering Inc. Member **PACIFIC LAND GROUP**
Engineering and Development Consultants

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:	PROJECT: 18781 74 AVENUE		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 23006	DATE: SEP 2024	LEGAL:	SCALE: 1:750
		MUNICIPAL PROJECT No:	

G:\Projects\23006\p\A0 Drawings\Layouts\Lot_Layout - Op. 4 - Sep. 19, 2024.dwg [Lot: Portrait: 11x17] 10/02/2024 1:24PM

Appendix III

30 - 8539 137A Street Surrey BC V3T 0M1
1000 West 102 Avenue, Vancouver, BC V5E 1Y4
604-606-0101 | www.parrincorp.com

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2025-04-02	Revised / comments
2024-07-05	Revised / comments
2024-02-10	Revised / comments
2023-08-05	CP Application
2023-04-04	Revised / comments
2022-11-17	Revised / comments
2022-07-28	Revised / comments
2022-04-26	Preliminary Application
Date	Description

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18781 74 AVE, SURREY,
BRITISH COLUMBIA

Drawn By
YG

Date
2023-04-4

Checked By
PV

Project ID
2403

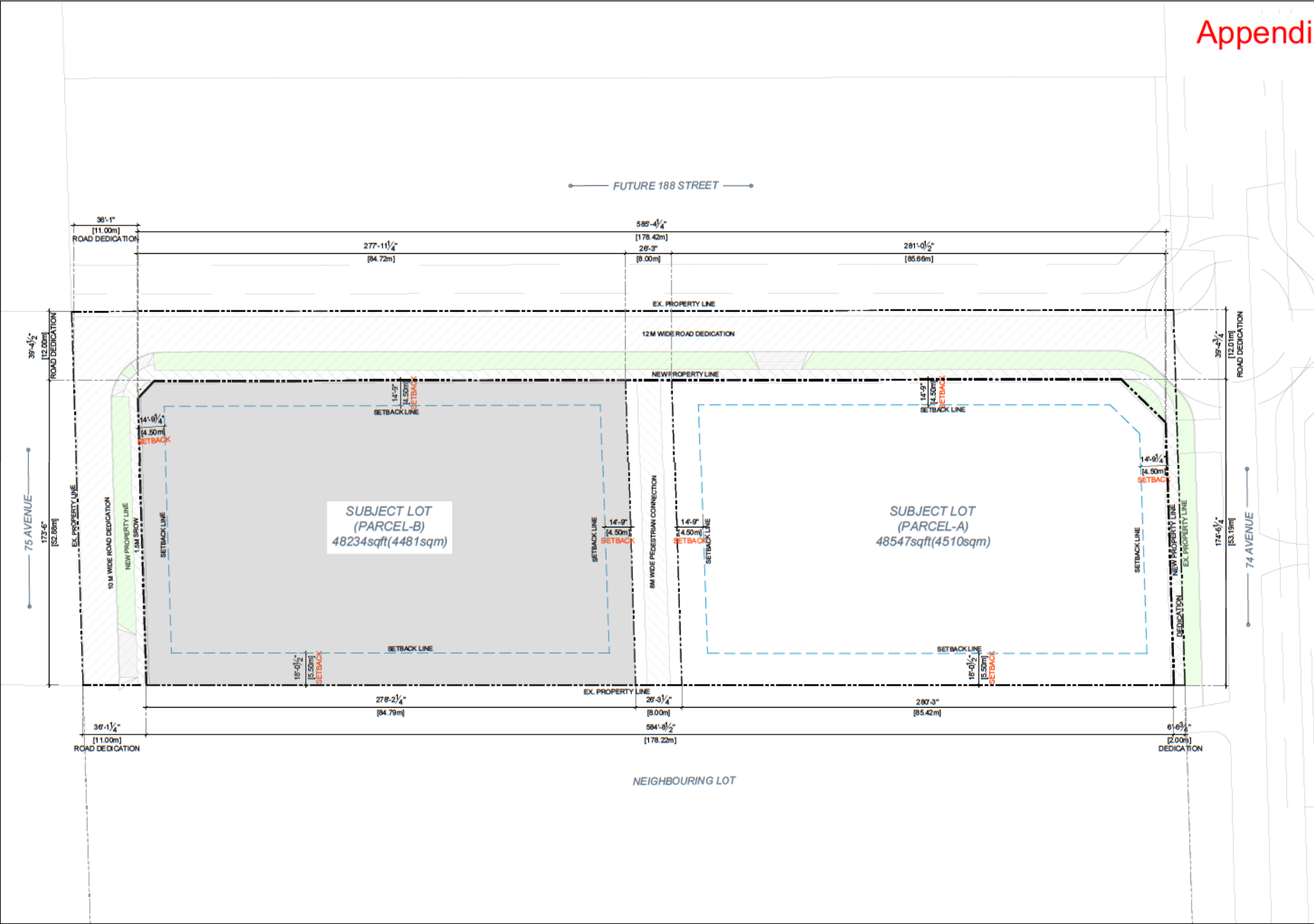
Sheet Title

BASE PLAN

Scale

Sheet No.

A-0.4



FUTURE 188 STREET

585'-1 1/2"
[178.35m]

36'-1"
[11.00m]
ROAD DEDICATION

14'-8" [4.47m] 31'-6" [9.60m] 45'-11" [13.99m] 80'-0" [24.38m] 15'-0" [4.57m] 80'-0" [24.38m] 10'-6" [3.20m] 26'-3" [8.00m] 15'-8" [4.78m] 31'-6" [9.60m]

EX. PROPERTY LINE

D
A-4.3

12 M WIDE ROAD DEDICATION

NEW PROPERTY LINE

39'-4 1/2"
[12.00m]
ROAD DEDICATION

15'-8 1/2"
[4.78m]

A
A-4.0

119'-11 1/2"
[36.56m]

EX. PROPERTY LINE

75 AVENUE

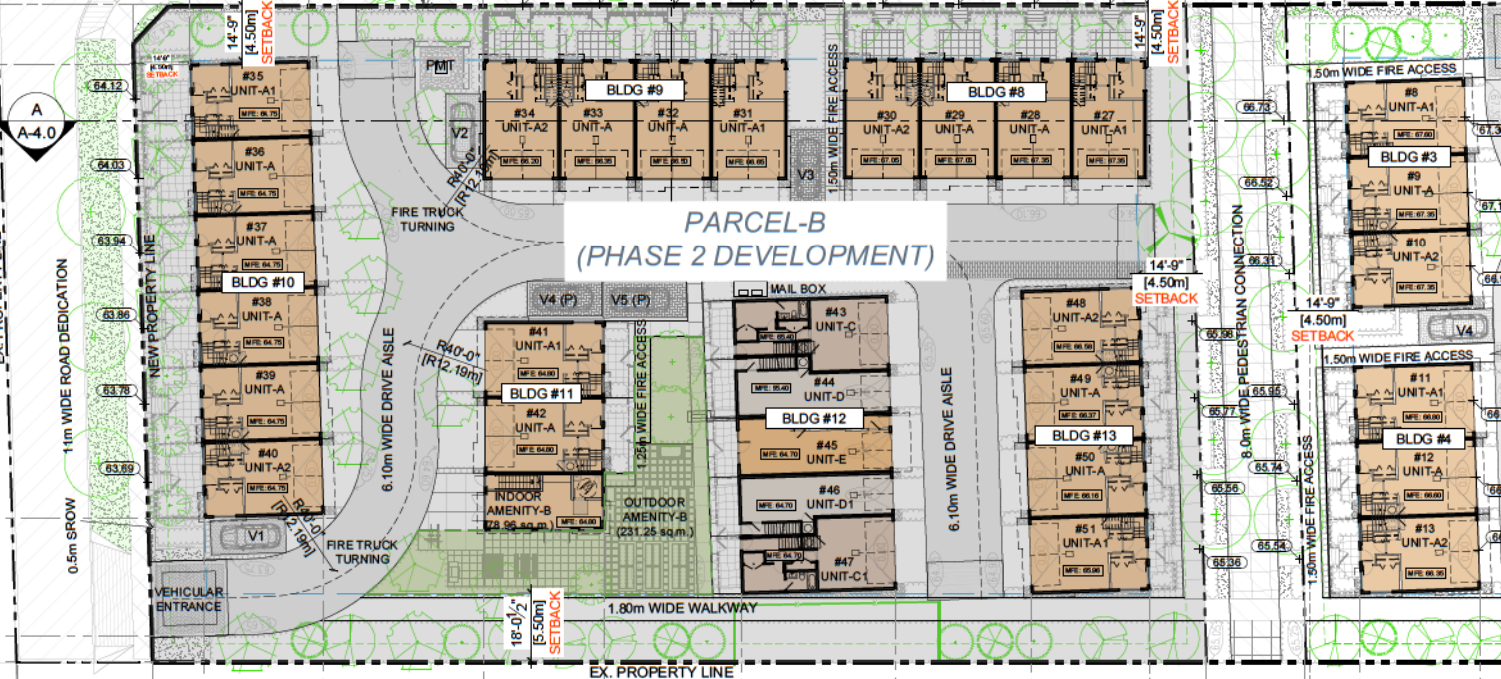
173'-6"
[52.88m]

31'-0 1/2"
[9.47m]

36'-1"
[11.00m]
ROAD DEDICATION

13'-3 1/2" [4.05m] 31'-6" [9.60m] 42'-3 1/2" [12.89m] 31'-6" [9.60m] 36'-2 1/2" [11.04m] 41'-0" [12.49m] 35'-7 1/2" [10.86m] 31'-6" [9.60m] 14'-9 1/2" [4.50m] 26'-0 1/2" [7.94m] 14'-9 1/2" [4.50m] 31'-6" [9.60m]

PARCEL-B
(PHASE 2 DEVELOPMENT)



NEIGHBOURING LOT

584'-10 1/2"
[178.26m]



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2022-11-17	Revised / comments
2022-07-28	Revised / comments
2022-04-26	Preliminary Application

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

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18781 74 AVE, SURREY,
BRITISH COLUMBIA

Drawn By	Date
YG	2023-04-4

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PV

Project ID
2403

Sheet Title
SITE PLAN
(PARCEL-B)

Scale

Sheet No.

A-1.2

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2022-07-28	Revised / comments
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Date	Description

Issues / Revisions

Seal

Project Title
 TOWNHOUSE DEVELOPMENT

Project Address
 18781 74 AVE, SURREY,
 BRITISH COLUMBIA

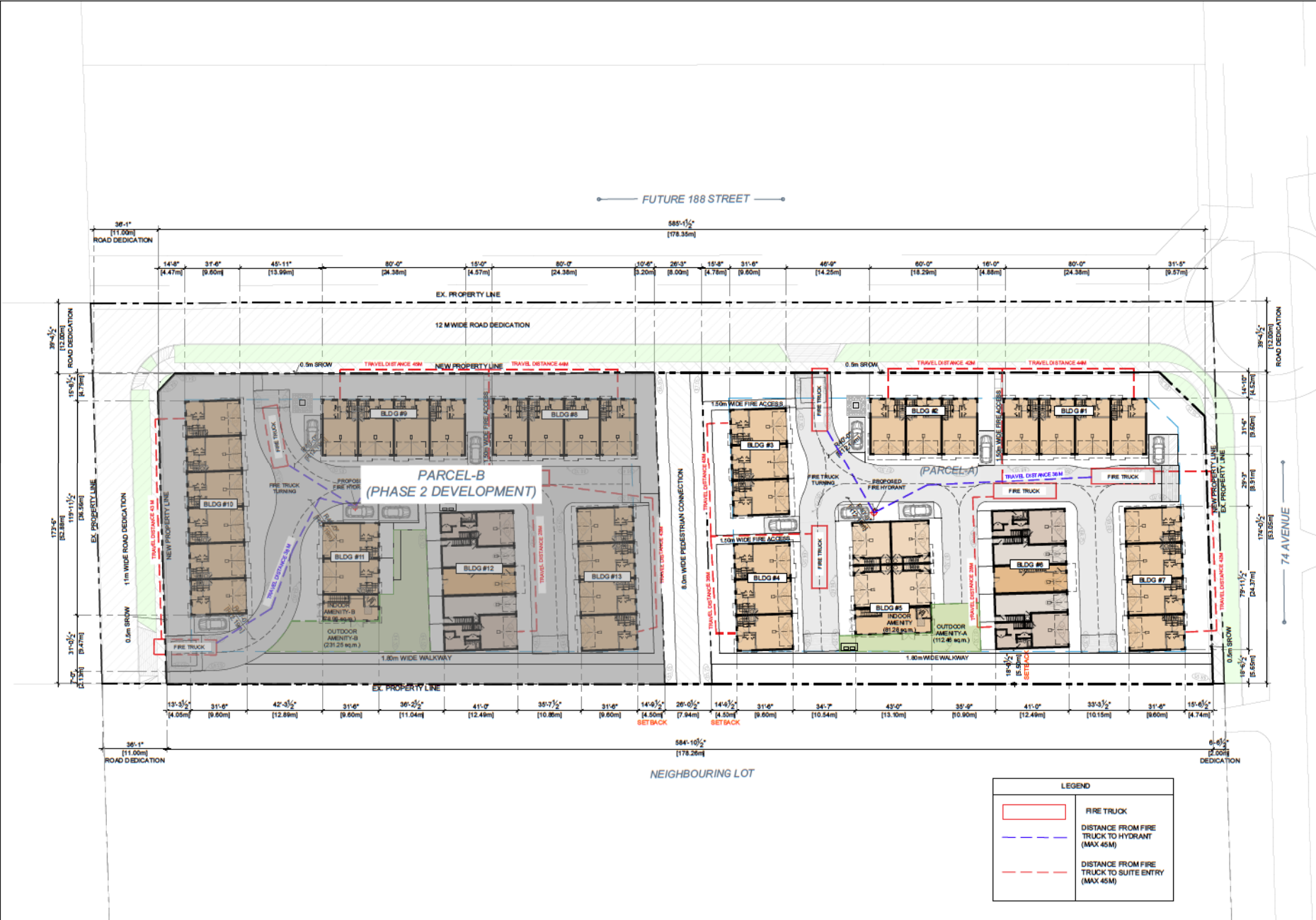
Drawn By
 YG

Checked By
 PV

Sheet Title
FIRE ACCESS PLAN

Scale

Sheet No.
A-1.3



DRAWING LIST

COVER PAGE	A-0.1
PROJECT SUMMARY	A-0.2, 0.3
BASE PLAN	A-0.4
SITE PLAN	A-1.0
SITE PLAN(PARCEL-A)	A-1.1
SITE PLAN(PARCEL-B)	A-1.2
FIRE ACCESS PLAN	A-1.3
FLOOR PLANS	A- 2.0 TO 2.15
ELEVATIONS	A- 3.0 TO 3.7
SECTIONS	A- 4.0 TO 4.3
UNIT PLANS	A- 5.0 TO 5.7

PROJECT TEAM

ARCHITECT- PARAMORPH ARCHITECTURE INC.
 308-9639 137A Street
 Surrey, BC V3T 0M1
 604-608-0161
 info@paramorph.com

SURVEYOR - SOUTH FRASER LAND SURVEYING LTD.
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 604- 599-1886

LANDSCAPE - PMG LANDSCAPE ARCHITECTS
 Suite C100 - 1485 Still Creek Drive
 Burnaby, BC V5C 6G9
 604-294-0011
 Ylwen@pmglandscape.com

CIVIL - HUB ENGINEERING INC.
 #212 12992 76 AVENUE
 Surrey, BC V3W 2V6
 604-572-4328
 anthony@hub-inc.com

ARBORIST - KOOME URBAN FORESTRY
 604-572-4328
 sarah.morin@koomeurbanforestry.ca
 www.koomeurbanforestry.ca

PROJECT SUMMARY

LOT INFO	ADDRESS	18781 74 AVE, SURREY.			
	LEGAL DESCRIPTION	LOT 27 SECTION 21 TOWNSHIP 8 PLAN NWP1171 NWD.			
LOT INFO	SITE AREA	[Sqft]	[Sqm]	[Acre]	[Ha]
	GROSS AREA(PARCEL A & B)	133,795	12,430	3.07	1.24
	ROAD DEDICATION	32,448	3,014	0.74	0.30
	8m PEDESTRIAN DEDICATION	4,566	424	0.10	0.04
	NET AREA (AFTER DEDICATION)	96,781	8,991	2.22	0.90
LOT INFO	NET AREA (PARCEL A)	48,547	4,510	1.11	0.45
	NET AREA (PARCEL B)	48,234	4,481	1.11	0.45
	NET AREA (PARCEL A + PARCEL B)	96,781			

ZONING	ZONING	CURRENT	PROPOSED
		RA	RM-30
ZONING	SETBACKS	PERMITTED	PROPOSED
	NORTH(ALONG NEIGHBOURING LOT)		4.5m
	SOUTH(ALONG 74 AVE)		4.5m
	EAST (ALONG NEIGHBOURING LOT)		4.5m
	WEST(ALONG NEIGHBOURING LOT)		5.5m
ZONING	BLDG HEIGHT	PERMITTED	PROPOSED
			3 STOREY

PARCEL - A

DENSITY	PARCEL A			
	PARCEL A DENSITY	PERMITTED	PROPOSED(NET)	PROPOSED(GROSS)
	UPA (UNITS PER ACRE)		23.42	16.6
	TOWNHOUSE DWELLING UNITS		26	26+25=51

DENSITY	PARCEL A SITE COVERAGE (NET)	[Sqft]	[Sqm]	[%age]	REMARKS
	PROPOSED	14687	1,364	30.25%	

PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION (PARCEL A)									
	GROSS AREA (EXCLUDING GARAGE & AMENITY)	GARAGE (Sqft)	LVL-1 (Sqft)	TOTAL LVL-1 (Sqft)	LVL-2 (Sqft)	LVL-3 (Sqft)	ROOF TOP (Sqft)	TOTAL (Sqft)	NO. OF UNITS	TOTAL FLOOR AREA (Sqft)
	UNIT-A [3 BR]	413	217	630	648	700	89	1,565	7	10,955
	UNIT-A1 [3 BR]	413	217	630	661	714	89	1,681	5	8,405
	UNIT-A2 [3 BR]	413	217	630	661	714	89	1,681	5	8,404
	UNIT-B [3 BR]	432	83	515	557	568	83	1,291	2	2,582
	UNIT-B2 [3 BR]	432	83	515	557	568	83	1,291	2	2,582
	UNIT-C [3 BR]	525	111	636	646	652	68	1,477	2	2,954
	UNIT-D [3 BR]	472	76	548	654	658	76	1,464	2	2,928
	UNIT-E [2 BR + DEN]	531	111	642	652	636	68	1,467	1	1,467
									26	40,277
									TOTAL FAR (NET)	0.83

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN (PARCEL A)				
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED STALLS
	TOWNHOUSE	26	2 CAR / UNIT	52	52
	VISITORS	26	0.2 CAR / UNIT	5.45ASAY 5	5
	TOTAL			57	58

AMENITY CALCULATIONS	AMENITY(PARCEL A)			
	INDOOR AMENITY(EXCLUDING STAIRCASE)	[Sqft]	[Sqm]	REMARKS
	REQUIRED	871	81	3 Sqm / UNIT AT GRADE
	PROPOSED	875	81	
	OUTDOOR AMENITY			REMARKS
	REQUIRED		66	3 Sqm / UNIT AT GRADE
REQUIRED		24	6 Sqm / B2B UNIT	
TOTAL REQUIRED	969	90		
PROPOSED	1,020	94.7		

Appendix IV



LOCATION PLAN



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2022-11-17	Revised / Comments
2022-07-28	Revised / Comments
2022-04-28	Preliminary Application

Date	Description
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Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18781 74 AVE, SURREY,
BRITISH COLUMBIA

Drawn By YQ	Date 2023-06-4
Checked By PV	Project ID 0125

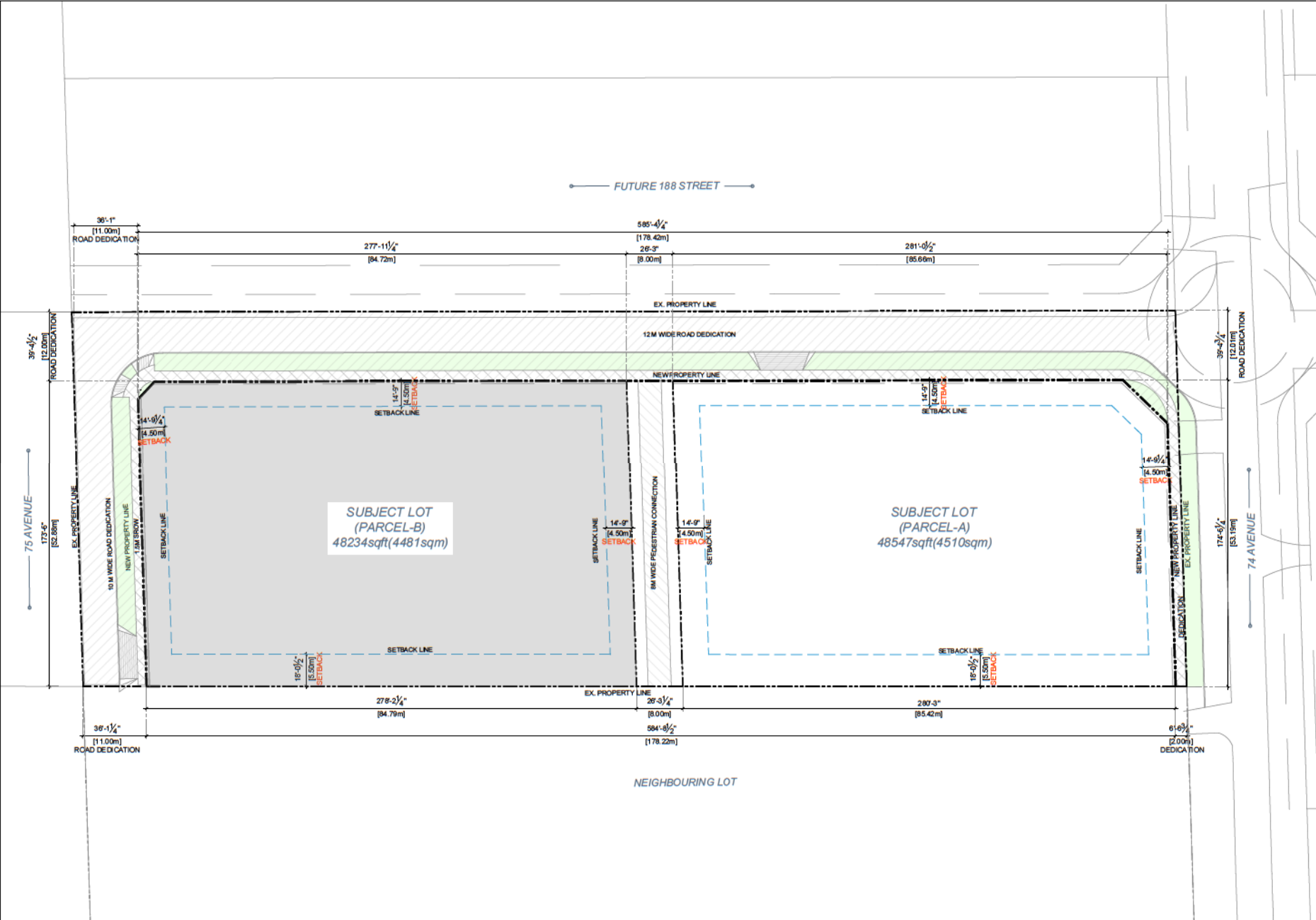
Sheet Title
PROJECT SUMMARY

Scale

Sheet No.

A-0.2

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2022-04-26	Preliminary Application

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
 18781 74 AVE, SURREY,
 BRITISH COLUMBIA

Drawn By
 YG Date
 2023-04-4

Checked By
 PV Project ID
 2403

Sheet Title

BASE PLAN

Scale

Sheet No.

A-0.3

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2022-04-26	Preliminary Application



Project Title
 TOWNHOUSE DEVELOPMENT

Project Address
 16781 74 AVE, SURREY,
 BRITISH COLUMBIA

Drawn By
 YG

Checked By
 PV

Date
 2023-04-4

Project ID
 0403

Sheet Title
 SITE PLAN

Scale

Sheet No.

A-1.0

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2022-07-28	Revised / comments
2022-04-26	Preliminary Application

Date	Description

Issues / Revisions

Seal

REGISTERED ARCHITECT
BRITISH COLUMBIA

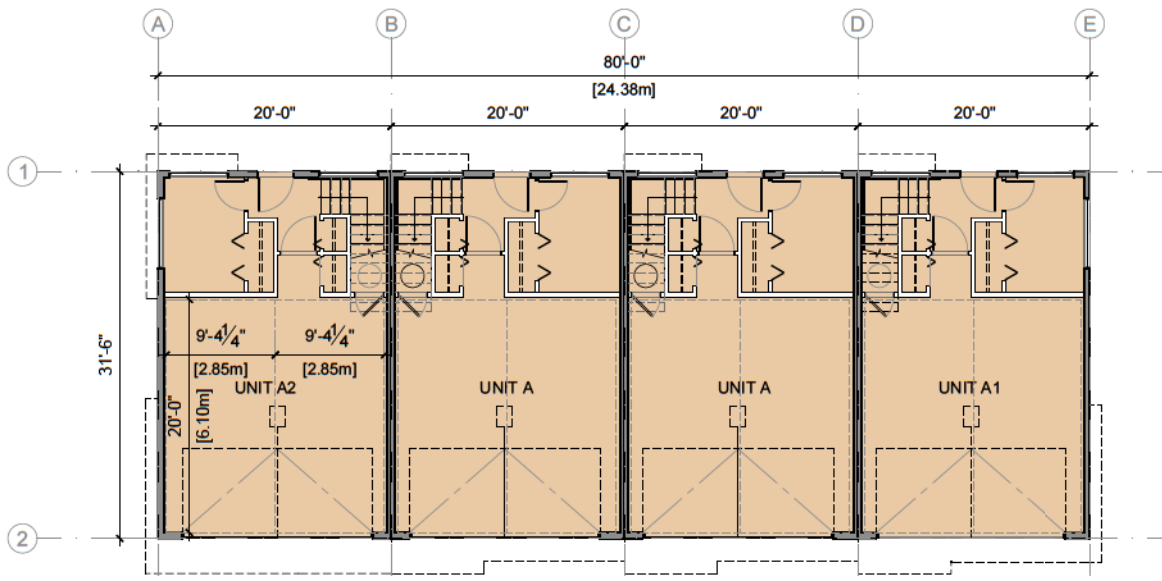
Project Title
 TOWNHOUSE DEVELOPMENT

Project Address
 18781 74 AVE, SURREY,
 BRITISH COLUMBIA

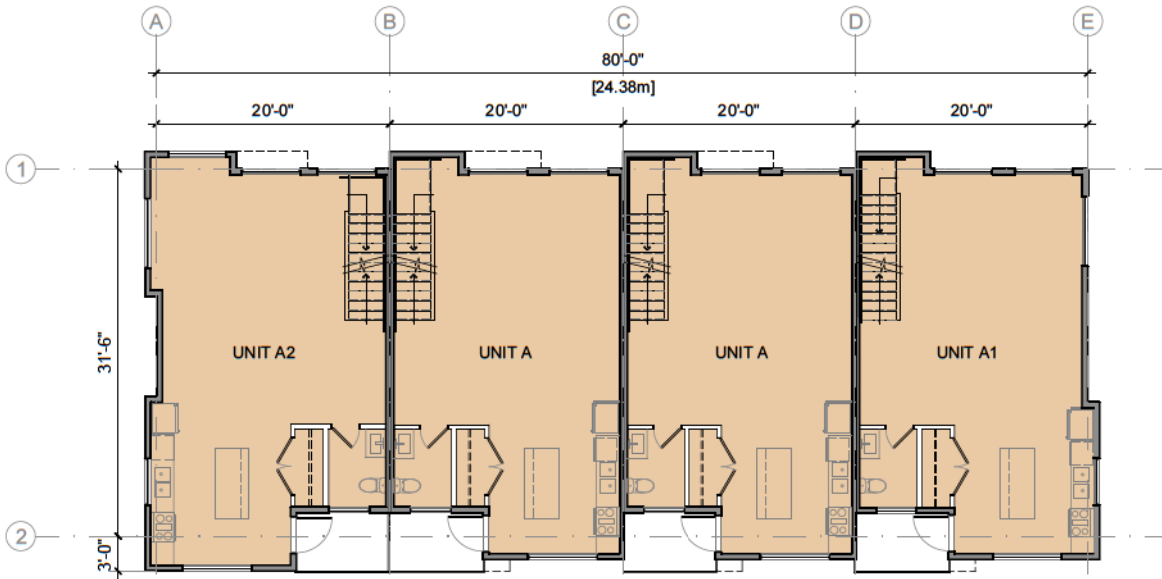
Drawn By YG	Date 2023-04-4
Checked By PV	Project ID 2403
Sheet Title	
FIRE ACCESS PLAN	
Scale	
Sheet No.	

LEGEND	
	FIRE TRUCK
	DISTANCE FROM FIRE TRUCK TO HYDRANT (MAX 45M)
	DISTANCE FROM FIRE TRUCK TO SUITE ENTRY (MAX 45M)

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1 MAIN FLOOR PLAN
 3/32" = 1'-0"
 BUILDING A1,A7,B8,B9,B13



2 SECOND FLOOR PLAN
 3/32" = 1'-0"
 BUILDING A1,A7,B8,B9,B13

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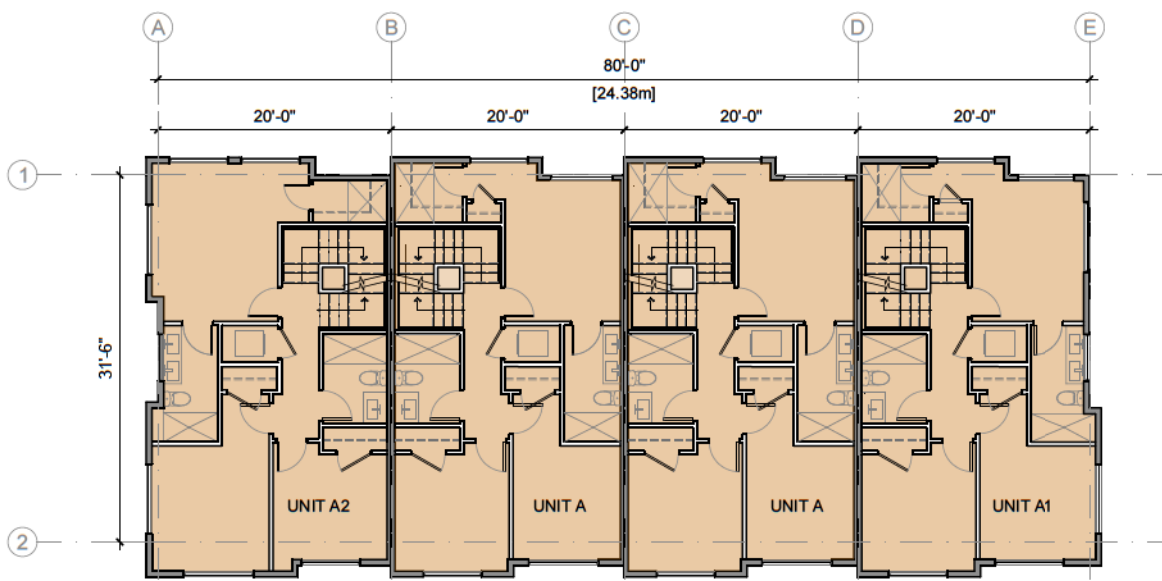
Drawn By YG	Date 2/23/24
Checked By PV	Project ID 21/25

Sheet Title
FLOOR PLANS

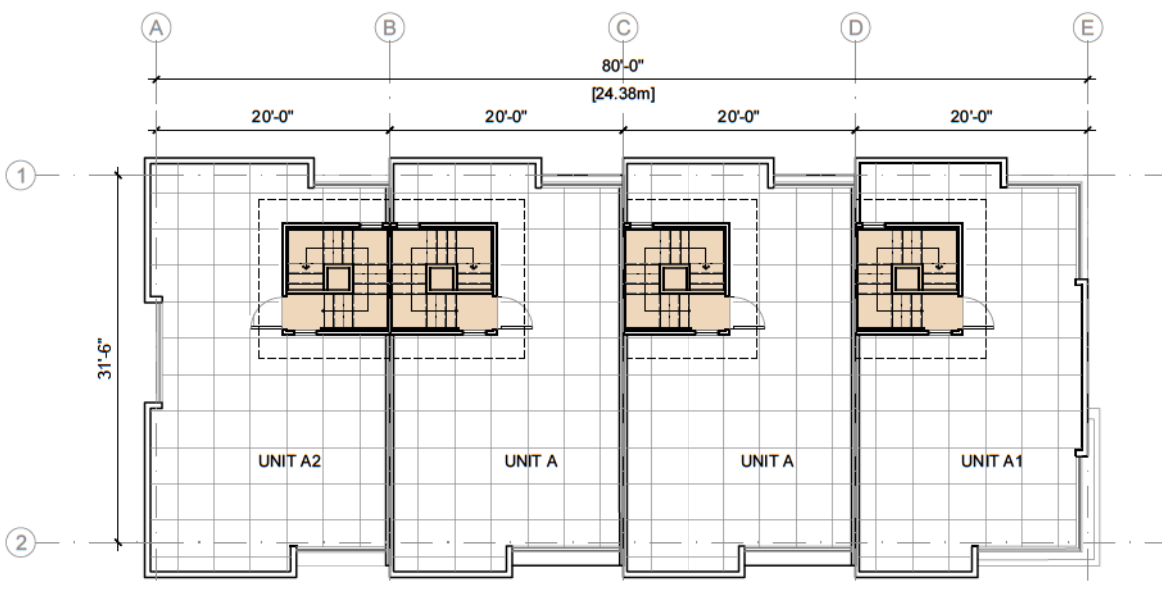
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Sheet No.
A-2.0

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1 THIRD FLOOR PLAN
 3/32" = 1'-0"
 BUILDING A1,A7,B8,B9,B13



2 ROOF PLAN
 3/32" = 1'-0"
 BUILDING A1,A7,B8,B9,B13

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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
 18781 74 AVE, SURREY,
 BRITISH COLUMBIA

Drawn By YQ	Date 2023-04-4
Checked By PV	Project ID 8125

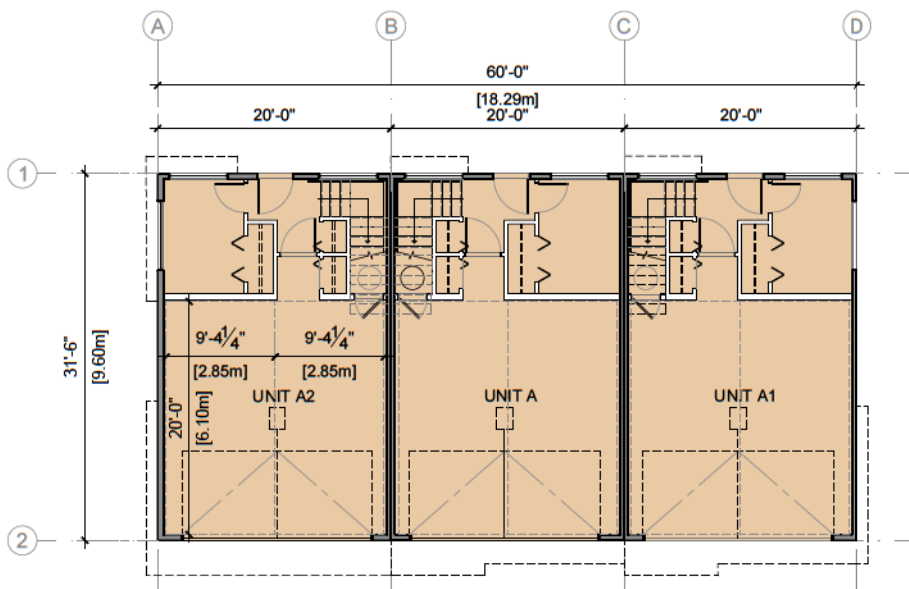
Sheet Title
FLOOR PLANS

Scale

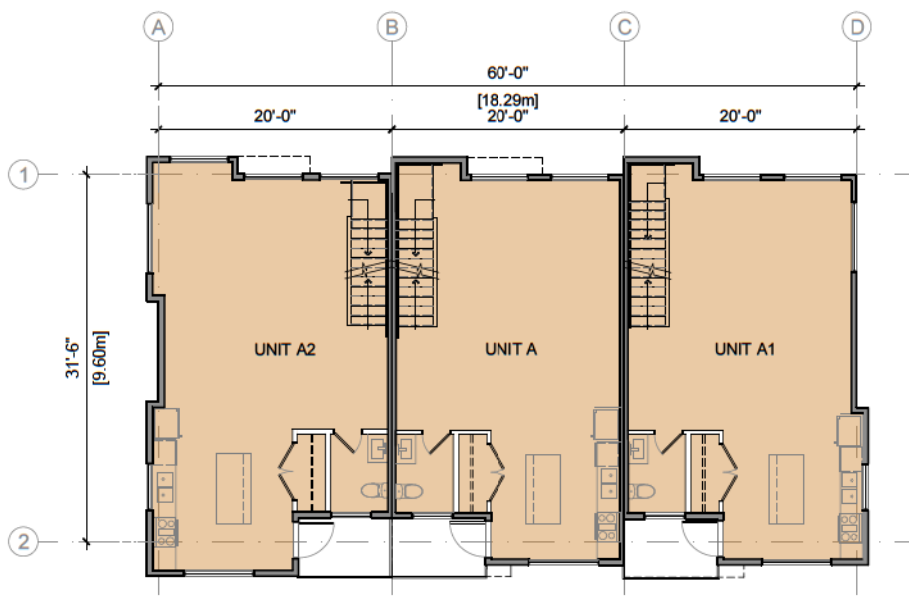
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A-2.1

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1 MAIN FLOOR PLAN
 3/32" = 1'-0"
 BUILDING A2,A3,A4



2 SECOND FLOOR PLAN
 3/32" = 1'-0"
 BUILDING A2,A3,A4

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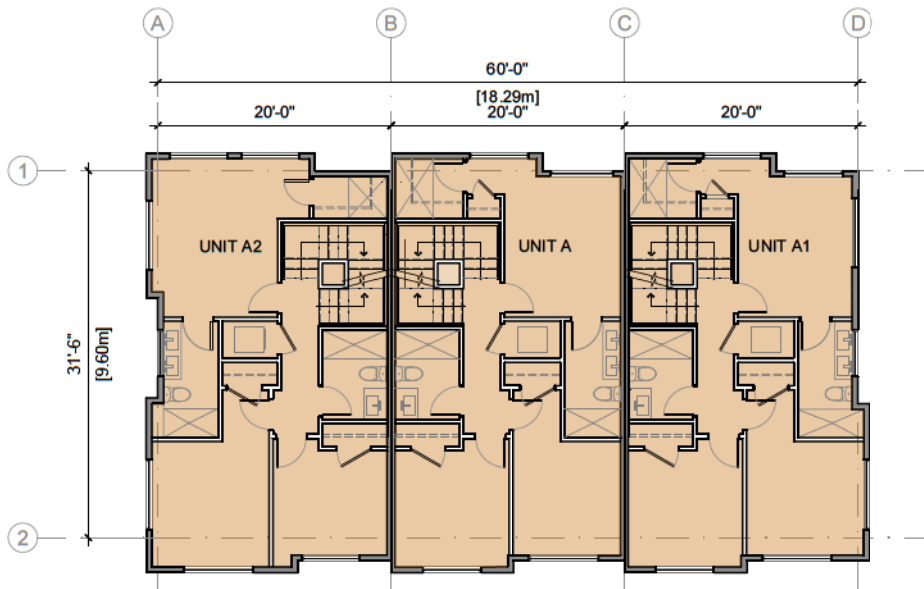
Project Address
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 BRITISH COLUMBIA

Drawn By YG	Date 2023-04-4
Checked By PV	Project ID 8125

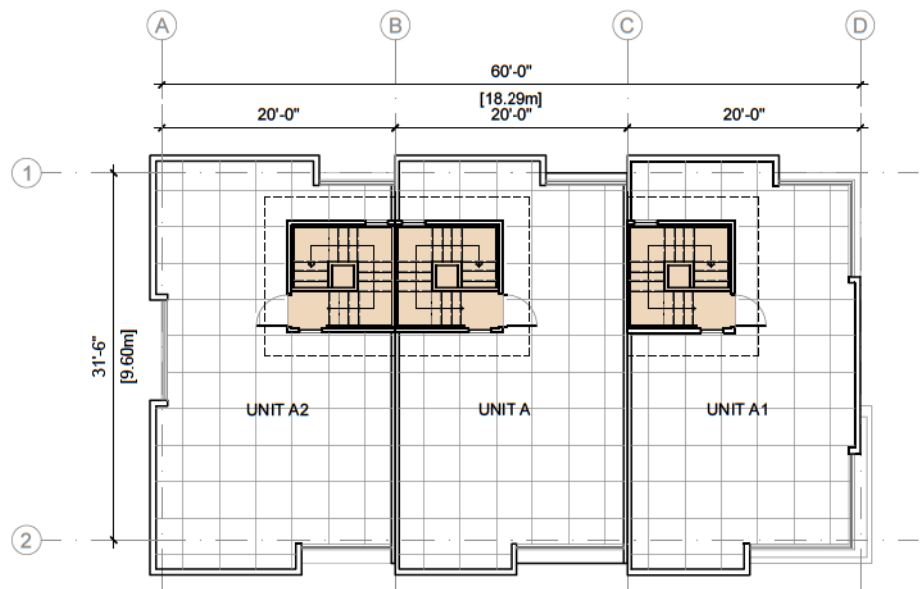
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FLOOR PLANS

Scale

Sheet No.
A-2.2



1 THIRD FLOOR PLAN
3/32" = 1'-0"
BUILDING A2,A3,A4



2 ROOF PLAN
3/32" = 1'-0"
BUILDING A2,A3,A4

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TOWNHOUSE DEVELOPMENT

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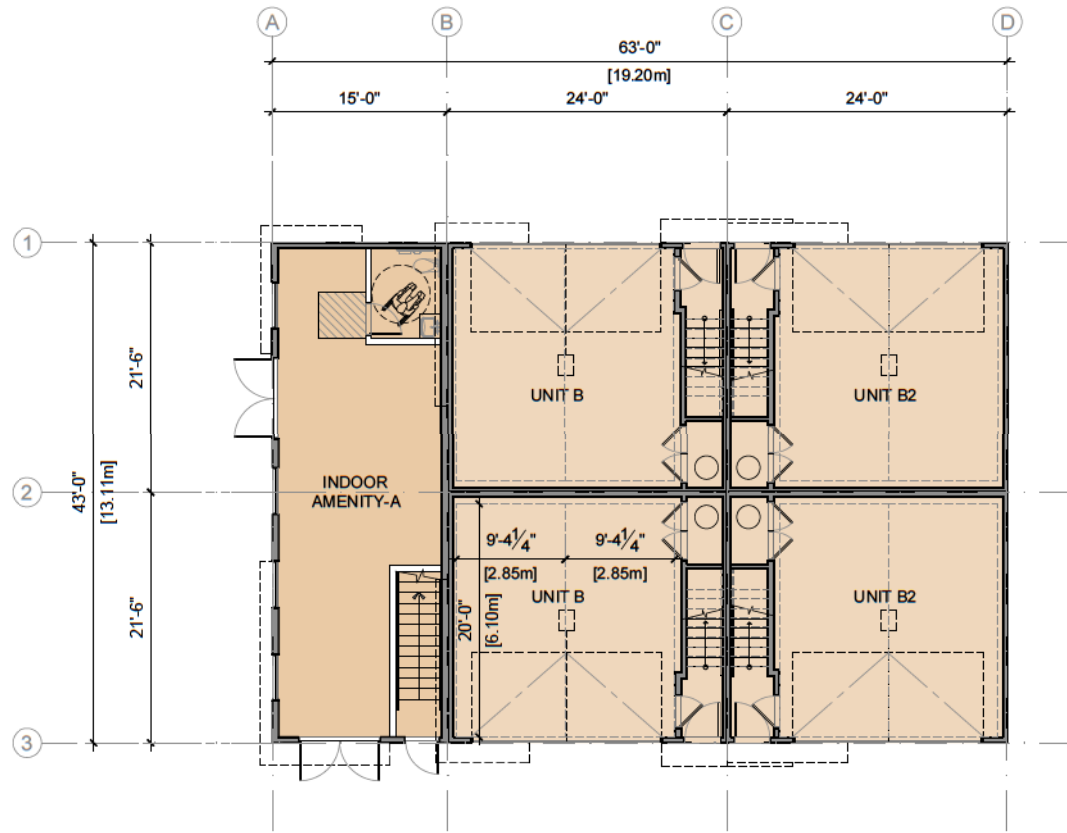
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Checked By PV	Project ID 2325

Sheet Title
FLOOR PLANS

Scale

Sheet No.
A-2.3

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1 MAIN FLOOR PLAN
 3/32" = 1'-0"
 BUILDING A5

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TOWNHOUSE DEVELOPMENT

Project Address
 18781 74 AVE, SURREY,
 BRITISH COLUMBIA

Drawn By YG	Date 2/03/2024
Checked By PV	Project ID 8125

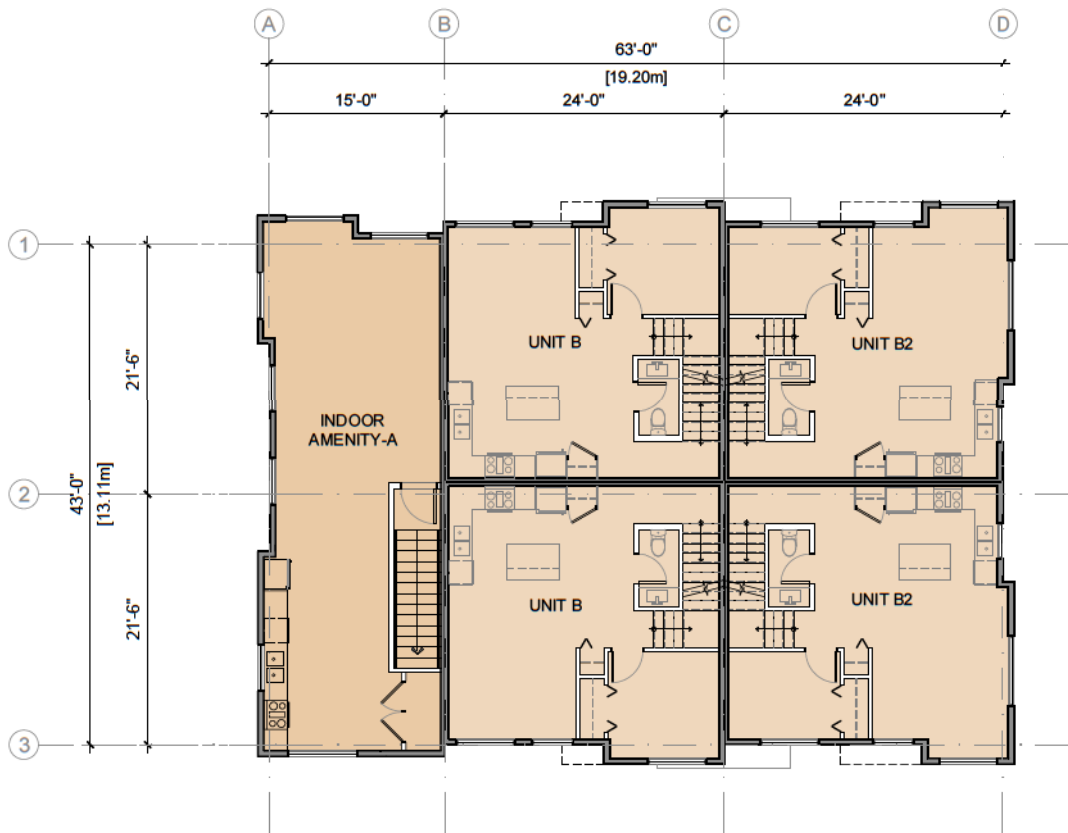
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FLOOR PLANS

Scale

Sheet No.

A-2.4

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1 SECOND FLOOR PLAN
 3/32" = 1'-0"
 BUILDING A5

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Project Title
TOWNHOUSE DEVELOPMENT

Project Address
 18781 74 AVE, SURREY,
 BRITISH COLUMBIA

Drawn By YG	Date 2023-04-4
Checked By PV	Project ID 2125

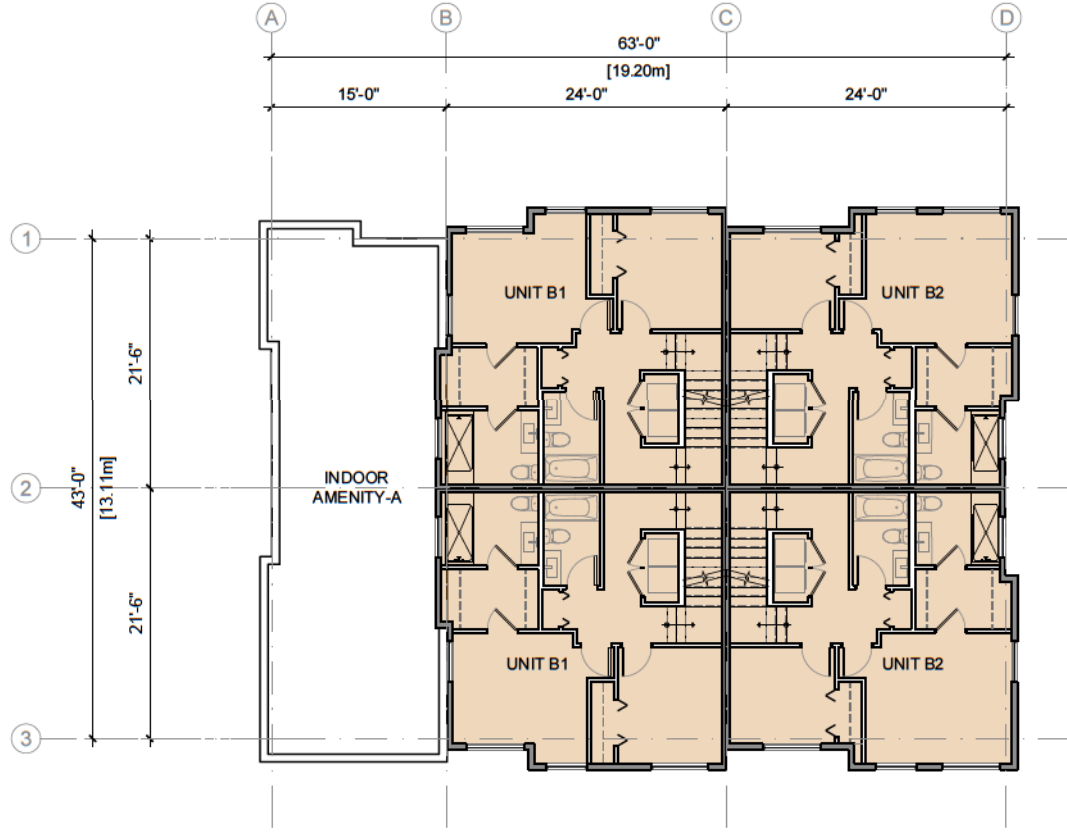
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FLOOR PLANS

Scale

Sheet No.

A-2.5

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1 THIRD FLOOR PLAN
 3/32" = 1'-0"
 BUILDING A5

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Drawn By YG	Date 2/23/24
Checked By PV	Project ID 21/25

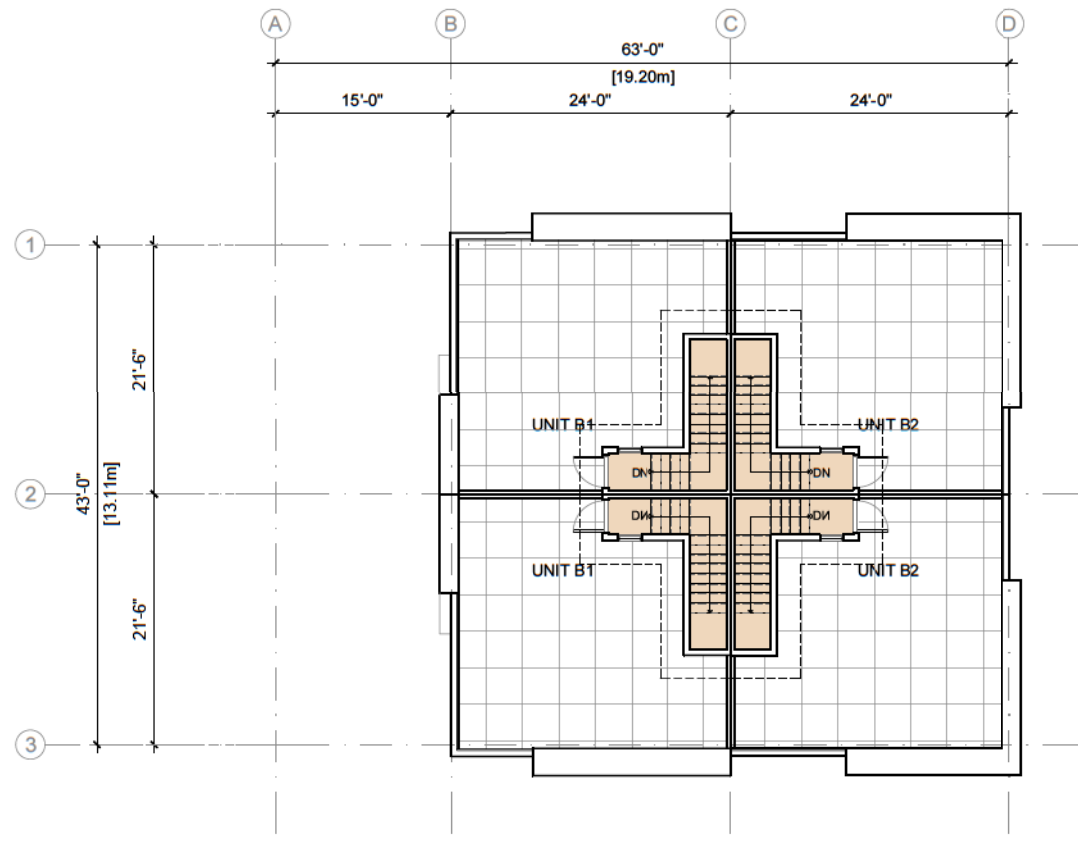
Sheet Title
FLOOR PLANS

Scale

Sheet No.

A-2.6

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1 ROOF PLAN
 3/32" = 1'-0"
 BUILDING A5

Date	Description
2025-04-02	Revised / comments
2024-07-05	Revised / comments
2024-02-10	Revised / comments
2023-08-05	CP Application
2023-04-04	Revised / comments
2022-11-17	Revised / comments
2022-07-28	Revised / comments
2022-04-26	Preliminary Application

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
 18781 74 AVE, SURREY,
 BRITISH COLUMBIA

Drawn By YG	Date 2023-04-4
Checked By PV	Project ID 8125

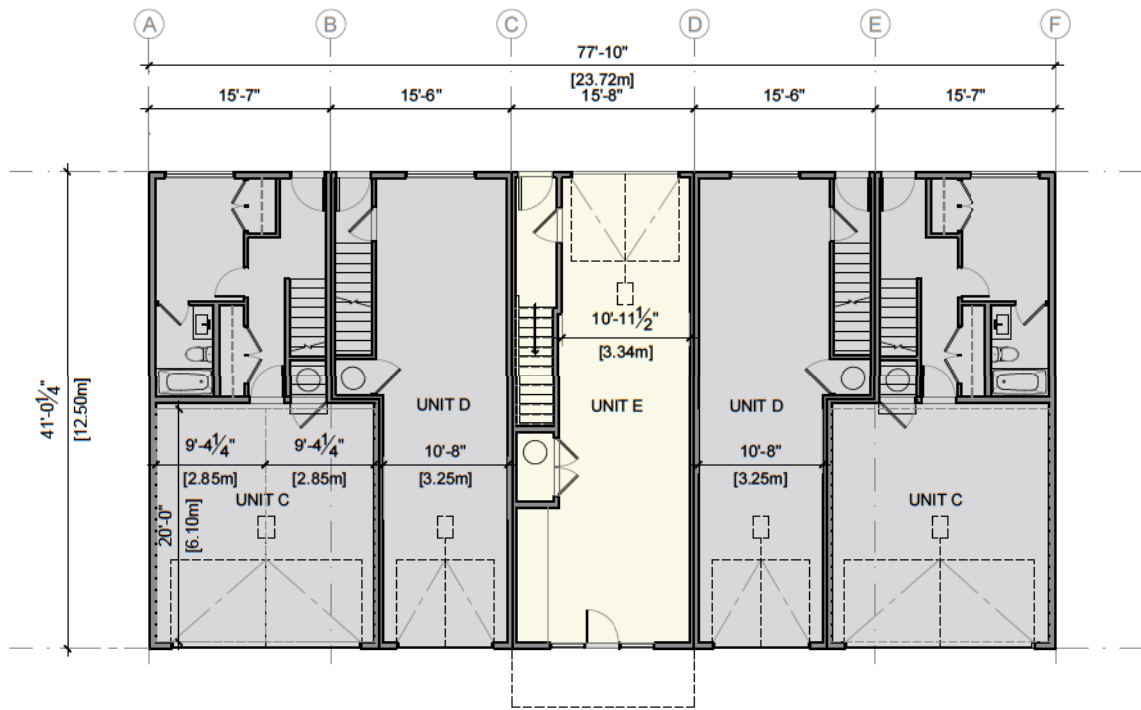
Sheet Title
FLOOR PLANS

Scale

Sheet No.

A-2.7

Note:
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1 MAIN FLOOR PLAN
 3/32" = 1'-0"
 BUILDING A6,B12

Date	Description
2025-04-02	Revised / comments
2024-07-05	Revised / comments
2024-02-10	Revised / comments
2023-08-05	CP Application
2023-04-04	Revised / comments
2022-11-17	Revised / comments
2022-07-28	Revised / comments
2022-04-26	Preliminary Application

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
 18781 74 AVE, SURREY,
 BRITISH COLUMBIA

Drawn By YG	Date 2023-04-4
Checked By PV	Project ID 8125

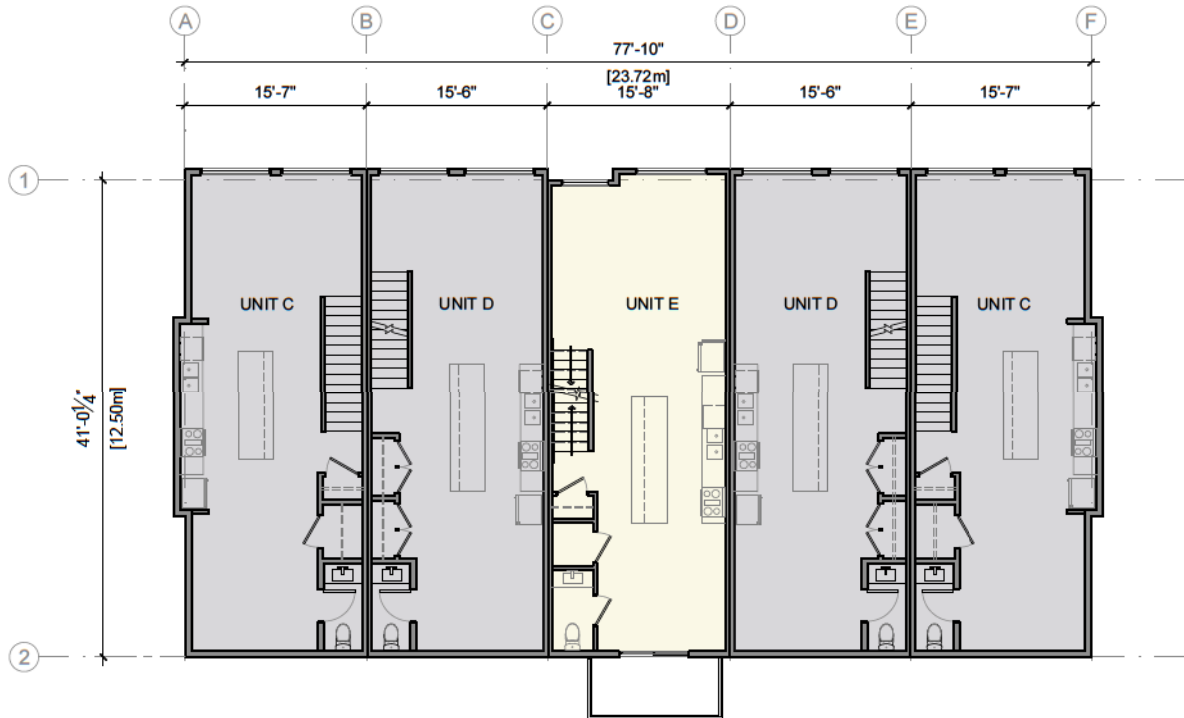
Sheet Title
FLOOR PLANS

Scale

Sheet No.

A-2.8

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1 SECOND FLOOR PLAN
 3/32" = 1'-0"
 BUILDING A6,B12

Date	Description
2025-04-02	Revised / comments
2024-07-05	Revised / comments
2024-02-10	Revised / comments
2023-08-05	CP Application
2023-04-04	Revised / comments
2022-11-17	Revised / comments
2022-07-28	Revised / comments
2022-04-26	Preliminary Application

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
 18781 74 AVE, SURREY,
 BRITISH COLUMBIA

Drawn By YG	Date 2023-04-4
Checked By PV	Project ID A125

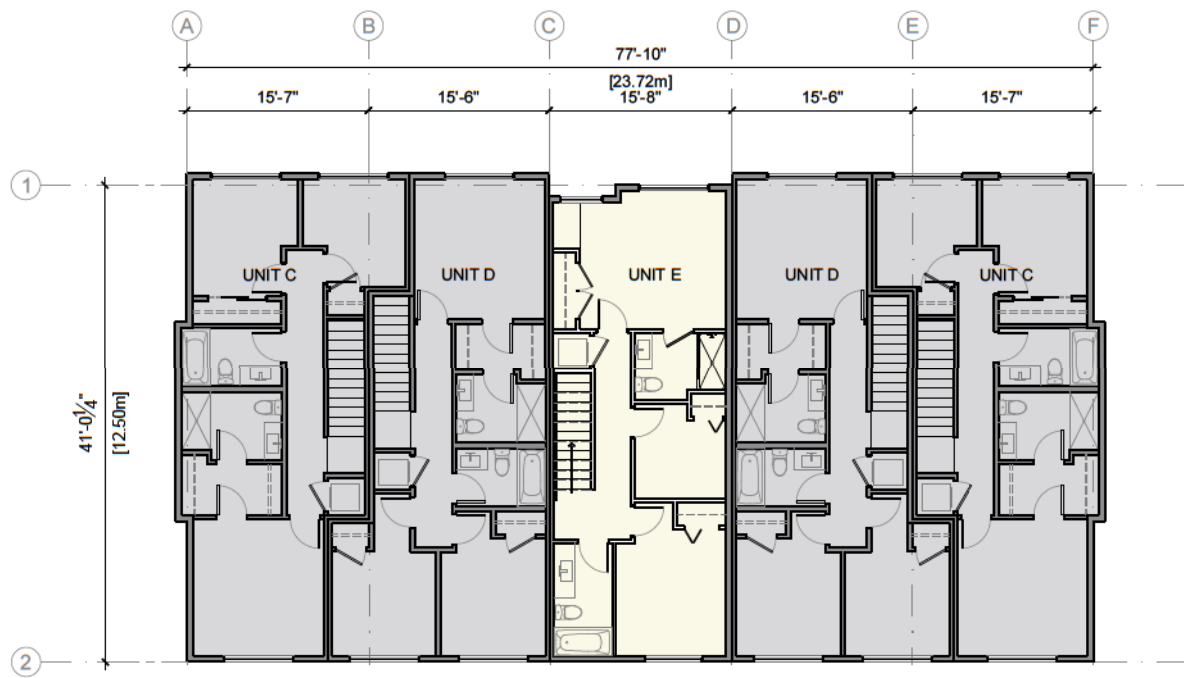
Sheet Title
FLOOR PLANS

Scale

Sheet No.

A-2.9

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1 THIRD FLOOR PLAN
 3/32" = 1'-0"
 BUILDING A6,B12

2025-04-02	Revised / comments
2024-07-05	Revised / comments
2024-02-10	Revised / comments
2023-08-05	CP Application
2023-04-04	Revised / comments
2022-11-17	Revised / comments
2022-07-28	Revised / comments
2022-04-26	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
 18781 74 AVE, SURREY,
 BRITISH COLUMBIA

Drawn By YG	Date 2023-04-4
Checked By PV	Project ID 8125

Sheet Title
FLOOR PLANS

Scale

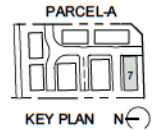
Sheet No.
A-2.10

SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR TO MATCH: BENJAMIN MOORE (GRAPHITE) 1603
2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING COLOR TO MATCH: WHITE
3. SMOOTH FINISH HARDIE ARTISAN LAP SIDING COLOR TO MATCH: BENJAMIN MOORE (TUNDRA) 2133-70
4. FACE BRICKS-I.XL BELL TOWER
5. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR TO MATCH: BENJAMIN MOORE (GRAPHITE)1603
6. PAINTED VINYL WINDOWS COLOR TO MATCH: BENJAMIN MOORE (GRAPHITE)1603
7. SOLID CORE WOOD DOORS COLOR TO MATCH: BENJAMIN MOORE (TUNDRA)2133-70
8. SOLID CORE WOOD DOORS COLOR TO MATCH:SW (ARMAGNAC) 6354
9. GARAGE DOORS COLOR TO MATCH: BENJAMIN MOORE (TUNDRA) 2133-70
10. WEATHER PROTECTION CANOPY-COLOR TO MATCH BENJAMIN MOORE (TUNDRA) 2133-70
11. SMOOTH FINISH HARDIE BOARD COLOR TO MATCH: WHITE



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Date	Description
2025-04-02	Revised / comments
2024-07-05	Revised / comments
2024-02-10	Revised / comments
2023-08-05	CP Application
2023-04-04	Revised / comments
2022-11-17	Revised / comments
2022-07-28	Revised / comments
2022-04-26	Preliminary Application

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
 18781 74 AVE, SURREY,
 BRITISH COLUMBIA

Drawn By YQ	Date 2023-04-4
Checked By PV	Project ID 2403

Sheet Title
MATERIAL & FINISHES

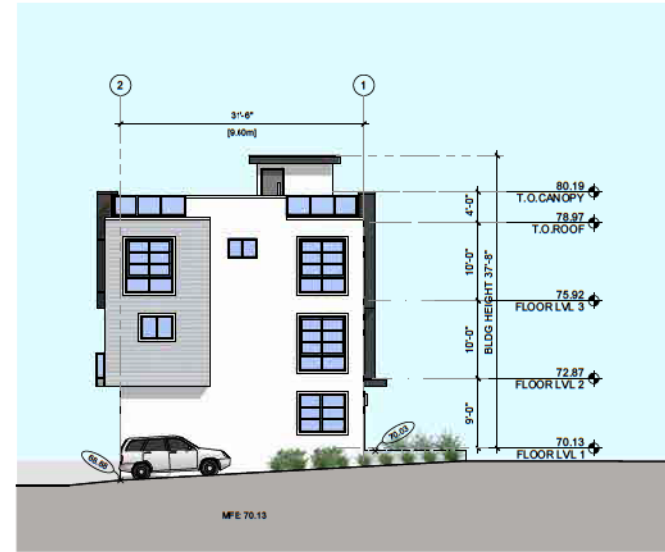
Scale
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Sheet No.

A-3.0



1 BUILDING 2- EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 2- SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

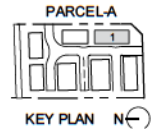


3 BUILDING 2- WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING 2- NORTH ELEVATION
SCALE: 1/16" = 1'-0"

Note:
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2025-04-02	Revised / comments
2024-07-05	Revised / comments
2024-02-10	Revised / comments
2023-08-05	CP Application
2023-04-04	Revised / comments
2022-11-17	Revised / comments
2022-07-28	Revised / comments
2022-04-26	Preliminary Application

Date	Description
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Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18781 74 AVE, SURREY,
BRITISH COLUMBIA

Drawn By YG	Date 2023-04-4
Checked By PV	Project ID 24.03

Sheet Title

ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.



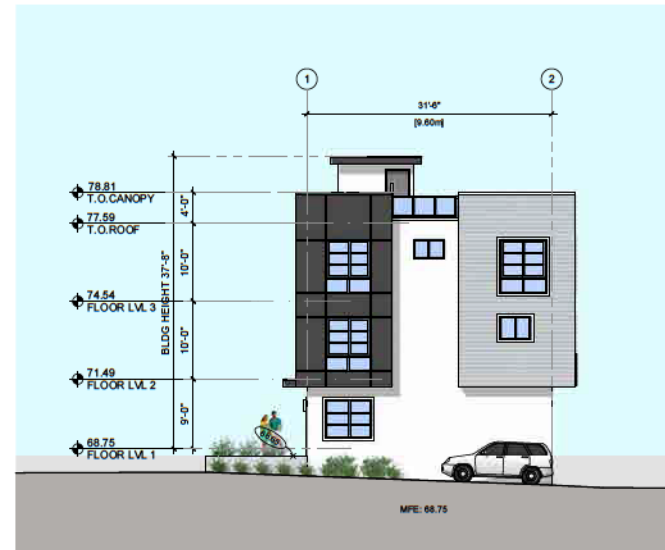
1 BUILDING 1- EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 1- SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING 1- WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING 1- NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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Date	Description
2025-04-02	Revised / comments
2024-07-05	Revised / comments
2024-02-10	Revised / comments
2023-08-05	CP Application
2023-04-04	Revised / comments
2022-11-17	Revised / comments
2022-07-28	Revised / comments
2022-04-26	Preliminary Application

Issues / Revisions

Seal: REGISTERED ARCHITECT
BRITISH COLUMBIA

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18781 74 AVE, SURREY,
BRITISH COLUMBIA

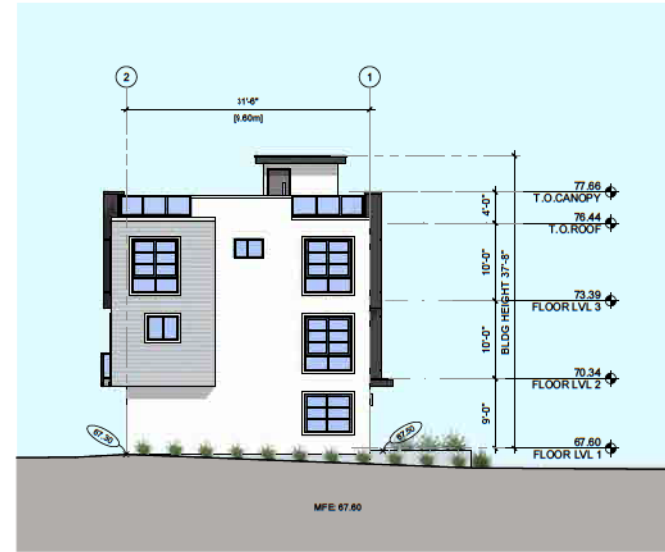
Drawn By YG **Date** 2023-04-4
Checked By PV **Project ID** 24.03

Sheet Title
ELEVATIONS

Scale
1/16" = 1'-0"
Sheet No.



1 BUILDING 3 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 3 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

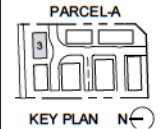


3 BUILDING 3 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING 3 - WEST ELEVATION
SCALE: 1/16" = 1'-0"

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2025-04-02	Revised / comments
2024-07-05	Revised / comments
2024-02-10	Revised / comments
2023-08-05	CP Application
2023-04-04	Revised / comments
2022-11-17	Revised / comments
2022-07-28	Revised / comments
2022-04-26	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18781 74 AVE, SURREY,
BRITISH COLUMBIA

Drawn By YQ	Date 2023-04-4
Checked By PV	Project ID 24.03

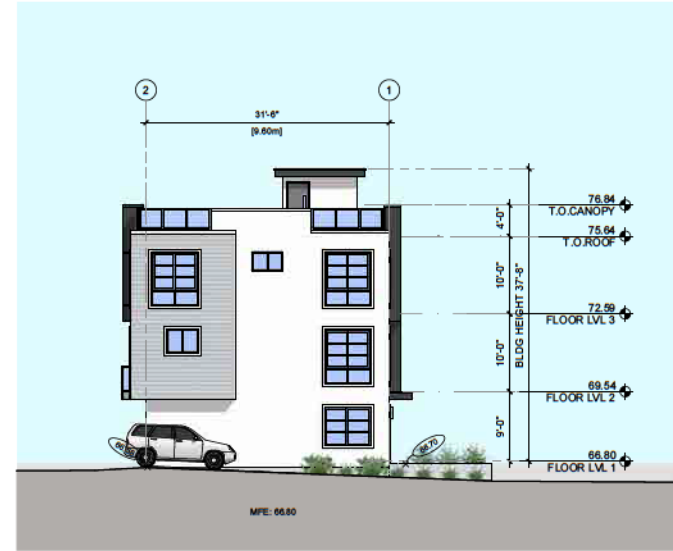
Sheet Title
ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.



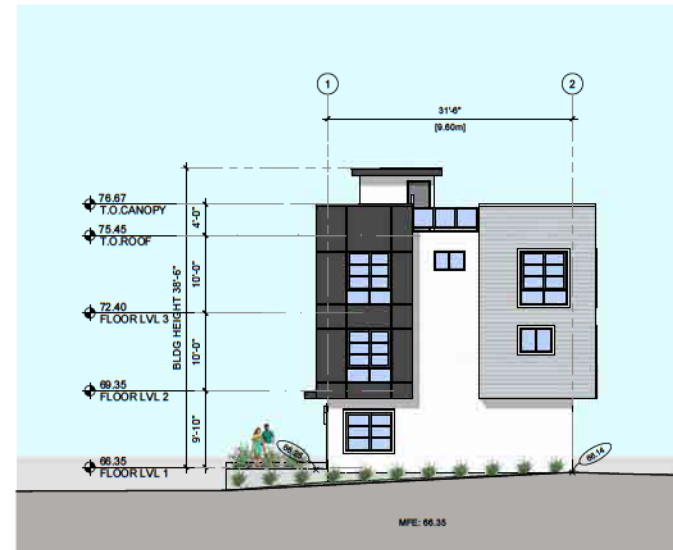
1 BUILDING 4 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 4 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

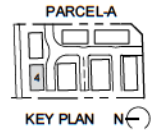


3 BUILDING 4 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING 4 - WEST ELEVATION
SCALE: 1/16" = 1'-0"

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Date	Description
2025-04-02	Revised / comments
2024-07-05	Revised / comments
2024-02-10	Revised / comments
2023-08-05	CP Application
2023-04-04	Revised / comments
2022-11-17	Revised / comments
2022-07-28	Revised / comments
2022-04-26	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18781 74 AVE, SURREY,
BRITISH COLUMBIA

Drawn By YQ	Date 2023-04-4
Checked By PV	Project ID 24.03

Sheet Title
ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.



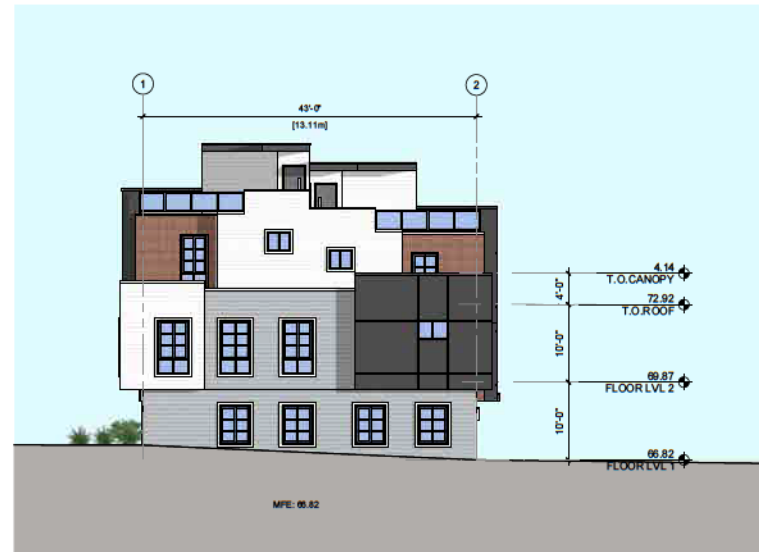
1 BUILDING 5 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 5 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING 5 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING 5 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

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2025-04-02	Revised / comments
2024-07-05	Revised / comments
2024-02-10	Revised / comments
2023-08-05	CP Application
2023-04-04	Revised / comments
2022-11-17	Revised / comments
2022-07-28	Revised / comments
2022-04-26	Preliminary Application
Date	Description



Project Title
TOWNHOUSE DEVELOPMENT

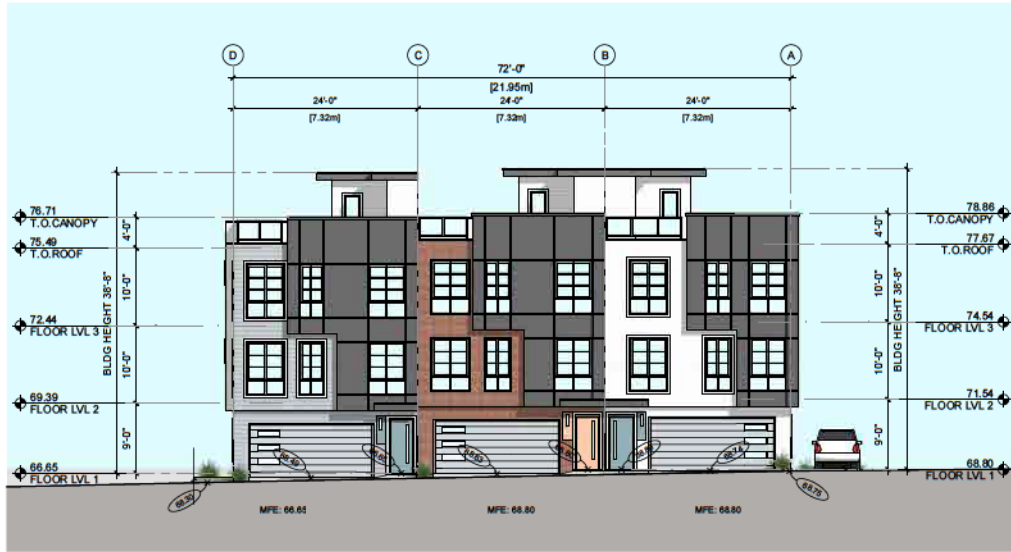
Project Address
18781 74 AVE, SURREY,
BRITISH COLUMBIA

Drawn By YQ	Date 2023-04-4
Checked By PV	Project ID 24.03

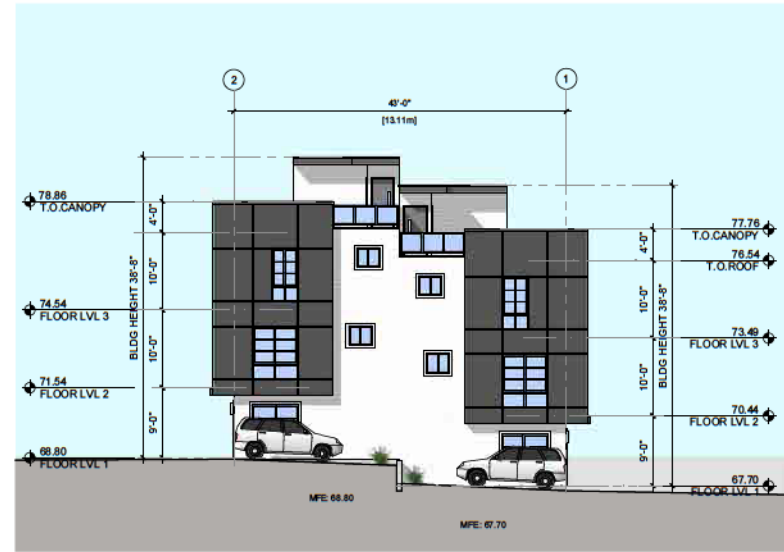
Sheet Title
ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.
A-3.5



1 BUILDING 6 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 6 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING 6 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING 6 - WEST ELEVATION
SCALE: 1/16" = 1'-0"

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Date	Description
2025-04-02	Revised / comments
2024-07-05	Revised / comments
2024-02-10	Revised / comments
2023-08-05	CP Application
2023-04-04	Revised / comments
2022-11-17	Revised / comments
2022-07-28	Revised / comments
2022-04-26	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18781 74 AVE, SURREY,
BRITISH COLUMBIA

Drawn By
YQ

Checked By
PV

Date
2023-04-4

Project ID
24.03

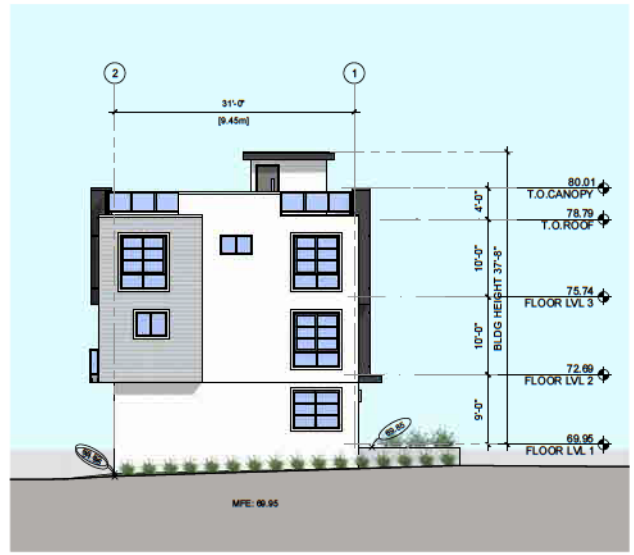
Sheet Title
ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.



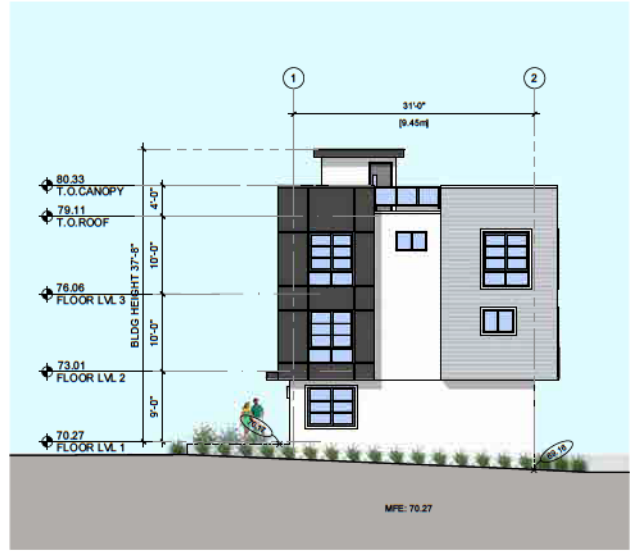
1 BUILDING 7 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 7 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING 7 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING 7 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

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2025-04-02	Revised / comments
2024-07-05	Revised / comments
2024-02-10	Revised / comments
2023-08-05	CP Application
2023-04-04	Revised / comments
2022-11-17	Revised / comments
2022-07-28	Revised / comments
2022-04-26	Preliminary Application
Date	Description



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18781 74 AVE, SURREY,
BRITISH COLUMBIA

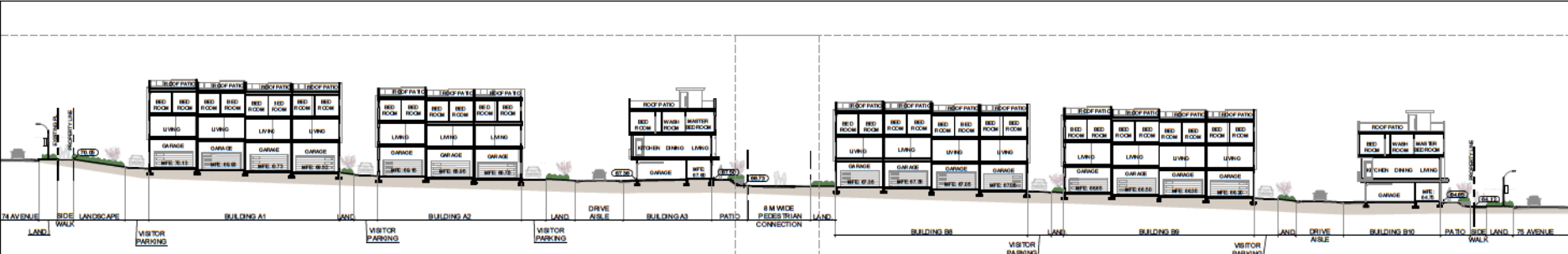
Drawn By YG	Date 2023-04-4
Checked By PV	Project ID 24.03

Sheet Title
ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.
A-3.7

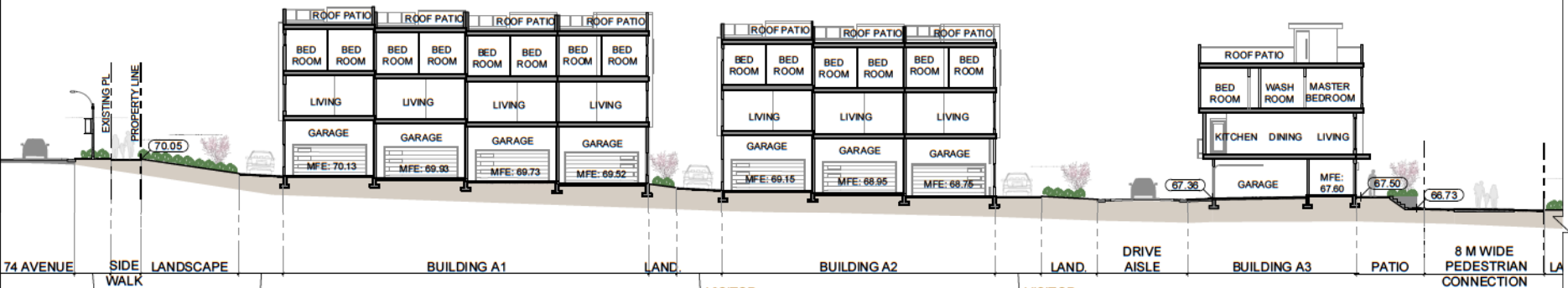
Note:
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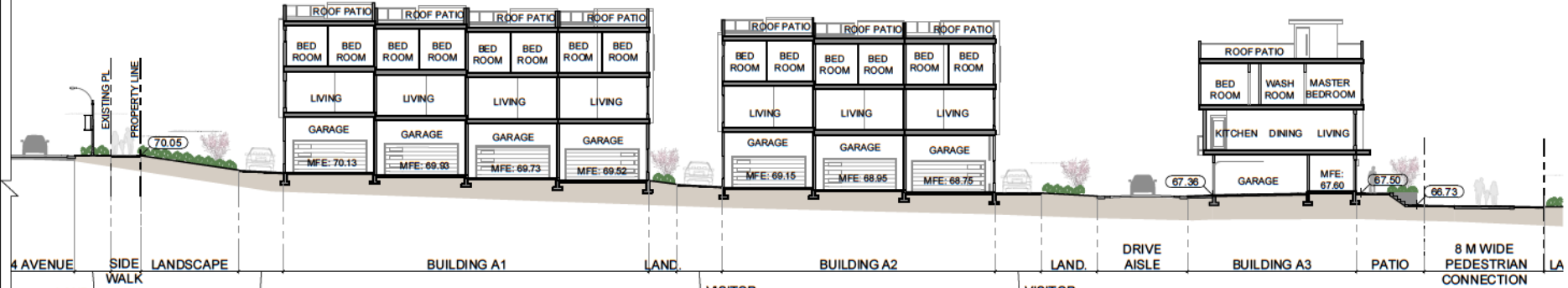
PARTIAL-1

PARTIAL-2

1 SECTION-A
N.T.S.



2 SECTION-A (PARTIAL-1)
N.T.S.



3 SECTION-A (PARTIAL-2)
N.T.S.

Date	Description
2025-04-02	Revised / comments
2024-07-05	Revised / comments
2024-02-10	Revised / comments
2023-08-05	CP Application
2023-04-04	Revised / comments
2022-11-17	Revised / comments
2022-07-28	Revised / comments
2022-04-26	Preliminary Application



Project Title
 TOWNHOUSE DEVELOPMENT

Project Address
 18781 74 AVE, SURREY,
 BRITISH COLUMBIA

Drawn By
 YG

Checked By
 PV

Date
 2023-04-4

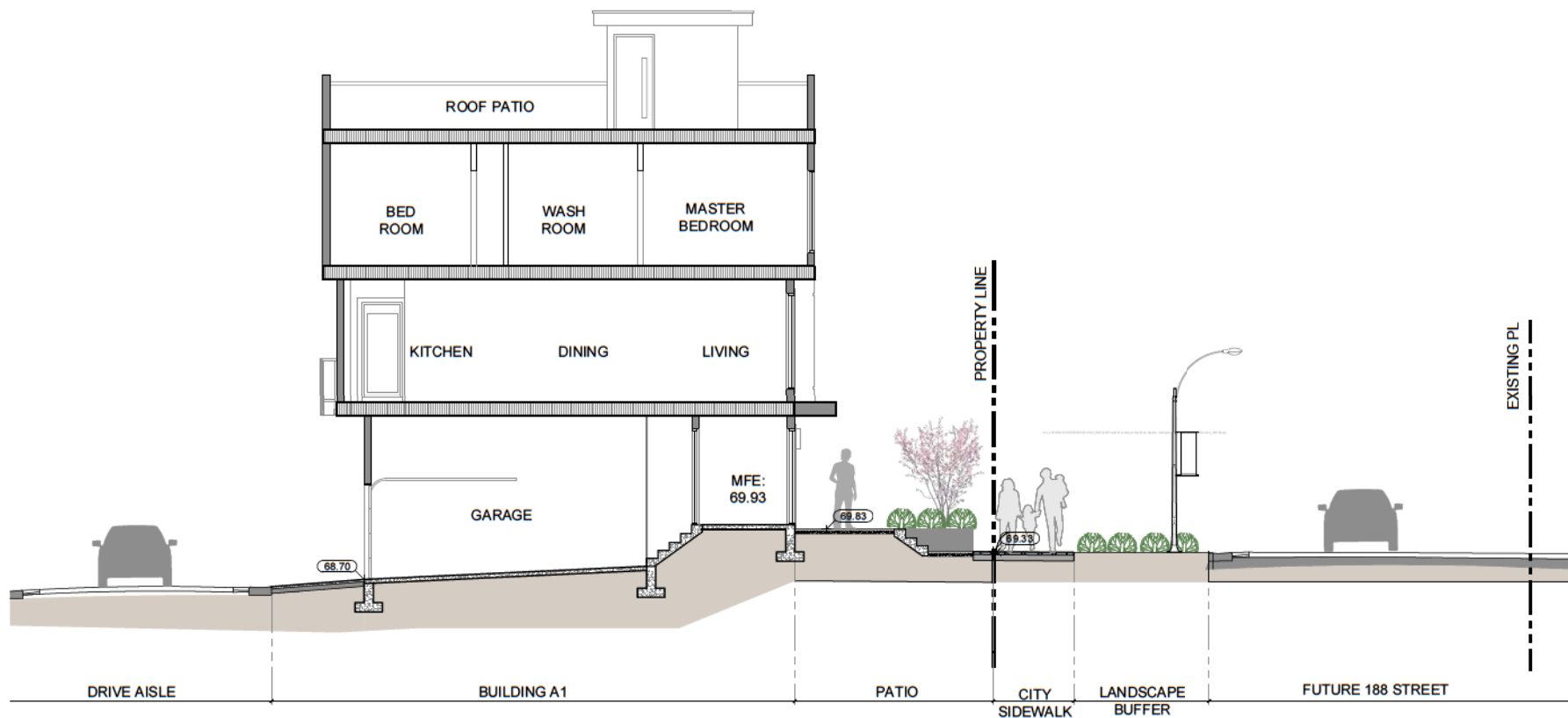
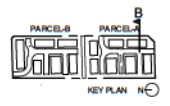
Project ID
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Sheet Title
 SECTIONS

Scale

Sheet No.

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1 SECTION-B
 SCALE 1/8"=1'-0"

Date	Description
2025-04-02	Revised / comments
2024-07-05	Revised / comments
2024-02-10	Revised / comments
2023-08-05	DP Application
2023-04-04	Revised / comments
2022-11-17	Revised / comments
2022-07-28	Revised / comments
2022-04-28	Preliminary Application

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
 18781 74 AVE, SURREY,
 BRITISH COLUMBIA

Drawn By YQ	Date 2023-04-4
Checked By PV	Project ID SUS2

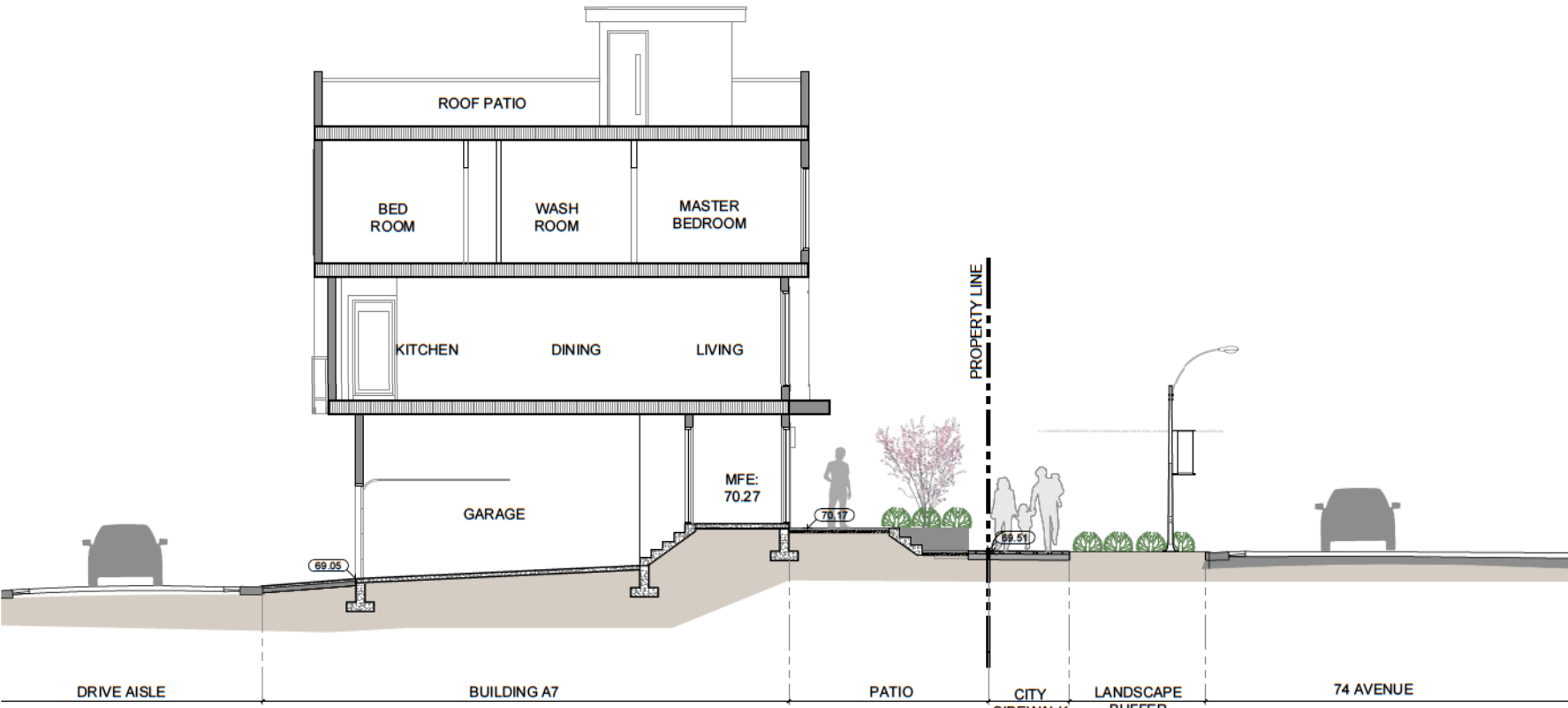
Sheet Title
SECTIONS

Scale

Sheet No.

A-4.1

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1 SECTION-C
 SCALE 1/8"=1'-0"

Date	Description
2025-04-02	Reviewed / comments
2024-07-05	Reviewed / comments
2024-02-10	Reviewed / comments
2023-08-05	CP Application
2023-04-04	Reviewed / comments
2022-11-17	Reviewed / comments
2022-07-28	Reviewed / comments
2022-04-28	Preliminary Application

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
 18781 74 AVE, SURREY,
 BRITISH COLUMBIA

Drawn By YQ	Date 2023-04-4
Checked By PV	Project ID SUS2

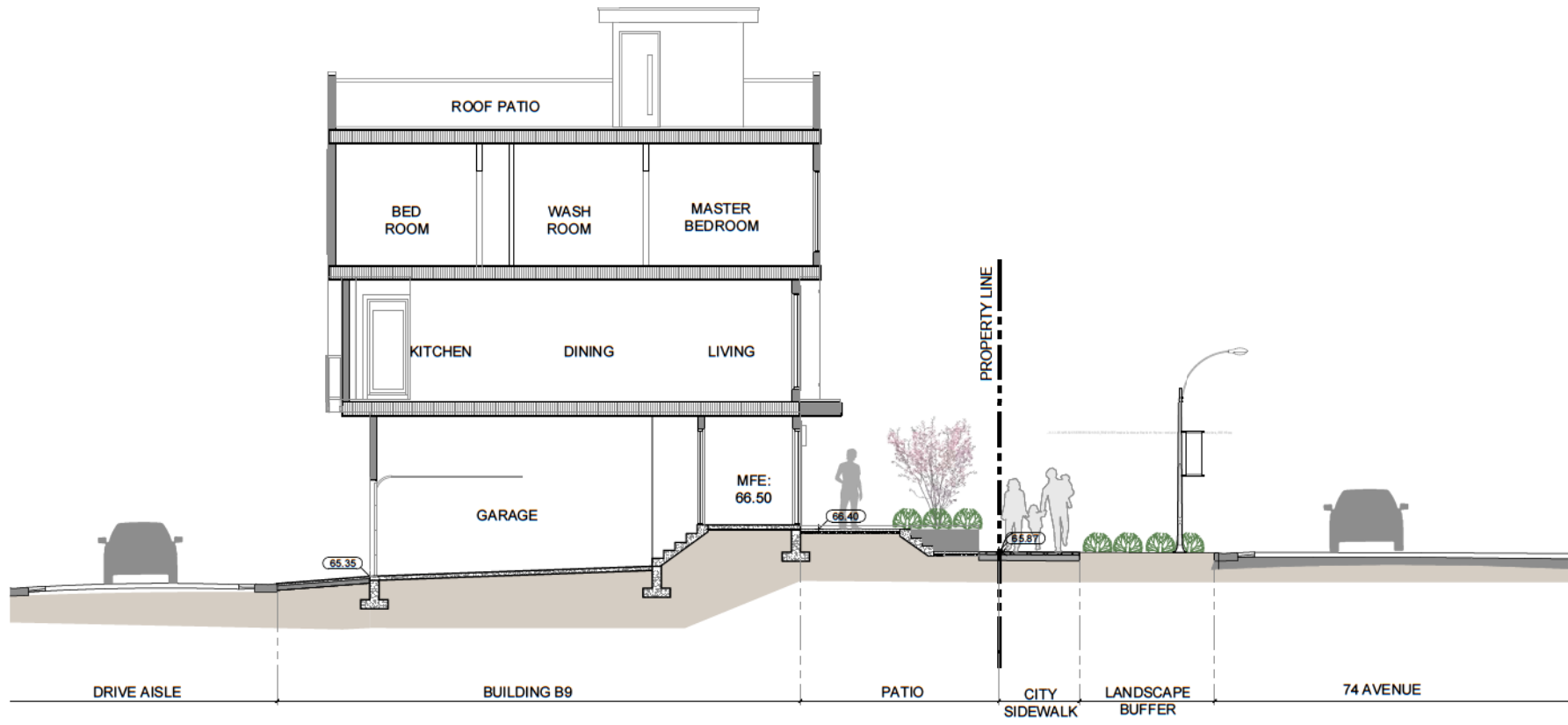
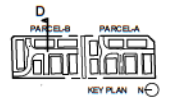
Sheet Title
SECTIONS

Scale

Sheet No.

A-4.2

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

Date	Description
2025-04-02	Reviewed / comments
2024-07-05	Reviewed / comments
2024-02-10	Reviewed / comments
2023-08-05	CP Application
2023-04-04	Reviewed / comments
2022-11-17	Reviewed / comments
2022-07-28	Reviewed / comments
2022-04-28	Preliminary Application

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
 18781 74 AVE, SURREY,
 BRITISH COLUMBIA

Drawn By YQ	Date 2023-04-4
Checked By PV	Project ID SUS2

Sheet Title
SECTIONS

Scale

Sheet No.

A-4.3

INTER-OFFICE MEMO

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

FROM: **Director, Land Development, Engineering Department**

DATE: **April 22, 2025**

PROJECT FILE: **7823-0150-00**

RE: **Engineering Requirements**
Location: 18781 74 Ave

REZONE

Property and Right-of-Way Requirements

- Dedicate 1.942m along 74 Avenue.
- Dedicate 10.0m along 75 Avenue.
- Dedicate 12.0m along 188 St.
- Dedicate 8.0m walkway.
- Dedicate corner cuts as required.

Works and Services

- Construct north side of 74 Avenue.
- Construct south side of 75 Avenue.
- Construct west side of 188 Street.
- Construct frontage utility mains.
- Sanitary and Drainage mains along 74 Avenue to be constructed by the City.
- Implement on-site storm mitigation and water quality treatment.
- Register applicable legal documents as determined through detailed design.
- Provide adequately sized storm, sanitary, and water service connection to each lot.
- Register RC for on-site sustainable drainage features.

A Servicing Agreement is required prior to Rezone/Subdivision. Cost recovery agreements will require Council Approval for the drainage pond, which are necessary for Final Adoption of the northern lot.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Director, Land Development
DYC

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**
Date: **November 27, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23-0150**

The proposed development of **51** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	44
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Projected Number of Students From This Development In:	
Elementary School =	24
Secondary School =	13
Total Students =	37

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

Summary of Impact and Commentary

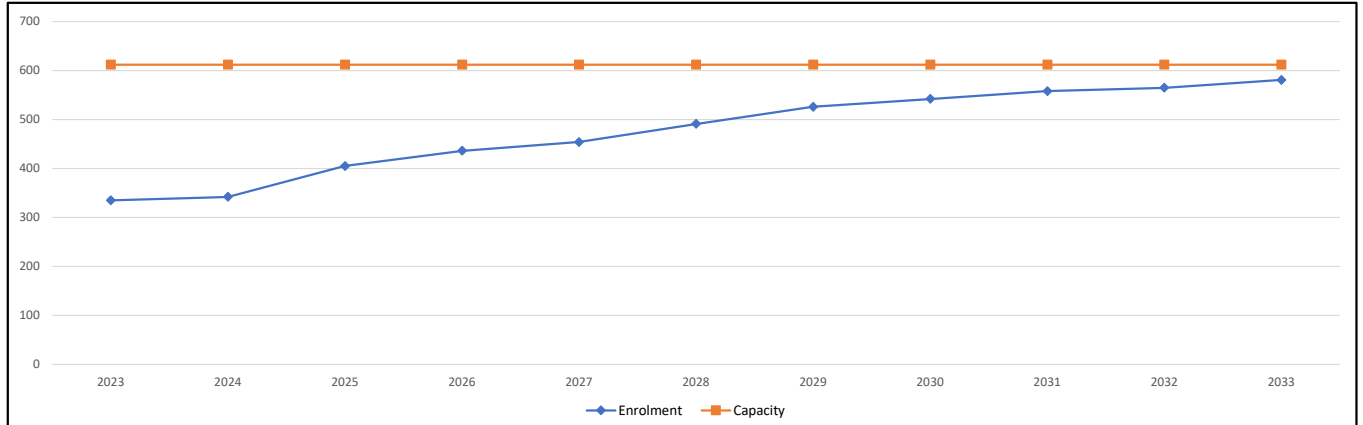
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

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

The enrolment projections will need to be updated with the coming changes to the Clayton Corridor plan and the recent changes to Provincial legislation. Future schools will be required to accommodate these changes. Additionally, the District relies on City plans to guide growth. Each NCP amendment to increase density puts unfunded pressure on the District to provide classrooms.

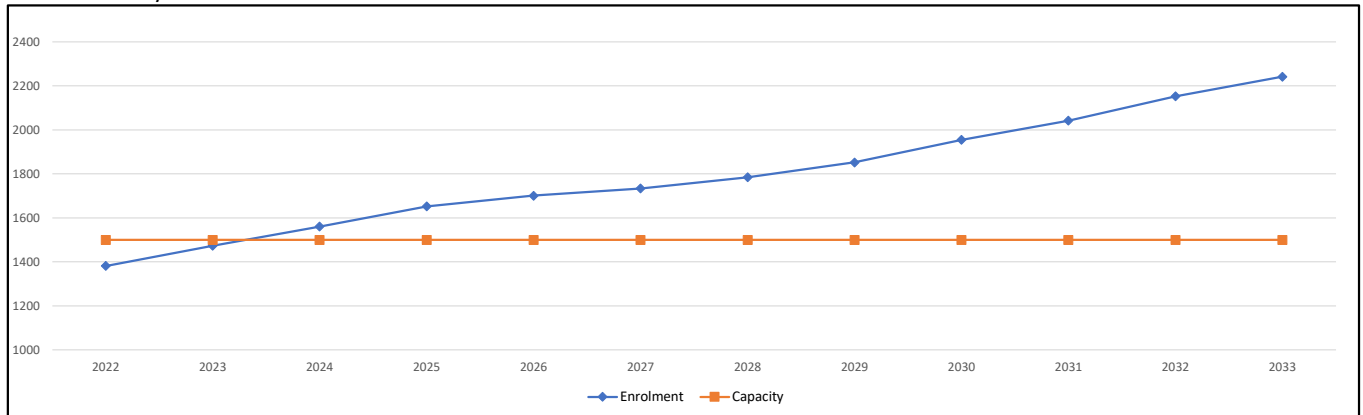
As of September 2024, E'cole Salish is at 104% capacity. This school was built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. Salish is projected to continue to grow because of the strong in-migration of new secondary students moving into the community. Future expansions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

Regent Road Elementary



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

Ecole Salish Secondary



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

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

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

Table 3: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	2	2	0
Cottonwood	5	5	0
Deciduous Trees (Excluding Alder and Cottonwood Trees)			
Birch	3	3	0
Bigleaf Maple	2	2	0
Flowering Cherry	1	1	0
Coniferous Trees			
Douglas Fir	13	13	0
Western Red Cedar	3	3	0
Blue Spruce	2	2	0
Total (excluding Alder and Cottonwood Trees)	31	31	0
Additional Trees in the Proposed Open Space/Riparian Area	0	0	0
Total Replacement Trees Proposed (Excluding Boulevard Street Trees)		55	
Total Retained and Replacement Trees		55	

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0150-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

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: 012-027-782
Lot 27 Section 21 Township 8 New Westminster District Plan 1171
18781 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:
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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 4 General Provisions Section B.26(b) the maximum number of risers permitted within the setback area is increased from three (3) to six (6) for Buildings 3, 4, and 7; and
 - (b) In Part 22 “Multiple Residential 30 Zone (RM-30)” Section F.1, the minimum rear yard (north) setback is reduced from 6.0 metres to 4.5 metres, and the minimum west side yard setback is reduced from 6.0 metres to 5.5 metres for Buildings 4 and 7, and from 6.0 metres to 5.8 metres for Building 6.
5. The landscaping and the siting of buildings and structures shall be in accordance with the Schedule A, which is attached hereto and forms part of this development variance permit.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
9. 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.
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

- 11. 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, Brenda Locke

City Clerk and Director Legislative Services,
Jennifer Ficocelli

