

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0011-00

Planning Report Date: September 9, 2024

PROPOSAL:

- **NCP Amendment** for a portion of the subject site from “Urban Transition (6 UPA)” and “Landscape Buffer” to “Urban/Townhouse Flex” and to amend the road network of the West Clayton Plan.
- **Rezoning** from RA to RM-30.
- **Development Permit**
- **Development Variance Permit**

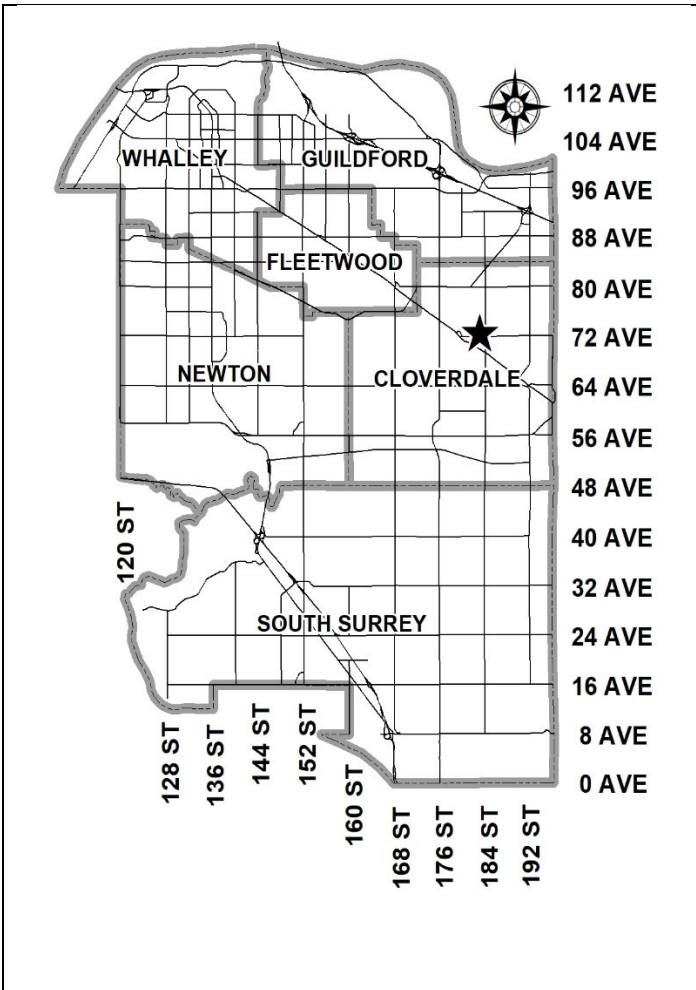
to permit the development of 188 townhouse units forming a single, hooked strata constructed over multiple phases within two (2) proposed lots in West Clayton.

LOCATION: 18222, 18260, 18284, 18320, and 18360 - 73 Avenue
7236 - 182 Street
7263 - 184 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: “Landscape Buffer”, “Urban Transition (6 UPA)”, and “Urban/Townhouse Flex – Type 2 Townhouse (22+5 UPA)”



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for consideration of First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment from “Urban Transition (6 UPA)” and “Landscape Buffer” to “Urban/Townhouse Flex – Type 2 Townhouse (22+5 UPA)” for a portion of the subject site and to amend the road network of the West Clayton NCP.
- Proposing to vary the setbacks of the Multiple Residential 30 (RM-30) Zone along all lot lines.
- Proposing to vary the definition of “bond” in the Surrey Zoning By-law, 1986, No. 8830, as amended, to include the use of a Surety Bond for Servicing Agreement No. 7824-0011-00.

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 permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal complies with the General Urban designation in the Metro Vancouver *Regional Growth Strategy* (RGS).
- The proposed amendment to the West Clayton NCP, from “Landscape Buffer” and “Urban Transition (6 UPA)” to “Urban/Townhouse Flex - Type 2 Townhouse (22+5 UPA)” for the western portion of the subject site reflects changing market conditions and interest in redeveloping that portion of the West Clayton Plan between 72 to 74 Avenue and 180 to 182 Street west of the subject site to a built form in excess of the existing “Suburban Residential (2 UPA)” designation. This proposed change west of 182 Street would negate the requirement for transitional densities along the western edge of the subject site.
- The proposed density and building form are appropriate for this part of West Clayton in close proximity to the Surrey-Langley SkyTrain corridor.

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- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
 - The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the West Clayton Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
 - The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from Acreage Residential (RA) Zone to the Multiple Residential 30 (RM-30) Zone.
2. Council authorize staff to draft Development Permit No. 7924-0011-00, generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7924-0011-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (east and west) yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face, 3.2 metres to the roof overhang and 3.0 metres to the entry canopy on proposed Lot East and Lot West;
 - (b) to reduce the minimum street side (north and south) yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face, 3.2 metres to the roof overhang and 3.0 metres to the entry canopy on proposed Lot East and Lot West; and
 - (c) to vary the definition of “bond” in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to include the use of a Surety Bond for Servicing Agreement No. 7824-0011-00.
4. Council instruct staff to resolve the following issues prior to Final Adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
 - (g) registration of a statutory right-of-way for public rights-of-passage for the proposed publicly accessible plazas;

- (h) submission of an acoustical report for the units adjacent to 184 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (i) 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; and
 - (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 with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.
5. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Urban Transition (6 UPA)" and "Landscape Buffer" to "Urban/Townhouse Flex- Type 2 Townhouse (22+5 UPA)" when the project is considered for Final Adoption (Appendix V).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant residential lot.	Urban/Townhouse Flex, Urban Transition (6 UPA), and Landscape Buffer	RA
North (Across 74 Avenue):	Existing residential dwellings.	Urban Residential (10+4 UPA), Proposed Park, Townhouse (22+5 UPA), Urban Transition (6 UPA), and Landscape Buffer	
East (Across 184 Street):	Salish Secondary School	Proposed Elementary School	RA
South (Across future 72A Avenue):	Vacant residential lots under Surrey File No. 23-0208 (Pre-Council) and acreage residential lot.	Urban/Townhouse Flex, Urban Transition (6 UPA), and Landscape Buffer	RA
West (Across 182 Street):	Existing residential dwellings.	Suburban Residential (2 UPA)	RA

Context & Background

- The 3.51-hectare subject site, comprised of seven (7) existing residential lots of record, is designated "Urban" in the Official Community Plan (OCP), a combination of "Urban Townhouse Flex", "Urban Transition (6 UPA)" and "Landscape Buffer" under the West Clayton NCP and zoned "Acreage Residential (RA) Zone".

- The subject site is located within the Tier 3 (400 to 800 metres) radius Transit-Oriented Area (TOA) associated with forthcoming Hillcrest – 184 Street SkyTrain Station in the OCP, which permits a minimum allowable density of 3.0 FAR and minimum building height of 8-storeys.
- In addition, the subject site is located within the future Clayton Corridor Plan boundaries, with Stage 1 of the Plan currently in development with City staff.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of 188 townhouse unit, forming a single, hooked strata constructed over multiple phases within two (2) proposed lots in West Clayton, the applicant is proposing the following:
 - **NCP Amendment** for a portion of the subject site from “Urban Transition (6 UPA)” and “Landscape Buffer” to “Urban/Townhouse Flex – Type 2 Townhouse (22+5 UPA)”;
 - **Rezoning** from RA to RM-30;
 - **Development Permit** for Form and Character;
 - **Development Variance Permit** for reduced setbacks along all lot lines; and
 - **Subdivision (Consolidation)** from seven (7) lots to two (2) lots.

	Proposed
Lot Area	
Gross Site Area:	35,170 square metres
Road Dedication:	5,759 square metres
Net Site Area:	29,411 square metres
Number of Lots:	2
Building Height:	Principal Buildings: 13.0 metres Indoor Amenity Space Building: 11.0 metres Accessory Buildings or Structures: 4.5 metres
Unit Density:	64 units per hectare
Floor Area Ratio (FAR):	0.88 (Net)
Floor Area	
Residential:	26,091 square metres
Residential Units:	
2-Bedroom plus Den:	43 dwelling units
3-Bedroom:	12 dwelling units
3-Bedroom plus Den:	70 dwelling units
4-Bedroom:	63 dwelling units
Total:	188 dwelling units

Referrals

Engineering:

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

School District:

The School District has advised that there will be approximately 167 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

90 Elementary students at Regent Road Elementary School
49 Secondary students at Salish Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed through several phases with Phase 1 ready for occupancy by approximately Q3 2027 and Phase 6 by Q1 2029.

Parks, Recreation &
Culture:

No concerns.

Parks accepts the removal of two City-shared trees (81-3201 and 82-3202) with 2:1 compensation collected through the Trees and Landscaping Section.

The closest active park and natural area is Clayton Park and is 715 metres away. Future parkland is proposed within 20 metres of the subject site as part of the West Clayton Neighbourhood Concept Plan (NCP) .

Surrey Fire Department:

No concerns with proceeding to Council Introduction. Comments proposed are to be addressed as part of the subsequent Building Permit application.

Transportation Considerations

Road Network and Infrastructure:

- The applicant will be required to provide the following road dedication and improvements in order to service the subject proposal:
 - Dedicate 11.5 metres (or 10.0 metres with a 1.5-metre off-site SRW) and construct the north side of 72 Avenue as well as construct the south side of 73 Avenue;
 - Dedicate and construct that portion of 183 Street located within the subject site; and
 - Construct the east side of 182 Street and dedicate and construct the west side of 184 Street.

Traffic Impacts:

- The proposed development is anticipated to generate two (2) vehicle trips every minute in the peak hour, according to industry standard rates. A site-specific Transportation Impact Analysis (“TIA”) is not required as the proposal is generally consistent with the West Clayton Plan and is below the City’s requirement threshold.

Access and Parking:

- All of the proposed off-street residential parking spaces are provided within either double-car tandem or side-by-side garages attached to the proposed townhouse units while the proposed off-street visitor parking spaces have been provided throughout the subject site.
- As the site is located within a Transit-Oriented Area (TOA) there are no minimum residential parking requirements. However, the applicant is proposing 376 residential parking spaces, equivalent to a rate of 2.0 spaces per dwelling unit and 38 visitor parking spaces, equivalent to 0.2 spaces per dwelling unit.

Transit and/or Active Transportation Routes:

- The proposed development is located approximately 600 metres walking distance from the future Hillcrest-184 Street SkyTrain Station along Fraser Highway.
- In addition, the proposed development is also located in close proximity to TransLink Bus Route Nos. 502 (Langley Centre/Surrey Central Station), 503 (Aldergrove/Surrey Central Station), and 372 (Clayton Heights/Langley Centre).
- The proposed development is located in close proximity to the number of existing and future multi-use pathways.

Sustainability Considerations

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

School Capacity Considerations

- The School District has advised that Regent Road Elementary School is currently operating at 55% capacity and that both Regent Road and Maddaugh Elementary School, built in 2021, can handle student population growth over the coming years.
- The School District has advised that Ecole Salish Secondary School is at 99% capacity. Salish Secondary School, which was constructed to relieve enrollment pressure on both Lord Tweedsmuir and Clayton Heights Secondary School, is projected to grow because of strong in-migration of new secondary students moving into the community. The growth trend will likely surpass capacity in 2024 with enrolment continuing to grow in this school beyond 2024.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

- The proposed development complies with the “Urban” designation of the subject site under the Official Community Plan (OCP).

Secondary Plans

Land Use Designation

- While the proposed development complies with the existing “Urban/Townhouse Flex – Type 2 Townhouse (22+5 UPA)” designation covering most of the subject site under the West Clayton Plan, an NCP amendment will be required to amend a western portion of the subject site from “Urban Transition (6 UPA)” and “Landscape Buffer” to “Urban/Townhouse Flex – Type 2 Townhouse (22+5 UPA)”.

Amendment Rationale

- The proposed amendment to the West Clayton NCP, from “Landscape Buffer” and “Urban Transition (6 UPA)” to “Urban/Townhouse Flex - Type 2 Townhouse (22+5 UPA)” for the western portion of the subject site reflects changing market conditions and interest in redeveloping that portion of the West Clayton Plan between 72 to 74 Avenue and 180 to 182 Street west of the subject site to a built form in excess of the existing “Suburban Residential (2 UPA)” designation. This proposed change west of 182 Street would negate the requirement for transitional densities along the western edge of the subject site.

Zoning By-law

- The applicant proposes to rezone the subject site from “Acreage Residential Zone (RA)” to “Multiple Residential 30 Zone (RM-30)”.
- The following table 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)”:

Zoning	RM-30 Zone (Part 22)	Proposed CD Zone
Unit Density:	75 UPH (Net)	<u>East Lot:</u> 65 UPH (Net) <u>West Lot:</u> 63 UPH (Net)
Floor Area Ratio:	1.0 FAR (Net)	<u>East Lot:</u> 0.90 FAR (Net) <u>West Lot:</u> 0.92 FAR (Net)
Lot Coverage:	45%	<u>East Lot:</u> 42% <u>West Lot:</u> 42%
Yards and Setbacks		
Front Yard: 4.5 m. Rear Yard: 6.0 m. Side Yard: 6.0 m. Street Side Yard: 4.5 m.	4.5 m. 6.0 m. 6.0 m. 4.5 m.	<u>East and West Lot:</u> East/West (Front Yard): 4.0 m.* North/South (Street Side Yard): 4.0 m.*
Height of Buildings		
Principal Buildings: Indoor Amenity Building: Accessory Buildings and Structures	13.0 m. 11.0 m. 4.5 m.	13.0 m. 11.0 m. 4.5 m.
Permitted Uses:	- Multiple unit residential buildings. - Ground-oriented multiple unit residential buildings. - Ground-oriented back-to-back multiple unit residential buildings. - Accessory childcare centres. - Accessory short-term rental.	Ground-oriented multiple unit residential buildings.
Amenity Space		
Indoor Amenity:	3.0 sq.m. per dwelling unit (564 sq.m. in total)	The proposed 496 m ² + CIL meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq.m. per dwelling unit (564 sq.m. in total)	The proposed 598 m ² meets the Zoning By-law requirement.
Parking (Part 5)	Required	Proposed
Number of Spaces		
Residential:	N/A	376 parking spaces
Residential Visitor:	N/A	38 parking spaces
Total:	N/A	414 parking spaces
Bicycle Spaces		
Residential:		
Visitor:	12 bicycle spaces	12 bicycle spaces

*variance required

Setback Variances:

- The applicant is requesting the following variances on the proposed East and West lots:
 - To reduce the minimum front (east and west) setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face, 3.2 metres to the roof overhang and 3.0 metres for the entry canopy.
 - To reduce the minimum street side yard (north and south) setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face, 3.2 metres to the roof overhang and 3.0 metres to the entry canopy.
- The proposed setbacks achieve a more urban, pedestrian-oriented streetscape in compliance with the West Clayton Plan as well as in accordance with the Development Permit (Form and Character) guidelines in the Official Community Plan (OCP).
- Staff support the requested variances to proceed for consideration.

Bond Definition Variance

- The applicant is requesting to vary the definition of “Bond” in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7824-0011-00.
- In 2016, Council approved Corporate Report No. R257; 2016, which authorized a pilot program for the use of surety bonds as an alternate form of security of Servicing Agreements. Subsequently, in 2019, Council approved Corporate Report No. R227; 2019 which included a modification to the terms of the pilot program and increased the maximum number of eligible land development projects from 5 to 12. Under the Surrey Economic Action and Recovery Plan from the COVID-19 Pandemic (Corporate Report No. R071, 2020) the maximum number of eligible land development projects was further increased from 12 to 20.
- A Surety Bond is a three-party agreement between the City, the Developer and the Surety Bond Company which obligates the Surety to pay the City if the Developer defaults in completing the off-site engineering servicing works for the land development projects in the pilot program. The Developer’s working capital will then be freed to greater liquidity that can be then encouraged for reinvestment into the City.
- The Surety will be required to maintain a minimum A level rating from A.M. Best Rating Services.
- The Engineering Department supports the variance to include the use of Surety Bond for Servicing Agreement No. 7824-0011-00.

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. Ro46;2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,227.85 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation as the subject site is located within the Tier 3 (400 to 800 metres) radius Transit-Oriented Area (TOA) associated with forthcoming Hillcrest – 184 Street SkyTrain Station in the OCP, which permits a minimum allowable base density of 3.0 FAR (net) and minimum building height of 8-storeys.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The 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 February 29, 2024, and the Development Proposal Signs were installed on March 27, 2023. To date, staff received two (2) responses from neighbouring (*staff comments in italics*):
 - Concern with both elementary and secondary school capacities in the existing West Clayton and future Clayton Corridor Plan areas.

(The School District has advised that Regent Road Elementary School is currently operating at 55% capacity and that both Regent Road and Maddaugh Elementary School, built in 2021, can handle student population growth over the coming years.

The School District has advised that Ecole Salish Secondary School is at 99% capacity. Salish Secondary School, which was constructed to relieve enrollment pressure on both Lord Tweedsmuir and Clayton Heights Secondary School, is projected to grow because of strong in-migration of new secondary students moving into the community. The growth trend will likely surpass capacity in 2024 with enrolment continuing to grow in this school beyond 2024.

The proposed development complies with current Urban designation of the subject site under the Official Community Plan (OCP) and generally complies with the current “Urban/Townhouse Flex – Type 2 Townhouse (22+5 UPA)” designation of the subject site under the West Clayton Plan).

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the 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 address grading concerns, the on-site distribution of both indoor and outdoor amenity spaces as well as future street interfaces, including the provision of privately-owned, publicly accessible spaces throughout the proposed development.

Building Design

- The proposed 188-unit townhouse development consists of thirty-five (35) three-storey buildings, containing between four (4) to six (6) units, over two (2) lots and regulated as a single, hooked strata.
- The proposed units range in size from approximately 114 to 158 square metres, excluding garage, and are comprised of a combination of 2-bedroom plus den, 3-bedroom, 3-bedroom plus den and 4-bedroom units.
- The proposed townhouses are of a contemporary ‘Scandinavian minimalist’ aesthetic which utilizes modern materials, contrasting colours as well as bold angles. This is accomplished through the use of fibre cementitious panels, vertical board & batten, horizontal plank and shingle siding in bright white, light white-grey, blue-grey and black as well as black vinyl windows and black powdered aluminum guardrails with clear glass inserts. Individual unit entries are identified by the use of a contrasting sienna (brown-yellow) colour and further delineated by a horizontal metal entry canopy in black.

Landscaping

- The landscape plans include a mixture of deciduous and coniferous trees, low-lying shrubs, groundcover and grasses to be extensively planted throughout the subject site, as well as hardscaping, site lighting, fencing and furnishing plans, details and specifications.
- Each unit will be provided with a semi-private, outdoor patio space screened via tiered landscape retaining walls containing groundcover and low-lying shrubs.

Indoor Amenity

- The Zoning Bylaw requires the applicant to provide a minimum of 3.0 square metres per dwelling unit. The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirements.
- Based on the City's Zoning By-law requirement, the proposed development must provide 564 square metres of indoor amenity space to serve the residents of the proposed 188 townhouse units. Of this 564-square metre requirement, a minimum of 74 square metres must be provided on-site and the remaining indoor amenity space requirements may be addressed through cash-in-lieu.
- The applicant is proposing 497 square metres of indoor amenity space, which is less than the 564-square metre total indoor amenity space requirements for the proposed development, but which exceeds the minimum on-site requirement of 74 square metres. The applicant will provide cash-in-lieu of amenity space, at the rate in effect at the time of Final Adoption of the associated Rezoning By-law, to compensate for the shortfall in accordance with City Policy.
- The proposed two-storey indoor amenity space, located on the western-most lot, which will be accessible by all owners of the proposed 188 townhouse units, is proposed to contain a multi-purpose party room, fitness centre, games room, media room and group study space in addition to washroom facilities.

Outdoor Amenity

- The Zoning Bylaw require the applicant to provide a minimum of 3.0 square metres per dwelling unit. Based on the City's Zoning By-law requirement, the proposed development must provide a total of 564 square metres of indoor amenity space to serve the residents of the proposed 188 townhouse units.
- The applicant is proposing to provide approximately 598 square metres of at-grade outdoor amenity space, divided between the east lot (325 square metres), adjacent to the indoor amenity space and containing a children's playground with several play structures and partially covered community gathering space, and west lot (273 square metres), containing a communal dining/lounge area with shared BBQ facilities. Both amenity spaces are surrounded by an extensive planting area containing trees, low-lying shrubs, groundcover and landscape lighting.

TREES

- Cody Laschowski, ISA Certified Arborist of Diamond Head Consulting, 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 IV):
- 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)	1	1	0
Alder/Cottonwood (within riparian area)	0	0	0
Deciduous Trees	44	39	5
Coniferous Trees	74	69	5
Onsite Tree Totals	119	109	10
Onsite Replacement Trees Proposed	331		
Total Onsite Retained and Replacement Trees	341		

- The Arborist Assessment states that there is a total of 109 on-site or shared bylaw protected trees on the subject site in addition to a further 10 City trees located along both 73 Avenue and 182 Street that are to be impacted by the proposed servicing strategy. Additionally, there are 18 bylaw protected offsite trees within proximity of the proposed development. While the applicant currently proposes no on-site tree retention, taking into consideration the location of services, building footprints, road dedication and proposed lot grading, all ten (10) of the City trees along 73 Avenue and 182 Street are proposed to be retained.
- All 18 of the offsite trees identified to the immediate south of the subject site are proposed to be removed in order to facilitate the dedication and construction of the future 72A Avenue. The applicant has yet to obtain written permission for 3 of the 18 off-site trees and has acknowledged that should permission not be obtained that this may require changes to the proposed development, including 72A Avenue, in order to accommodate the revised tree retention.
- 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 217 replacement trees on the site. The applicant is proposing approximately 331 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 182 Street, 183 Street and 184 Street as well as 72A Avenue and 73 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Osakazuki Japanese Maple, Coral Bark Maple, Northern Catalpa, East Redbud, Eddie's White Wonder Pacific Dogwood, Persian Ironwood, Ichiyo Cherry and Dwarf Shore Pine.

- In summary, a total of 341 trees are proposed to be retained or replaced on the site with no required contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspectives
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	West Clayton NCP Land Use Plan
Appendix VI.	Development Variance Permit No. 7924-0011-00

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

CRL/cm

REVISIONS	
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ISSUES	DATE
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1	REQUIRED FOR DEVELOPMENT PERMIT JULY 4, 2024
PROJECT NUMBER	CE-79
DRAWN BY	AKASHANULCSL
CHECKED BY	RW
DATE CHECKED	JULY 4, 2024



PROJECT

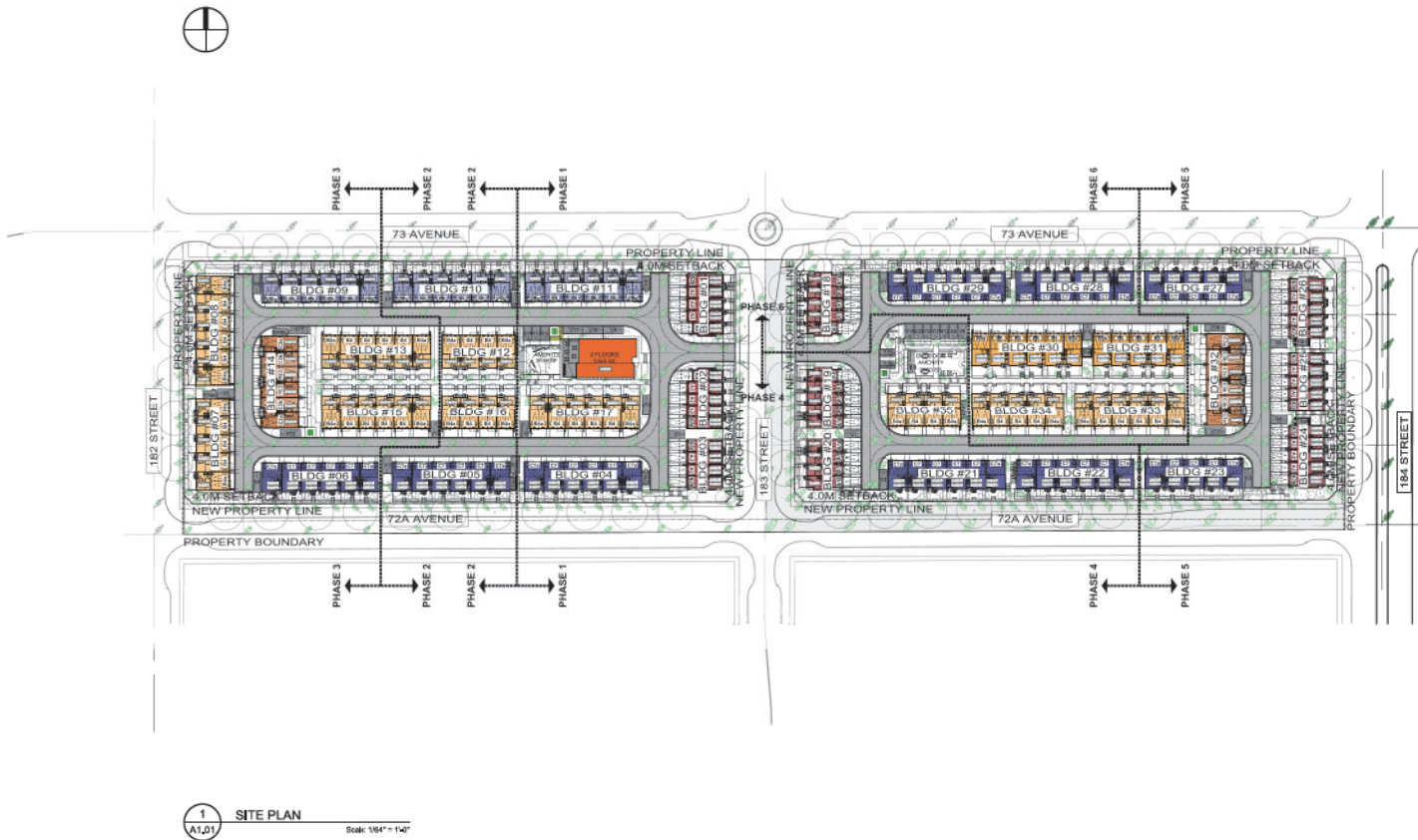
**SALTON
TOWNHOMES**
17263 184 STREET
K360, 320, 284, 260, 22 73 AVENUE
7236 182 STREET
SURREY, BC

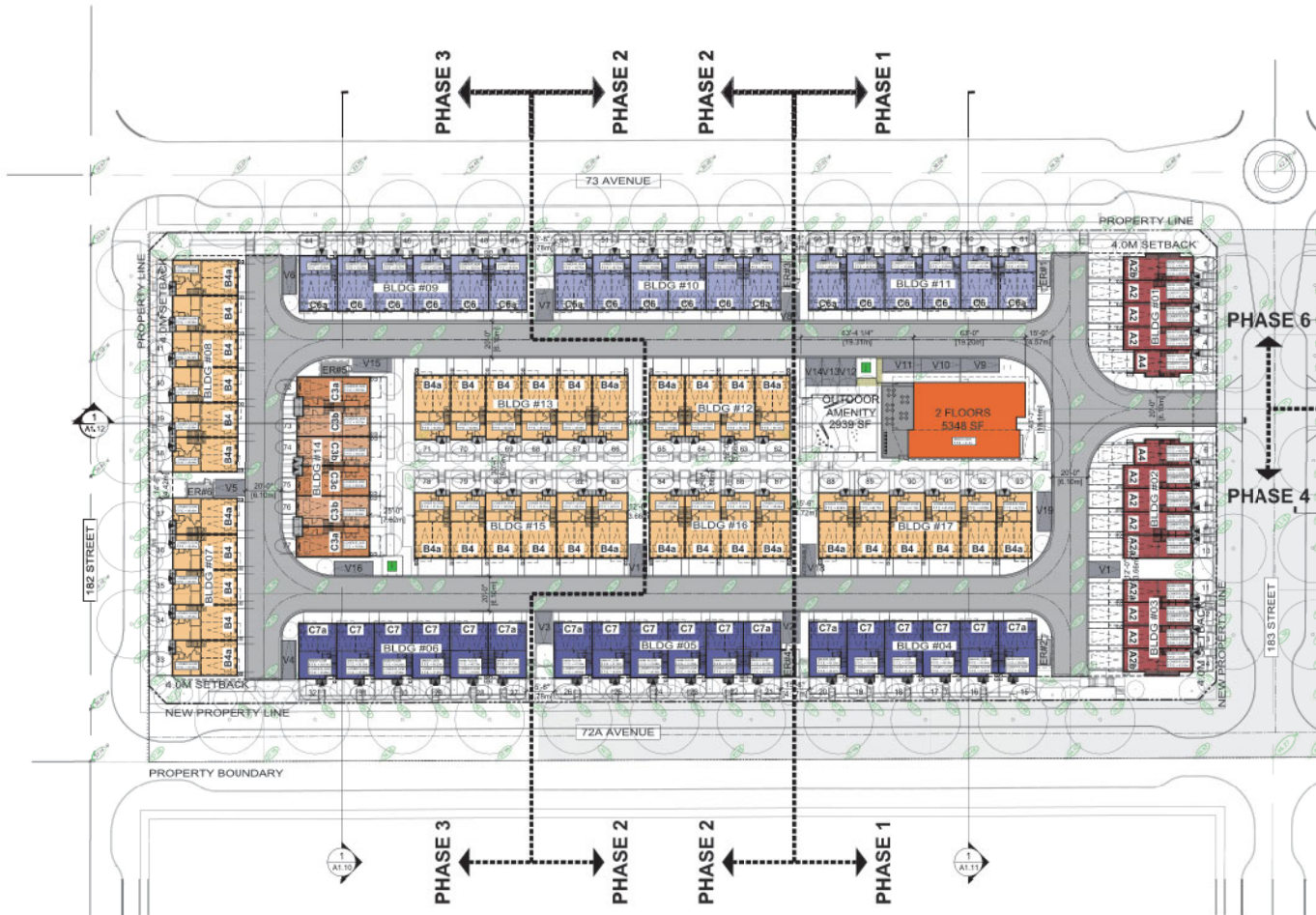
DRAWING TITLE

OVERALL SITE PLAN

DRAWING No.

A1.01





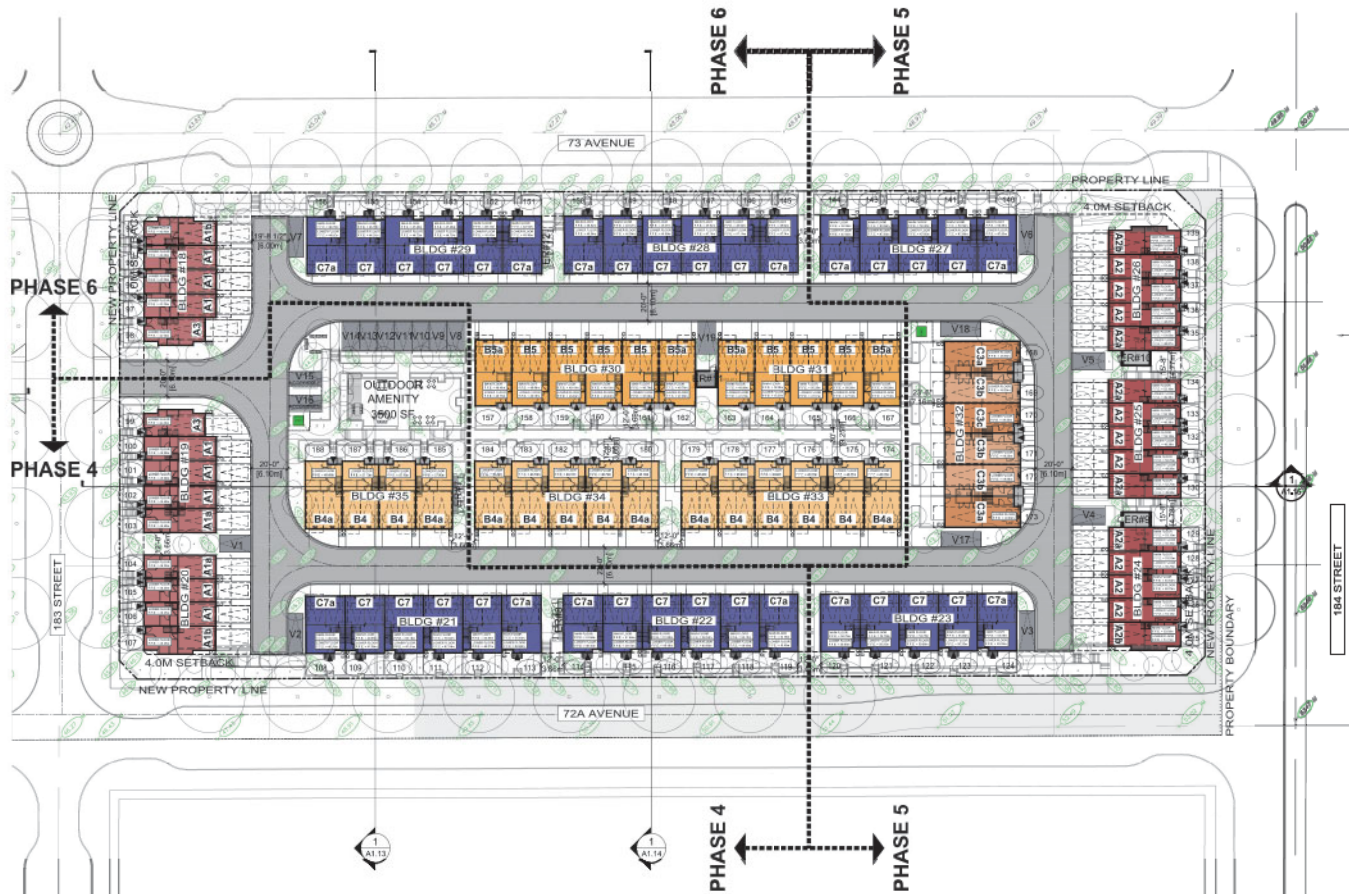
1 PARTIAL SITE PLAN - WEST LOT
Scale: 1/32" = 1'-0"

REVISIONS	
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PROJECT
SALTON TOWNHOMES
17863 184 STREET
18360, 320, 284, 260, 227 AVENUE
7236 182 STREET
SURREY, BC

DRAWING TITLE
PARTIAL SITE PLAN (WEST LOT)

DRAWING NO.
A1.02



1 PARTIAL SITE PLAN - EAST LOT
Scale: 1/32" = 1'-0"

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PROJECT
SALTON TOWNHOMES
17863 184 STREET
18360, 320, 284, 260, 2277 AVENUE
7236 182 STREET
SURREY, BC

DRAWING TITLE
PARTIAL SITE PLAN (EAST LOT)

DRAWING NO.

REVISIONS

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PROJECT NUMBER	0549
DRAWN BY	ANIMARINE.CIBUL
CHECKED BY	JBW
DATE CHECKED	JULY 4, 2024
CONSULTANT	

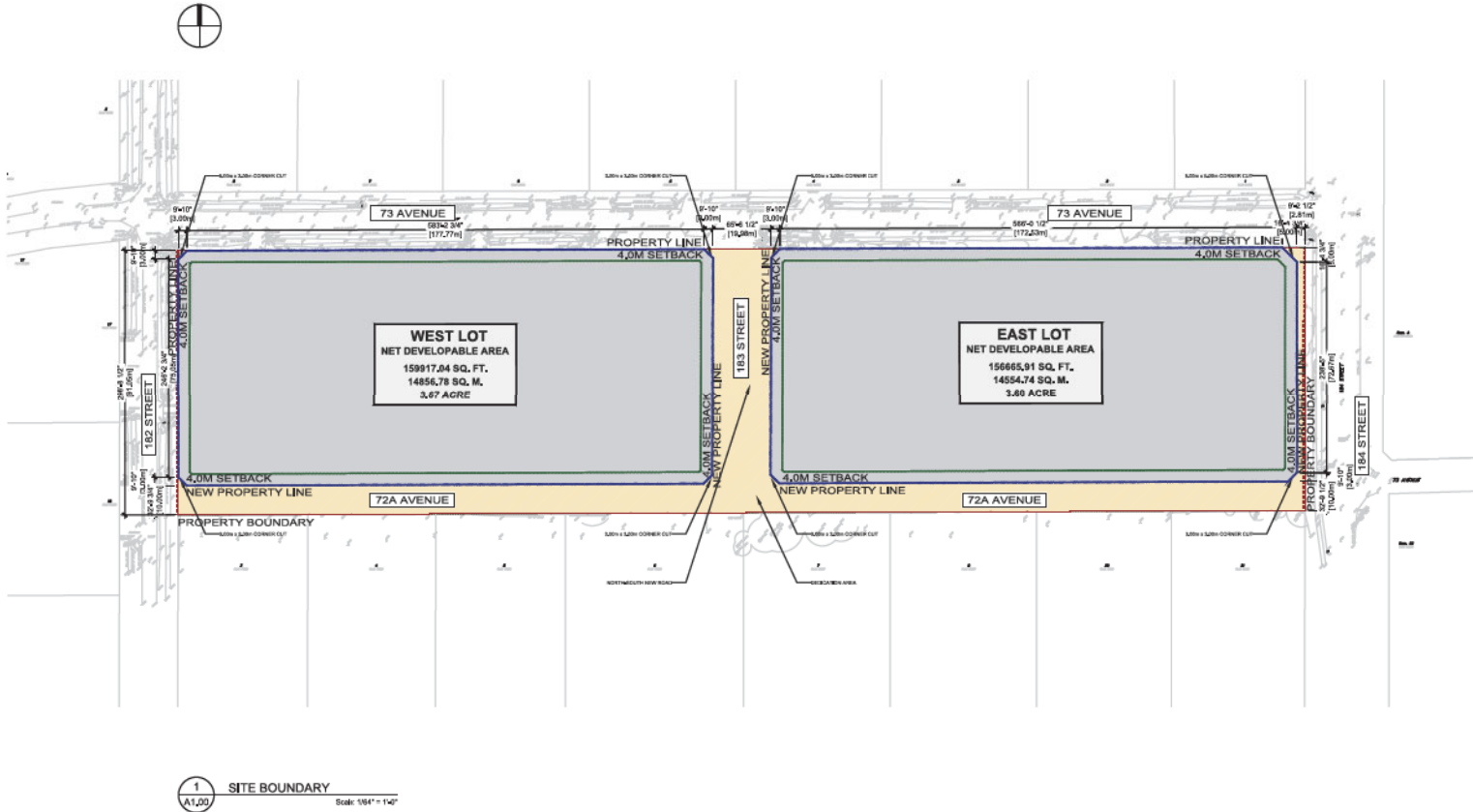


PROJECT
SALTON TOWNHOMES
17363 184 STREET
18380, 1820, 284, 280, 22 73 AVENUE
7236 182 STREET
SURREY, BC

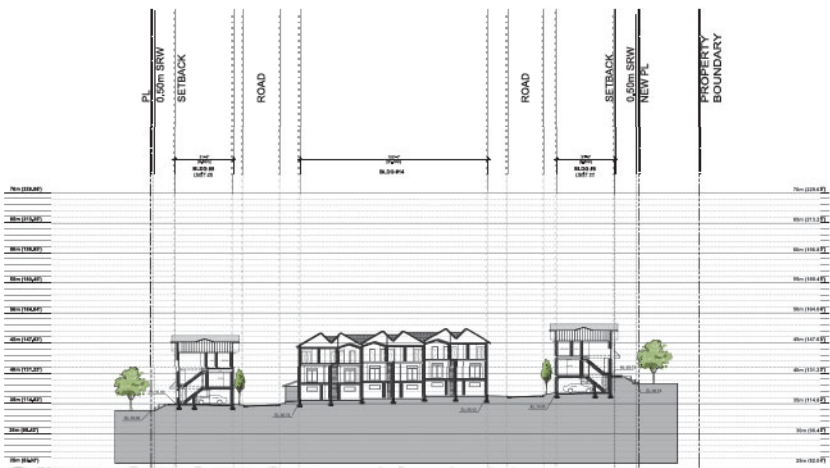
DRAWING TITLE
SITE BOUNDARY AREA

DRAWING NO.

A1.00



1 SITE BOUNDARY
A1.00 Scale: 1/81' = 1'-0"



1
A1.10 SITE SECTION - 01
Scale: 1/32" = 1'-0"

REVISIONS	DATE
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ISSUES	DATE
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1	REVISED FOR DEVELOPMENT PERMIT	JULY 4, 2024
PROJECT NUMBER	DE-19	
DRAWN BY	AKASHKASHI, CIVIL	
CHECKED BY	PKM	
DATE CHECKED	JULY 4, 2024	



PROJECT	SALTON TOWNHOMES 17363 184 STREET 18360, 320, 284, 260, 22 71 AVENUE 7236 182 STREET SURREY, BC
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DRAWING TITLE	SITE SECTIONS
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DRAWING No.	A1.10
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1	REQUIRED FOR DEVELOPMENT PERMIT JULY 4, 2024
PROJECT NUMBER	CE-79
DRAWN BY	AJAGATON/COL/CSL
CHECKED BY	RW
DATE CHECKED	JULY 4, 2024



PROJECT

**SALTON
TOWNHOMES**

17263 184 STREET
18360, 320, 284, 260, 22 73 AVENUE
7236 182 STREET
SURREY, BC

LE

SITE SECTIONS

DRAWING No.

A1.12



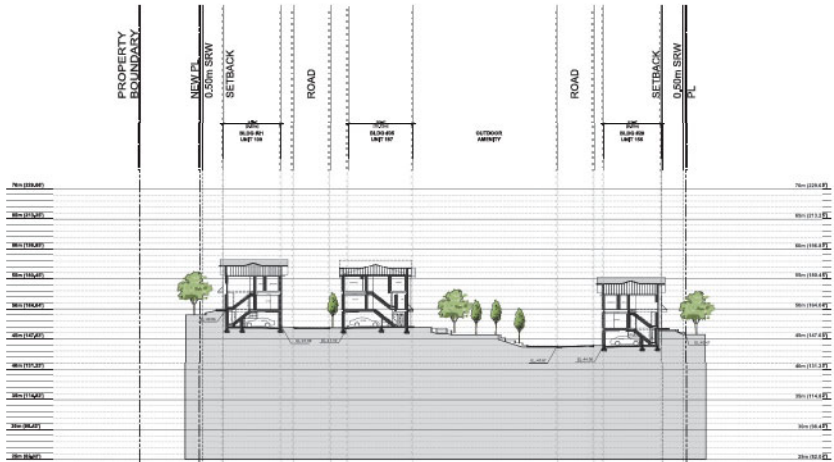
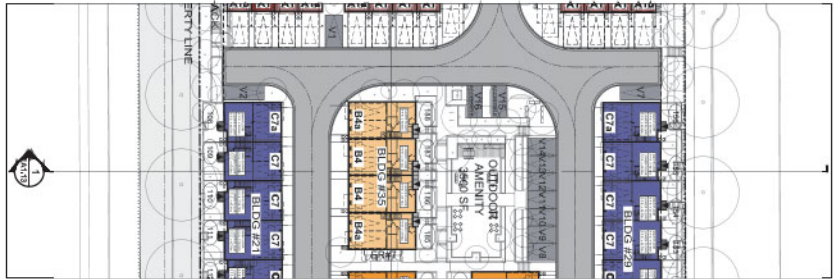
SITE SECTION - 1/A1.12

A1.12

SITE SECTION - 03

Scale: 1/32" = 1'-0"

LE



1
A1.13 SITE SECTION - 04
Scale: 1/32" = 1'-0"

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1	ISSUED FOR DEVELOPMENT PERMIT JULY 4, 2024
PROJECT NUMBER DE-19	
DRAWN BY: ALEXANDRA COLE	
CHECKED BY: RW	
DATE CHECKED: JULY 4, 2024	
CONSULTANT	

PROJECT
SALTON TOWNHOMES
17363 184 STREET
18360, 320, 284, 260, 2271 AVENUE
7236 182 STREET
SURREY, BC

DRAWING TITLE
SITE SECTIONS

DRAWING No.

A1.13



1 SITE SECTION - 05
A1.14 Scale: 1/32" = 1'-0"



SITE SECTION - 1/A1.14

1 SITE SECTION - 06 Scale: 1/32" = 1'-0"

REVISIONS	DATE
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1	REVISED FOR DEVELOPMENT PERMIT	JULY 4, 2024
PROJECT NUMBER	DE-19	
DRAWN BY	AKASHKASHI, CIVIL	
CHECKED BY	RM	
DATE CHECKED	JULY 4, 2024	
CONSULTANT		



PROJECT	SALTON TOWNHOMES
	17063 184 STREET
	18360, 320, 284, 260, 2271 AVENUE
	7236 182 STREET
	SURREY, BC

DRAWING TITLE

SITE SECTIONS

DRAWING NO.

A1.15



1
A1.20 STREETScape ALONG 72A AVENUE (WEST LOT)
Scale: 1/32" = 1'-0"

REVISIONS	DATE
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ISSUES	DATE
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1 REVISED FOR DEVELOPMENT PERMIT JULY 4, 2024

PROJECT NUMBER	DE-19
DRAWN BY	AKASHA/COL
CHECKED BY	RM
DATE CHECKED	JULY 4, 2024



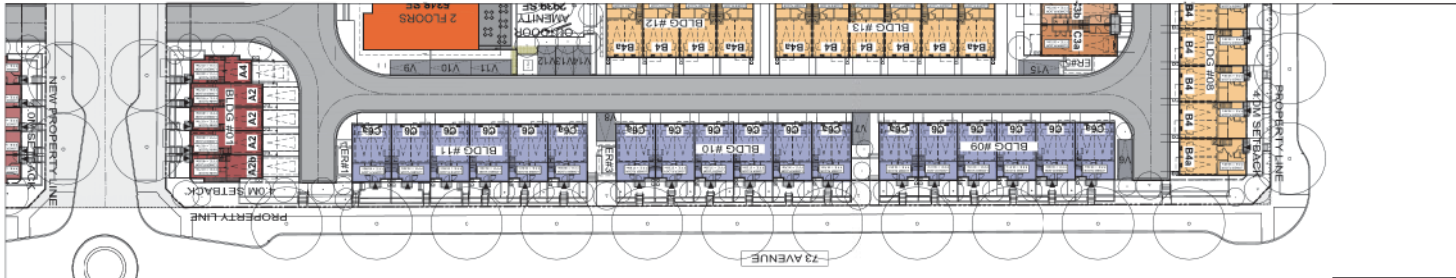
PROJECT
SALTON TOWNHOMES
17363 184 STREET
18360, 320, 284, 260, 22 71 AVENUE
7230 182 STREET
SURREY, BC

DRAWING TITLE

STREETScape

DRAWING No.

A1.20



STREETSCAPE - 1/A1.21
STREETScape ALONG 73 AVENUE (WEST LOT)
Scale: 1/32" = 1'-0"

REVISIONS	
ISSUES	DATE
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PROJECT NUMBER	DE-19
DRAWN BY	AKASHKASHI, CIVIL
CHECKED BY	PM
DATE CHECKED	JULY 4, 2024
CONSULTANT	

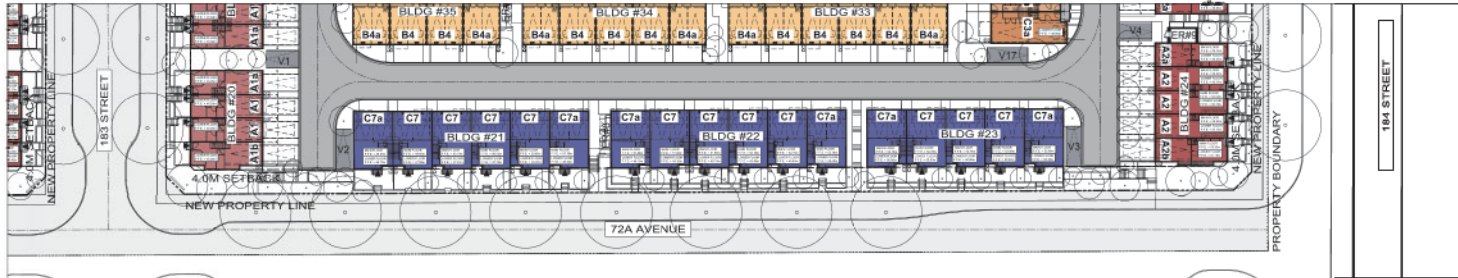


PROJECT	SALTON TOWNHOMES 17363 184 STREET 18360, 320, 284, 260, 22 73 AVENUE 7236 182 STREET SURREY, BC
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DRAWING TITLE	STREETSCAPE
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DRAWING No.	
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A1.21



1
A1.23 STREETScape ALONG 72A AVENUE (EAST LOT)
Scale: 1/32" = 1'-0"

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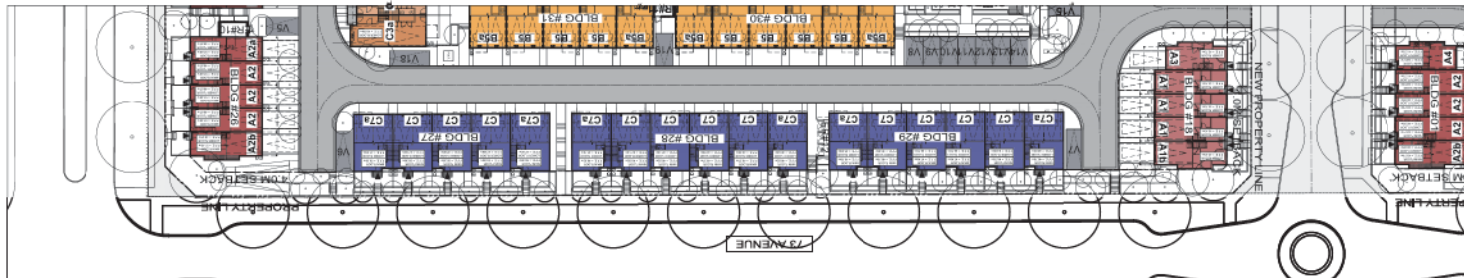
1	REVIEW FOR DEVELOPMENT PERMIT	JULY 4, 2024
PROJECT NUMBER	DE-19	
DRAWN BY	AKASHA/COL	
CHECKED BY	RM	
DATE CHECKED	JULY 4, 2024	
CONSULTANT		



PROJECT	SALTON TOWNHOMES 17863 184 STREET 18360, 320, 284, 260, 227 AVENUE 7230 182 STREET SURREY, BC
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DRAWING TITLE	STREETScape
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DRAWING No.	
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1
A1.24 STREETScape ALONG 73 AVENUE (EAST LOT)
Scale: 1/32" = 1'-0"

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1 REVISED FOR DEVELOPMENT PERMIT JULY 4, 2024

PROJECT NUMBER DE-19
DRAWN BY AXIOMARCH, CO.
CHECKED BY JRM
DATE CHECKED JULY 4, 2024



PROJECT
SALTON TOWNHOMES
17363 184 STREET
18360, 320, 284, 260, 22 73 AVENUE
7230 182 STREET
SURREY, BC

DRAWING TITLE
STREETScape

DRAWING No.

A1.24



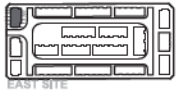
1 UNIT TYPE A1/A1a/A3 - SCHEME 001 - FRONT
A3.00a NTS



2 UNIT TYPE A1/A1a/A3 - SCHEME 001 - REAR
A3.00a NTS



3 UNIT TYPE A1/A1a/A3 - SCHEME 001 - FRONT
A3.00a NTS



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1 ISSUED FOR DEVELOPMENT PERMIT JULY 4, 2024

PROJECT NUMBER 0549

DRAWN BY AAM/AME/CBL

CHECKED BY RM

DATE CHECKED JULY 4, 2024

CONSULTANT



PROJECT

SALTON TOWNHOMES
1783 184 STREET
1830, 190, 204, 206, 227 AVENUE
7236 182 STREET
SURREY, BC

DRAWING TITLE

**RENDERINGS
A1/A1a/A3**

DRAWING NO.

A3.00a



1 UNIT TYPE B4/B4a - SCHEME 001 - FRONT
A3.009 NTS



2 UNIT TYPE B4/B4a - SCHEME 001 - REAR
A3.009 NTS



3 UNIT TYPE B4/B4a - SCHEME 001 - FRONT
A3.009 NTS

EKISTICS Architecture

1000 Main Street
Vancouver, BC
V6C 2G1

T: 604-681-8888
F: 604-681-8888
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WEST SITE



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PROJECT NUMBER	0549
DRAWN BY	ANIMATING.CAD
CHECKED BY	RM
DATE CHECKED	JULY 4, 2024
CONSULTANT	



PROJECT
SALTON TOWNHOMES
17363 184 STREET
18380, 180, 284, 280, 2277 AVENUE
7236 182 STREET
SURREY, BC

DRAWING TITLE
**RENDERINGS
B4/B4a**

DRAWING NO.

A3.00b



1 UNIT TYPE C3a/C3b/C3c - SCHEME 001 - FRONT
A3.00c NTS



2 UNIT TYPE C3a/C3b/C3c - SCHEME 001 - REAR
A3.00c NTS



3 UNIT TYPE C3a/C3b/C3c - SCHEME 001 - FRONT
A3.00c NTS

EKISTICS Architecture

1000 Westside
Vancouver, BC
V6H 2G3

T: 604-696-8888
F: 604-696-8888
E: info@ekistics.com



WEST SITE



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1 ISSUED FOR DEVELOPMENT PERMIT JULY 4, 2024

PROJECT NUMBER 0549

DRAWN BY AAM@EKISTICS.COM

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DATE CHECKED JULY 4, 2024

CONSULTANT



PROJECT

SALTON TOWNHOMES
1783 184 STREET
1830, 190, 204, 210, 227 AVENUE
7236 182 STREET
SURREY, BC

DRAWING TITLE

**RENDERINGS
C3a/C3b/C3c**

DRAWING NO.

A3.00c



1 UNIT TYPE C6/C6a - SCHEME 001 - FRONT
NTS
A3.00d



2 UNIT TYPE C6/C6a - SCHEME 001 - REAR
NTS
A3.00d



3 UNIT TYPE C6/C6a - SCHEME 001 - FRONT
NTS
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PROJECT NUMBER	0549
DRAWN BY	AJMM/ME/CBL
CHECKED BY	JBW
DATE CHECKED	JULY 4, 2024
CONSULTANT	



PROJECT
SALTON TOWNHOMES
17363 184 STREET
18340, 180, 284, 280, 2271 AVENUE
7236 182 STREET
SURREY, BC

DRAWING TITLE
**RENDERINGS
C6/C6a**

DRAWING NO.

A3.00d



1 UNIT TYPE C7/C7a - SCHEME 001 - FRONT
A3.00e NTS



2 UNIT TYPE C7/C7a - SCHEME 001 - REAR
A3.00e NTS



3 UNIT TYPE C7/C7a - SCHEME 001 - FRONT
A3.00e NTS

EKISTICS Architecture

1000 Main Street
Vancouver, BC
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Fax: 604-681-1112
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REVISIONS

ISSUES	DATE
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1 ISSUED FOR DEVELOPMENT PERMIT JULY 4, 2024

PROJECT NUMBER 0549

DRAWN BY AAM/AME/CBL

CHECKED BY JRM

DATE CHECKED JULY 4, 2024

CONSULTANT



PROJECT

SALTON TOWNHOMES
1783 184 STREET
1840, 180, 284, 280, 22 71 AVENUE
7236 182 STREET
SURREY, BC

DRAWING TITLE

**RENDERINGS
C7/C7a**

DRAWING NO.

A3.00e



1 AMENITY - SCHEME 001 - FRONT
NTS
A3.00f



2 AMENITY - SCHEME 001 - FRONT
NTS
A3.00f



3 AMENITY - SCHEME 001 - FRONT
NTS
A3.00f

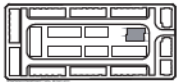


4 AMENITY - SCHEME 001 - REAR
NTS
A3.00f

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WEST SITE



REVISIONS

ISSUES	DATE
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1 ISSUED FOR DEVELOPMENT PERMIT JULY 4, 2024

PROJECT NUMBER 0549

DRAWN BY AAM/AME/CBL

CHECKED BY RM

DATE CHECKED JULY 4, 2024

CONSULTANT



PROJECT

SALTON TOWNHOMES
17363 184 STREET
18340, 180, 284, 280, 2271 AVENUE
7236 182 STREET
SURREY, BC

DRAWING TITLE

**RENDERINGS
AMENITY**

DRAWING NO.

A3.00f

MATERIALS LEGEND

HARDSCAPE		
KEY	DESCRIPTION	DETAILS
	CIP CONCRETE PAV 60/50 DRIVK	1/L/9.00
	ON-SITE PEDESTRIAN PAVING	2/L/9.00
	VEHICULAR PAVING (PARKING)	3/L/9.00
	PRIVATE PATIO PAVING	4/L/9.00
	WOOD DECKING	6/L/9.00
	GRAVEL STRIP	1/L/9.01
	CONCRETE WALL Planter/Retaining Wall 6' Wide, Ht. Varies	2/L/9.01
	CONCRETE CURB Roctover / Barrier Curb, Refer to Civil	
	FLUSHED CURB	
SOFTSCAPE		
	500 LAWN	4/L/9.02
	PLANTING AREA	3/L/9.02
FURNISHING		
	BIKE RACKS	1/L/9.03
	WAYFINDING SIGNAGE	2/L/9.03
	PARK BENCH	3/L/9.03
	BAR TABLE WITH STOOLS	
	LOUNGING SEATING SOFA by Owner	
	OUTDOOR COUNTER TOP	5/L/9.03
	MOVEABLE TABLE AND CHAIRS All Weather, by Owner	
	WOOD-TOP BENCH On Concrete Base	4/L/9.03
	TABLE TENNIS	
	6'x12' PRIVACY SCREEN	1/L/9.04
	ON-SITE TRELLIS Refer to Architecture	
	WAYFINDING SIGNAGE	
	TREE LOG AND STUMP	2/L/9.04 3/L/9.04
	ACCESSIBLE SPRING PLATFORMS	4/L/9.04



0 5 10 15 20 M



MATERIALS LEGEND

HARDSCAPE		
KEY	DESCRIPTION	DETAILS
	CIP CONCRETE PAVING 60/20 DRIVEWAY	1/L/9.00
	ON-SITE PEDESTRIAN PAVING	2/L/9.00
	VEHICULAR PAVING (PARKING)	3/L/9.00
	PRIVATE PATIO PAVING	4/L/9.00
	WOOD DECKING	6/L/9.00
	GRAVEL STRIP	1/L/9.01
	CONCRETE WALL Planter/Retaining Wall 6' Wide, Ht. Varies	2/L/9.01
	CONCRETE CURB Rollover / Barrier Curb, Refer to Civil	
	FLUSHED CURB	
SOFTSCAPE		
	500 LAWN	4/L/9.02
	PLANTING AREA	3/L/9.02
FURNISHING		
	BIKE RACKS	1/L/9.03
	WAYFINDING SIGNAGE	2/L/9.03
	PARK BENCH	3/L/9.03
	BAR TABLE WITH STOOLS	
	LOUNGER SEATING SOFA by Owner	
	OUTDOOR COUNTER TOP	5/L/9.03
	MOVEABLE TABLE AND CHAIRS All Weather, by Owner	
	WOOD-TOP BENCH On Concrete Base	4/L/9.03
	TABLE TENNIS	
	6'x12' PRIVACY SCREEN	1/L/9.04
	OVERHEAD TRELLIS Refer to Architecture	
	WAYFINDING SIGNAGE	
	TREE LOGS AND STUMPS	2/L/9.04 3/L/9.04
	ACCESSIBLE SPRING PLATFORMS	4/L/9.04



SALTON TOWNHOMES

18222, 73 Ave.
Surrey, British Columbia

Scale: 1:200

Drawn: JD/LN

Reviewed: OM

Project No. 06-833

MATERIALS PLAN - AREA 2

Hardscape		
Key	Description	Details
	CIP CONCRETE PAVING/SG/SD WALK	1/L/9.00
	ON-SITE PEDESTRIAN PAVING	2/L/9.00
	VEHICULAR PAVING (PARKING)	3/L/9.00
	PRIVATE PATIO PAVING	4/L/9.00
	WOOD DECKING	6/L/9.00
	GRAVEL STRIP	1/L/9.01
	CONCRETE WALL Planter/Retaining Wall, 4' Wide, HL, Varies	2/L/9.00
	CONCRETE CURB Retrofit / Barrier Curb, Refer to Civil	
	FLUSHED CURB	
Softscape		
	SOD LAWN	4/L/9.02
	PLANTING AREA	3/L/9.02
Furnishing		
	BIKE RACKS	1/L/9.00
	WAFFENDING SIGNAGE	2/L/9.00
	PARK BENCH	3/L/9.00
	BAR TABLE WITH STOOLS	
	LOUNGING SEATING SOFA by Owner	
	OUTDOOR COUNTER TOP	5/L/9.00
	MOVEABLE TABLE AND CHAIRS All Weather, by Owner	
	WOOD-TOP BENCH On Concrete Base	4/L/9.00
	TABLE TENNIS	
	6'x1' PRIVACY SCREEN	1/L/9.04
	OVERHEAD TRELLIS Refer to Architecture	
	WAFFENDING SIGNAGE	
	TREE LOG AND STUMP	2/L/9.04 3/L/9.04
	ACCESSIBLE SPRING PLATFORMS	4/L/9.04



2305 Hemlock Street, Vancouver, BC V6H 2V1
604 681 3303 / www.connectia.ca

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COPYRIGHT



CLIENT



KEYPLAN

SEAL

3	RE-ISSUED FOR DP	24-07-04
2	REVISED CONCEPT REVIEW	24-06-19
1	ISSUED FOR DP	23-12-15

ISSUE

SALTON TOWNHOMES

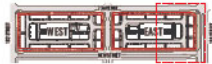
18222, 73 Ave.
Surrey, British Columbia

Scale:	1:200
Drawn:	JD/LN
Reviewed:	OM
Project No.	06-833

MATERIALS PLAN - AREA 3

MATERIALS LEGEND

HARDSCAPE		
KEY	DESCRIPTION	DETAILS
	CIP CONCRETE PAV 60/20 DRIVEWAY	1/L/0.00
	ON-SITE PEDESTRIAN PAVING	2/L/0.00
	VEHICULAR PAVING (PARKING)	3/L/0.00
	PRIVATE PATIO PAVING	4/L/0.00
	WOOD DECKING	6/L/0.00
	GRAVEL STRIP	1/L/0.00
	CONCRETE WALL Planter/Retaining Wall 6' Wide, Ht. Varies	2/L/0.00
	CONCRETE CURB Rollover / Barrier Curb, Refer to Civil	
	FLUSHED CURB	
SOFTSCAPE		
	500 LAWN	4/L/0.00
	PLANTING AREA	3/L/0.00
FURNISHING		
	BIKE RACKS	1/L/0.00
	WAYFINDING SIGNAGE	2/L/0.00
	PARK BENCH	3/L/0.00
	BAR TABLE WITH STOOLS	
	LOUNGING SEATING SOFA by Owner	
	OUTDOOR COUNTER TOP	5/L/0.00
	MOVEABLE TABLE AND CHAIRS All Weather, by Owner	
	WOOD-TOP BENCH On Concrete Base	4/L/0.00
	TABLE TENNIS	
	6'x12' PRIVACY SCREEN	1/L/0.00
	OVERHEAD TRELLIS Refer to Architecture	
	WAYFINDING SIGNAGE	
	TREE LOG AND STUMP	2/L/0.00 3/L/0.00
	ACCESSIBLE SPRING PLATFORMS	4/L/0.00



SALTON TOWNHOMES

18222, 73 Ave.
Surrey, British Columbia

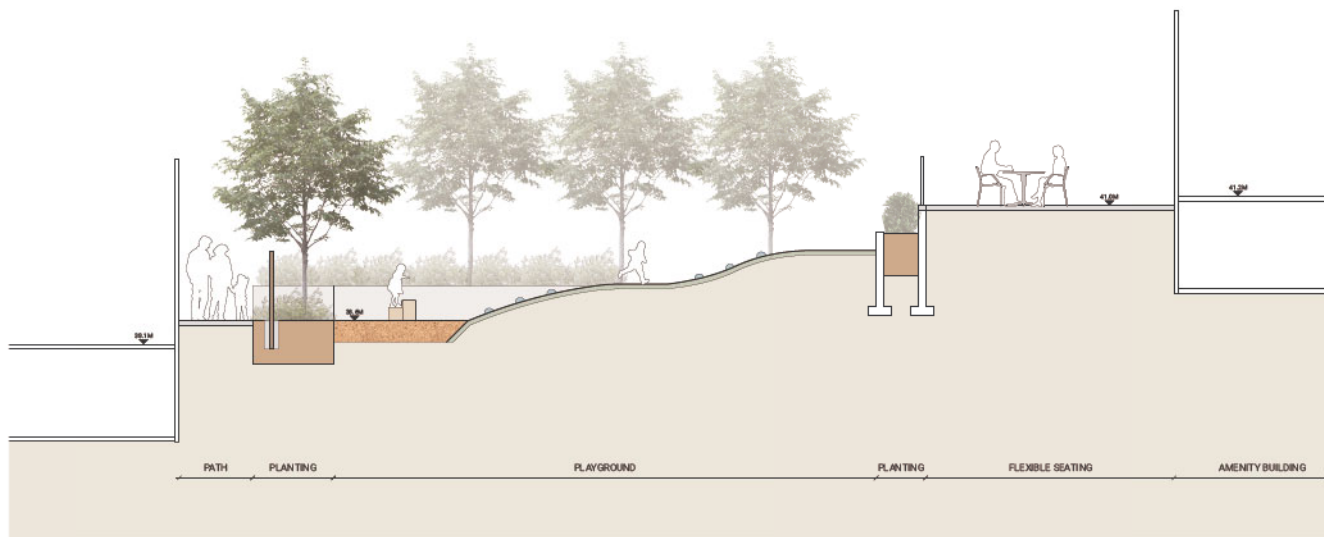
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Drawn: JD/LN

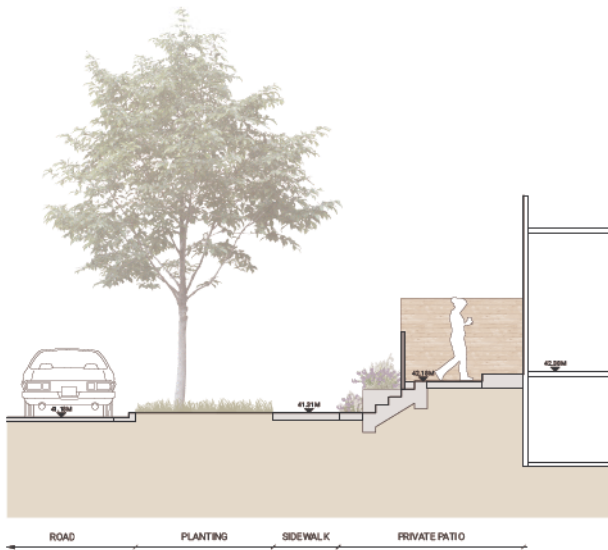
Reviewed: OM

Project No. 06-833

SECTIONS + ELEVATIONS



1 SECTION - PLAYGROUND AT INDOOR AMENITY BUILDING
Scale 1:50



2 SECTION - STREET-FACING PATIO, TYP.
Scale 1:50

INTER-OFFICE MEMO

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

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

DATE: **August 30, 2024**

PROJECT FILE: **7824-0011-00**

RE: **Engineering Requirements**

Location: 7263 184 St

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

- Dedicate 2.808 m along 184 Street.
- Dedicate 20.0 m for 183 Street.
- Dedicate 11.5 m for 72A Avenue (or dedicate 10.0 m with 1.5 m SROW).
- Dedicate all corner cuts.
- Register 0.5 m statutory right-of-way along all frontages;

Works and Services

- Construct the north side of 72A Avenue and south side of 73 Avenue.
- Construct the east side of 182 Street and west side of 183 Street.
- Construct adequately sized downstream and frontage water, sanitary and storm mains.
- Complete sanitary and storm catchment analyses and address downstream constraints.
- Construct water, sanitary and storm service connections to service the site.
- Implement on-site storm mitigation and water quality treatment.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone.

NCP AMENDMENT/DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/ Development Variance Permit and proposed NCP Amendment.



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



Department: Planning and Demographics
Date: September 3, 2024
Report For: City of Surrey

Development Impact Analysis on Schools For:

Application #: 24-0011

The proposed development of 188 Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	167
--	-----

Projected Number of Students From This Development In:	
Elementary School =	90
Secondary School =	49
Total Students =	139

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

Summary of Impact and Commentary

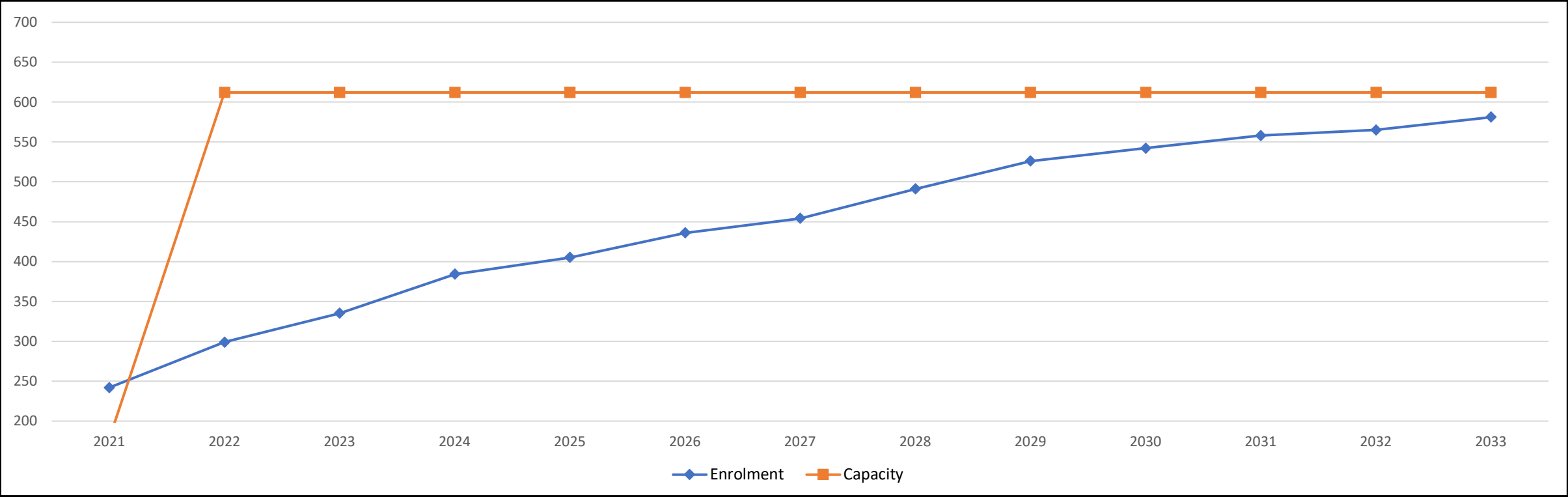
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2023, Regent Road is at 55% capacity. Currently, both Regent Road and Maddaugh Elementary that opened in the beginning of 2021 can handle student population growth over the coming years.

The enrolment projections will need to be updated with the coming changes to the Clayton Corridor plan and the Provincial legislation. Future schools will be required to accommodate build out of the area.

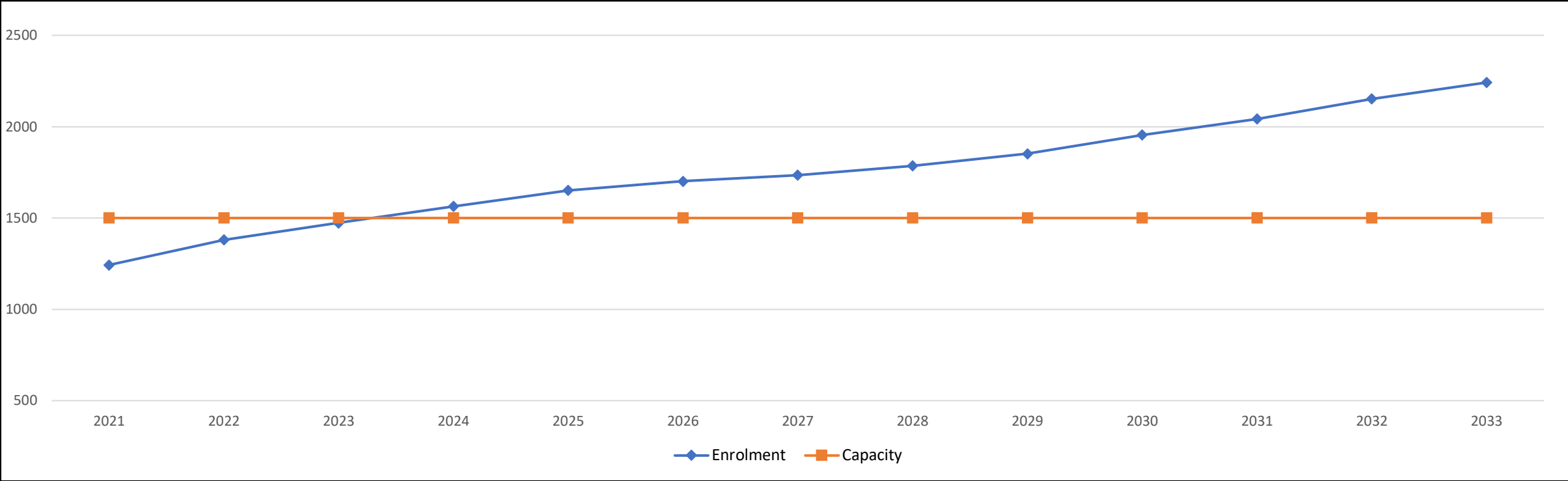
As of September 2023, E’cole Salish is at 99% capacity. This school was built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. Salish is projected to continue to grow because of the strong in-migration of new secondary students moving into the community. The growth trend will surpass capacity in 2024; the enrolment will continue to grow in this school well beyond 2024.

Regent Road Elementary



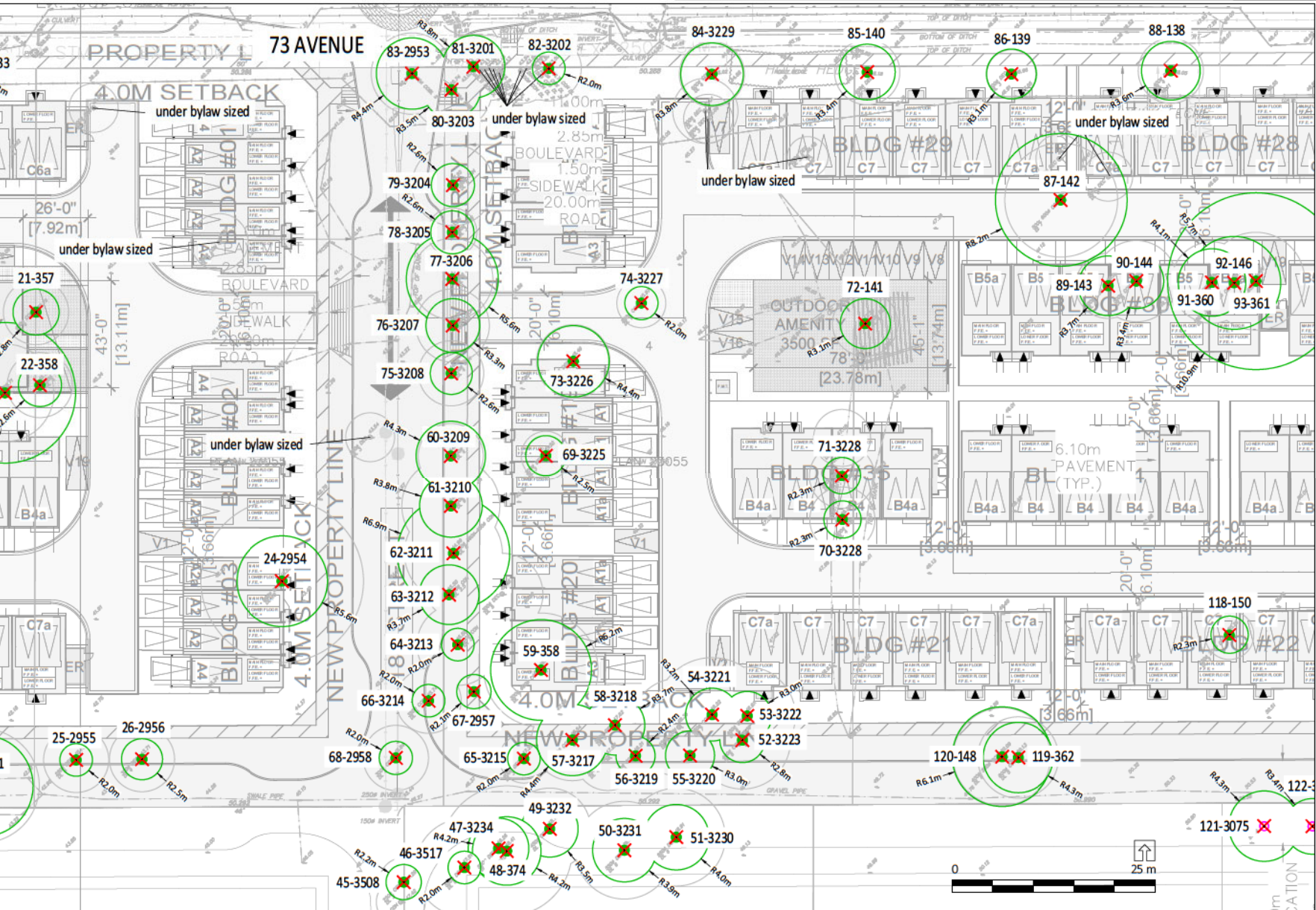
Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Ecole Salish Secondary



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

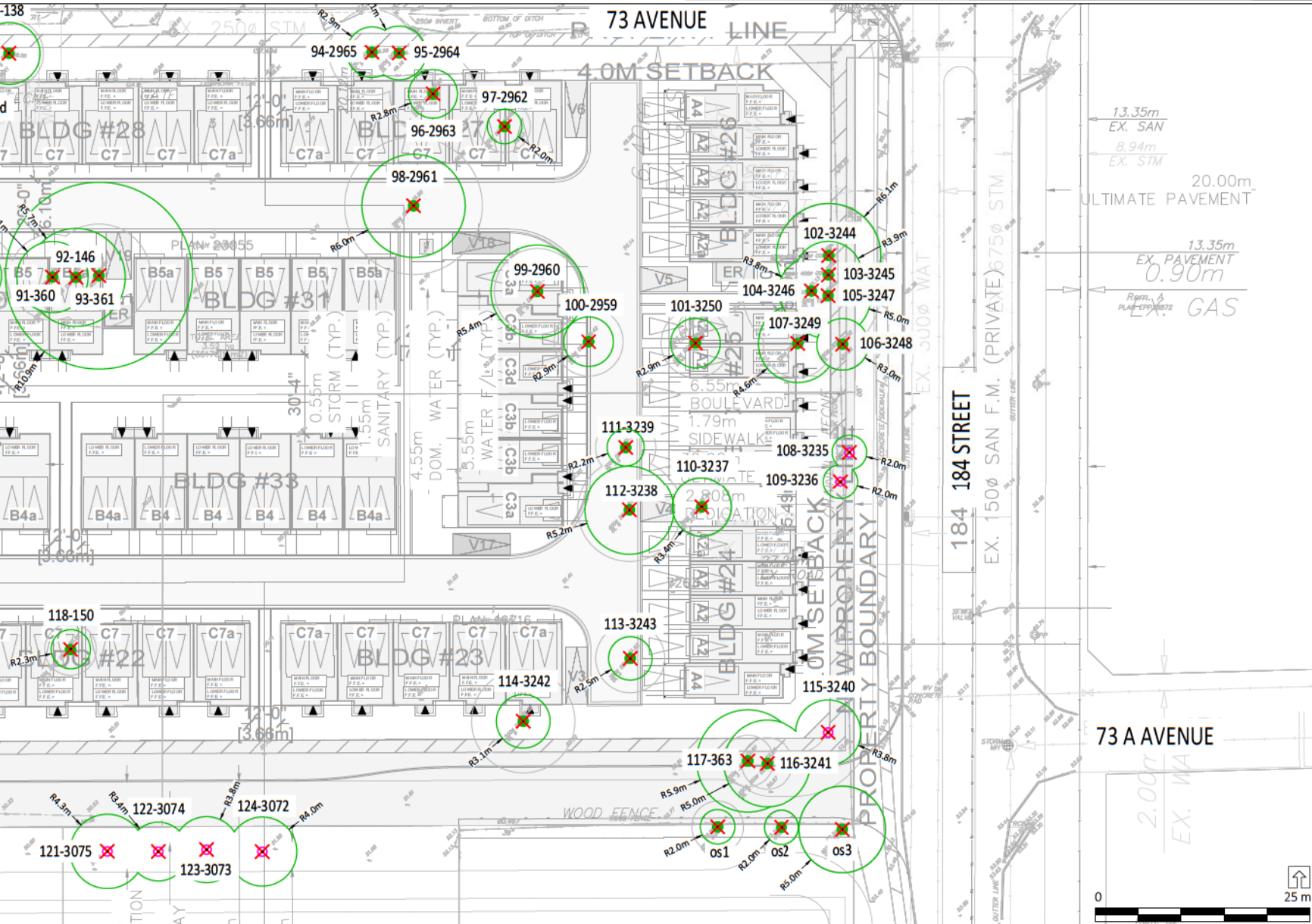
Population : The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.



- LEGEND**
- CRITICAL ROOT ZONE
 - NO-BUILD ZONE
 - TREE PROTECTION ZONE AND FENCING
 - SURVEYED TREE TO BE RETAINED
 - UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
 - TREE TO BE REMOVED

- NOTES**
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 - No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 - The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 - Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

- REFERENCE DRAWINGS**
- Base Survey by Butler Sundvick, dated March 16, 2022.



- LEGEND**
- CRITICAL ROOT ZONE
 - NO-BUILD ZONE
 - TREE PROTECTION ZONE AND FENCING
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Drawing No: 001
Date: 2024/06/06
Drawn by: CL
Page Size: TABLOID 11"x17"

Page # 3 of 6

LEGEND

- CRITICAL ROOT ZONE
- NO-BUILD ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- ✗ TREE TO BE REMOVED

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5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
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Drawing No: 001
Date: 2024/06/06
Drawn by: CL
Page Size: TABLOID 11"x17"

Page #
4 of 6

Arborist Notes:

- Trees within Off-site civil works are un-surveyed.
- Tree Locations and tree protect fences dimensions are approximate.
- Fences may need to be filed fit to accommodate property lines or driveways.

TE
EXISTING DRIVEWAYS TO ENSURE
SMOOTH TRANSITION (TYP.)

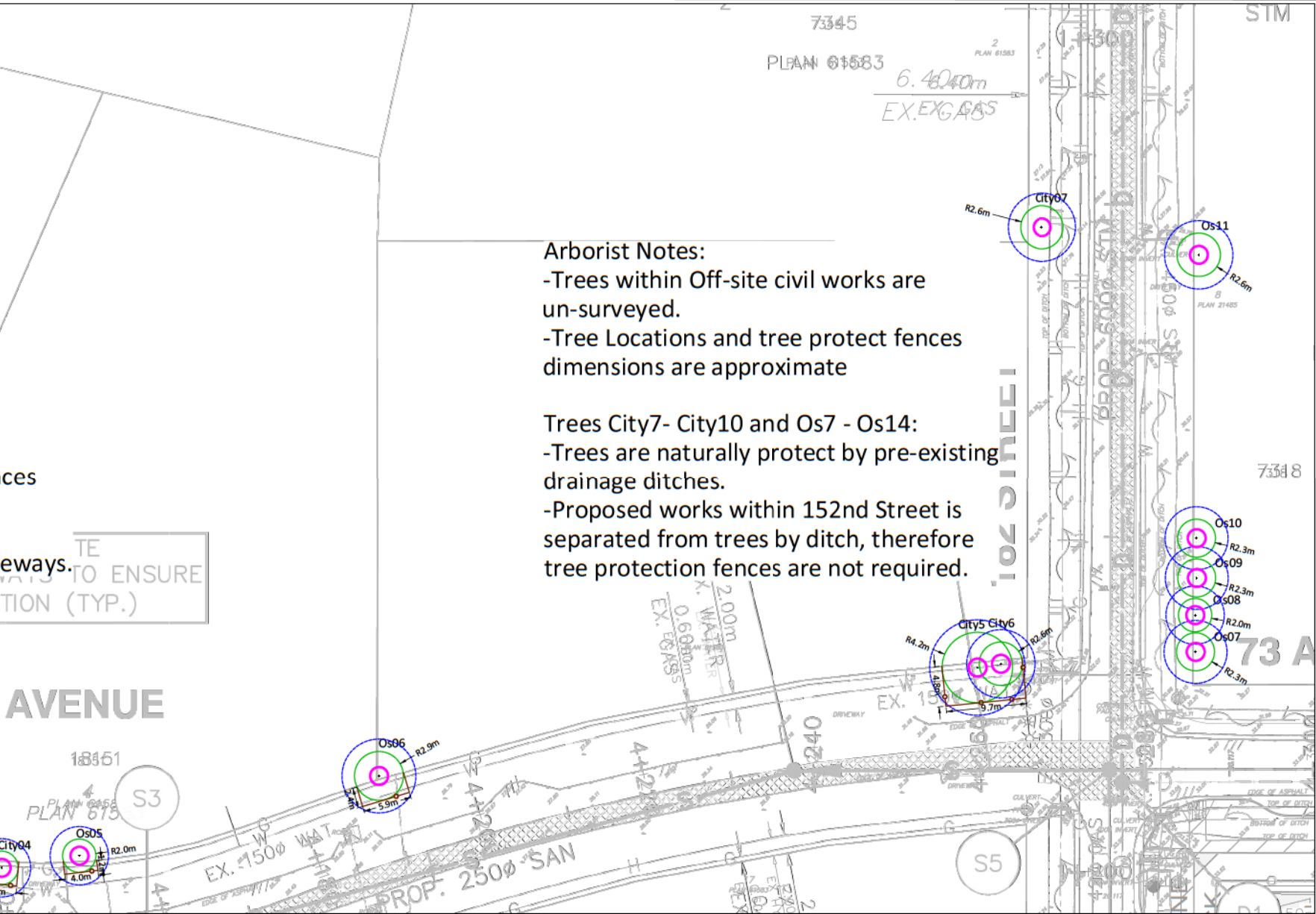
73 AVENUE

PAVEMENT RESTORATION
PER SSD-G.2



3559 COMMERCIAL STREET
VANCOUVER BC V5N 4E8
T 604.733.4886

Drawing Title: Tree Management Plan
Project Address: Salton, 73rd Avenue and 182 Street, Surrey
Client: Streetside Developments



Arborist Notes:
-Trees within Off-site civil works are un-surveyed.
-Tree Locations and tree protect fences dimensions are approximate

Trees City7- City10 and Os7 - Os14:
-Trees are naturally protect by pre-existing drainage ditches.
-Proposed works within 152nd Street is separated from trees by ditch, therefore tree protection fences are not required.

- LEGEND
- CRITICAL ROOT ZONE
 - NO-BUILD ZONE
 - TREE PROTECTION ZONE AND FENCING
 - SURVEYED TREE TO BE RETAINED
 - UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
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- REFERENCE DRAWINGS
- Base Survey by Butler Sundvick, dated March 16, 2022.

74 AVENUE

PROP. 900Ø STORM MAIN TO BE INSTALLED UNDER SURREY PROJECT 4817-053-21

EX. 600Ø STORM MAIN TO BE REMOVED AND DISPOSED OFFSITE.

CONTRACTOR TO REMOVE AND REPLACE EXISTING MANHOLE AND DISPOSE OFFSITE.

EX. 600Ø STORM MAIN TO BE REMOVED AND DISPOSED OFFSITE.

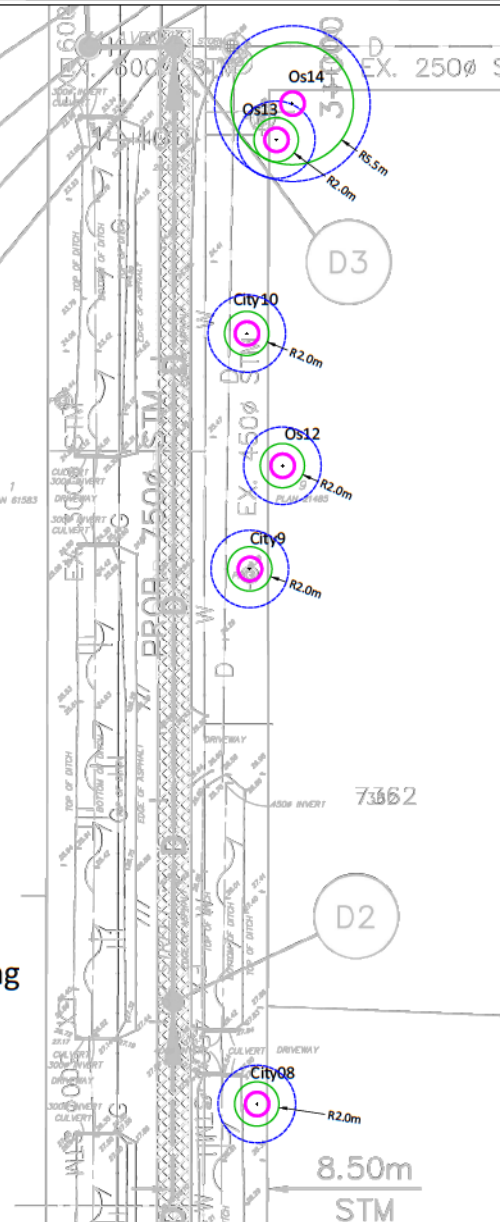
CONTRACTOR TO REMOVE AND REPLACE EXISTING MANHOLE AND DISPOSE OFFSITE.

Arborist Notes:

- Trees within Off-site civil works are un-surveyed.
- Tree Locations and tree protect fences dimensions are approximate

Trees City7-City10 and Os7 - Os14:

- Trees are naturally protect by pre-existing drainage ditches.
- Proposed works within 152nd Street is separated from trees by ditch, therefore tree protection fences are not required.



LEGEND

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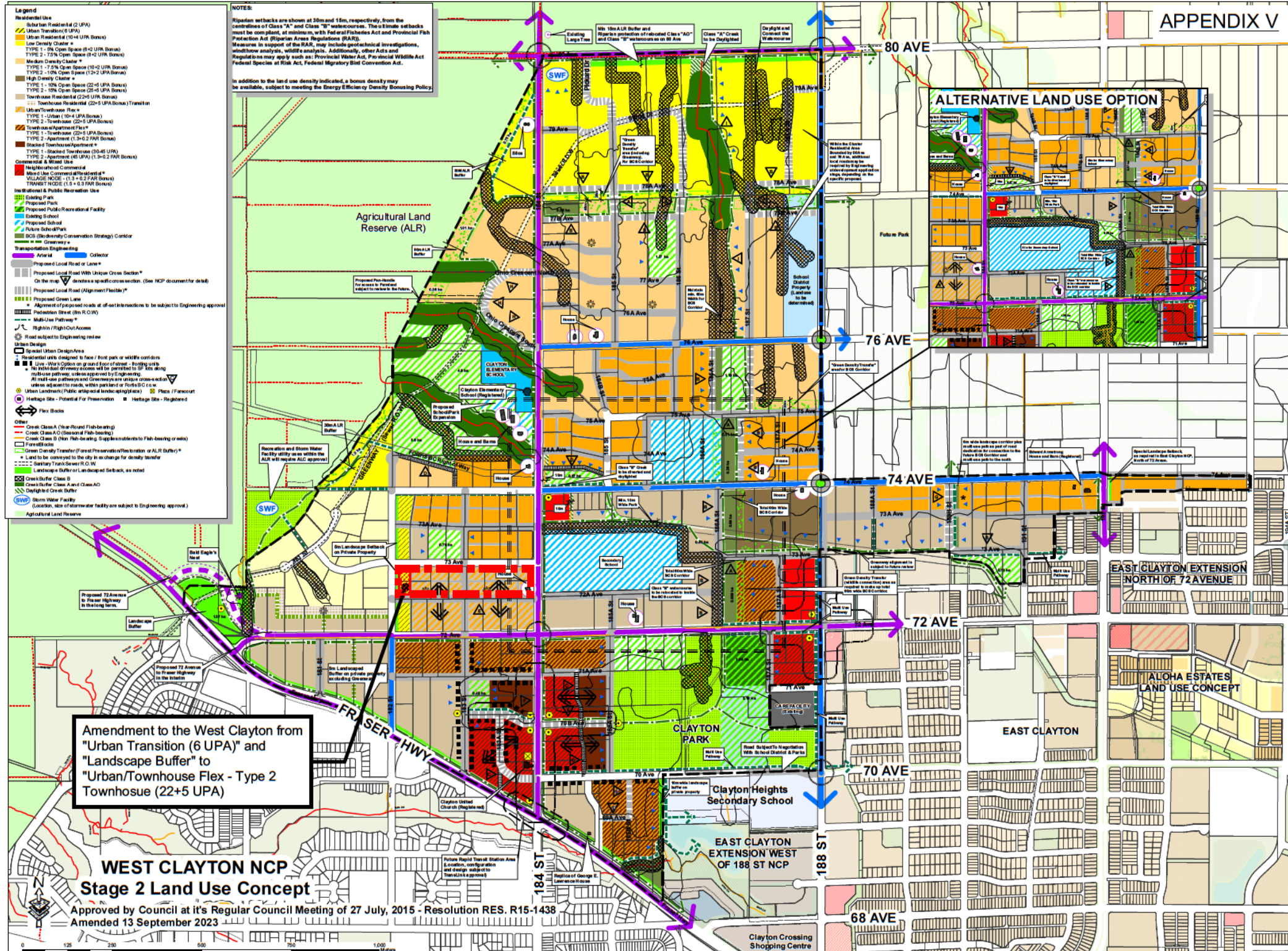
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Page #
6 of 6



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing Title: Tree Management Plan
Project Address: Salton, 73rd Avenue and 182 Street, Surrey
Client: Streetside Developments



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0011-00

ISSUED TO:

("the Owner")

ADDRESS OF OWNER:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 009-313-362
LOT 8 SECTION 20 TOWNSHIP 8 NWD PLAN 23055
7236 - 182 Street

Parcel Identifier: 009-313-354
LOT 7 SECTION 20 TOWNSHIP 8 NWD PLAN 23055
18222 - 73 Avenue

Parcel Identifier: 002-570-521
LOT 6 SECTION 20 TOWNSHIP 8 NWD PLAN 23055
18260 - 73 Avenue

Parcel Identifier: 009-313-338
LOT 5 SECTION 20 TOWNSHIP 8 NWD PLAN 23055
18284 - 73 Avenue

Parcel Identifier: 009-313-320
LOT 4 SECTION 20 TOWNSHIP 8 NWD PLAN 23055
18320 - 73 Avenue

Parcel Identifier: 009-313-281
LOT 3 SECTION 20 TOWNSHIP 8 NWD PLAN 23055
18360 - 73 Avenue

Parcel Identifier: 010-204-768
LOT 1 SECTION 20 TOWNSHIP 8 NWD PLAN 16716
7263 - 184 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Sub-Section F. Yards and Sections of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum front (east and west) yard setback is reduced from 4.5 metres to 4.0 metres to the principal building face, 3.2 metres to the roof overhang, and 3.0 metres to the entry canopy on proposed Lot East and Lot West.
- (b) In Sub-Section F. Yards and Sections of Part 22 "Multiple Residential 30 Zone RM-30)" the minimum street side (north and south) yard setback is reduced from 4.5 metres to 4.0 metres to the principal building face, 3.2 metres to the roof overhang, and 3.0 metres to the entry canopy on proposed Lot East and Lot West.

5. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:

- (a) In Part 1 – Definitions, "Bond" means cash, an irrevocable Letter of Credit or a Surety Bond in favour of the City.

6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.

7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

8. 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.

9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

REVISIONS	
ISSUES	DATE
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PROJECT
SALTON TOWNHOMES
17863 184 STREET
18360, 320, 284, 260, 2271 AVENUE
7236 182 STREET
SURREY, BC

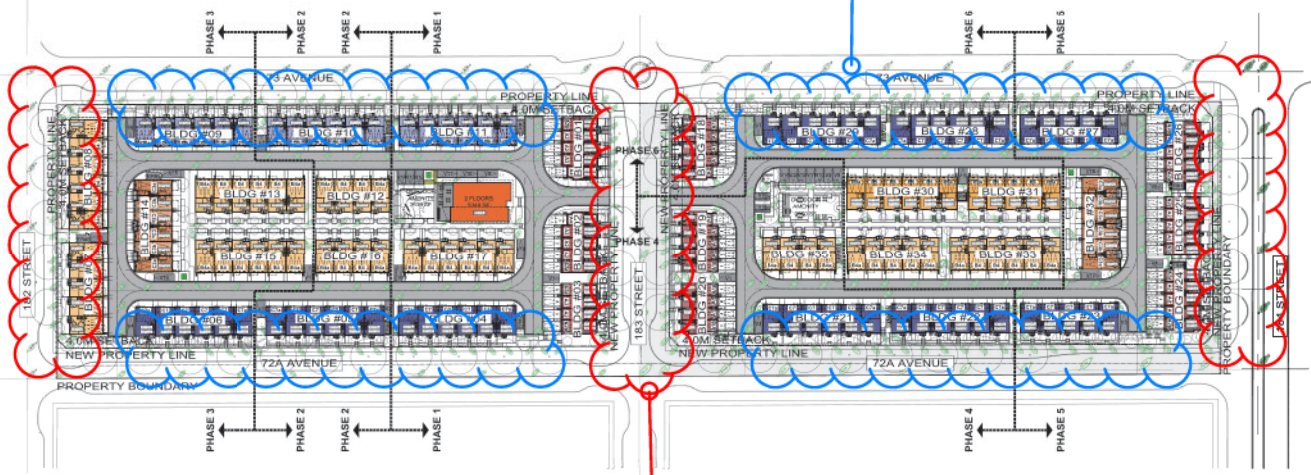
DRAWING TITLE
OVERALL SITE PLAN

DRAWING NO.

A1.01



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



To reduce the minimum street side (north and south) yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face, 3.2 metres to the roof overhangs and 3.0 metres to the entry canopy on proposed Lot East and Lot West.

To reduce the minimum front (east and west) yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face, 3.2 metres to the roof overhangs and 3.0 metres to the entry canopy on proposed Lot East and Lot West

C. BYLAWS AND PERMITS

BYLAWS WITH PERMITS

5. Planning Report - Application No. 7924-0011-00
18222, 18260, 18284, 18320, and 18360 – 73 Avenue; 7236 – 182 Street;
7263 – 184 Street

Owner: 1084291 B.C. Ltd. (Director Information: J. Meads, G. Mertens)
Agent: Streetside Developments B.C. Ltd. (M. Bastin)

To allow a development of 188 townhouse units forming a single, hooked strata constructed over multiple phases within two proposed lots in West Clayton. In addition, the proposal also includes a Development Variance permit to reduce the minimum front (east and west) yard setback to principal building face, to the roof overhang and to the entry canopy on proposed Lot East and Lot West; reduce the minimum street side (north and south) yard setback to the principal building face, to the roof overhang and to the entry canopy on proposed Lot East and Lot West; and to vary the definition of "bond" in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to include the use of a Surety Bond for Servicing Agreement No. 7824-0011-00. The proposal also includes a Development Permit for Form and Character.

It was
Moved by Councillor Hepner
Seconded by Councillor Annis
That Council amend the West Clayton
Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from
"Urban Transition (6 UPA)" and "Landscape Buffer" to "Urban/Townhouse
Flex - Type 2 Townhouse (22+5 UPA)".

RES.R25-1146

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21387"

It was
Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21387" be finally adopted.

RES.R25-1147

Carried

Development Variance Permit No. 7924-0011-00

It was
Moved by Councillor Bains
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Variance Permit No. 7924-0011-00.

RES.R25-1148

Carried

Development Permit No. 7924-0011-00

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council authorize the issuance of

Development Permit No. 7924-0011-00.
RES.R25-1149 Carried

I. BYLAWS AND PERMITS

PERMITS

20. Planning Report - Application No. 7924-0011-00
18222, 18260, 18284, 18320, and 18360 - 73 Avenue; 7236 - 182 Street; 7263 - 184 Street

Owner: 1084291 B.C. Ltd. (Director Information: J. Meads, G. Mertens)
Agent: Streetside Developments B.C. Ltd. (Michelle Bastin)

To reduce the minimum front (east and west) yard setback to principal building face, to the roof overhang and to the entry canopy on proposed Lot East and Lot West; reduce the minimum street side (north and south) yard setback to the principal building face, to the roof overhang and to the entry canopy on proposed Lot East and Lot West; and to vary the definition of "bond" in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to include the use of a Surety Bond for Servicing Agreement No. 7824-0011-00. These variances are to permit the development of 188 townhouse units forming a single, hooked strata constructed over multiple phases within 2 proposed lots in West Clayton.

No correspondence was received for this proposal.

Development Variance Permit No. 7924-0011-00

It was	Moved by Councillor Kooner
	Seconded by Councillor Hepner
	That Council support Development Variance
Permit No. 7924-0011-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.	

RES.R25-1015

Carried

H. BYLAWS AND PERMITS

REZONING BYLAW – NO PUBLIC HEARING

10. Planning Report - Application No. 7924-0011-00
18222, 18260, 18284, 18320, and 18360 – 73 Avenue; 7236 – 182 Street;
7263 – 184 Street

Owner: 1084291 B.C. Ltd. (Director Information: J. Meads, G. Mertens)
Agent: Streetside Developments B.C. Ltd. (Michelle Bastin)

To rezone the site from Acreage Residential Zone to Multiple Residential 30 Zone
in order to develop 188 townhouse units forming a single, hooked strata
constructed over multiple phases within two proposed lots in West Clayton.

No correspondence was received prior to the printing of the agenda.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21387"

It was	Moved by Councillor Bains
	Seconded by Councillor Stutt
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21387" pass its first reading.	
RES.R24-1982	<u>Carried</u>

The said Bylaw was then read for the second time.

It was	Moved by Councillor Bose
	Seconded by Councillor Annis
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21387" pass its second reading.	
RES.R24-1983	<u>Carried</u>

The said Bylaw was then read for the third time.

It was	Moved by Councillor Hepner
	Seconded by Councillor Annis
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21387" pass its third reading.	
RES.R24-1984	<u>Carried</u>

F. OTHER BUSINESS

2. **Planning Report Application No. 7924-0011-00**
18222, 18260, 18284, 18320, and 18360 - 73 Avenue ; 7236 - 182 Street;
7263 - 184 Street
Owner: 1084291 B.C. Ltd.
Director Information: J. Meads, G. Mertens
Officer Information as at July 27, 2023: A. Lee (Secretary),
G. Gonzales (Assistant Secretary), J. Wilson (Assistant Secretary),
J. Wong (Assistant Secretary)
Agent: Streetside Developments B.C. Ltd. (Michelle Bastin)
NCP Amendment for a portion of the subject site from "Urban Transition
(6 UPA)" and "Landscape Buffer" to "Urban/Townhouse Flex" and to amend
the road network of the West Clayton Plan.
Rezoning from RA to RM-30.
Development Permit / Development Variance Permit
to permit the development of 188 townhouse units forming a single, hooked strata
constructed over multiple phases within two proposed lots in West Clayton.

It was
Moved by Councillor Hepner
Seconded by Councillor Kooner
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21387 to rezone the subject site from "Acreage Residential Zone (RA)" to the "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7924-0011-00, generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7924-0011-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (east and west) yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face, 3.2 metres to the roof overhang and 3.0 metres to the entry canopy on proposed Lot East and Lot West;
 - (b) to reduce the minimum street side (north and south) yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face, 3.2 metres to the roof overhang and 3.0 metres to the entry canopy on proposed Lot East and Lot West; and
 - (c) to vary the definition of "bond" in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to include the use of a Surety Bond for Servicing Agreement No. 7824-0011-00.
4. Council instruct staff to resolve the following issues prior to Final Adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
 - (g) registration of a statutory right-of-way for public rights-of-passage for the proposed publicly accessible plazas;
 - (h) submission of an acoustical report for the units adjacent to 184 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (i) 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; and
 - (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 with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.
5. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Urban Transition (6 UPA)" and "Landscape Buffer" to "Urban/Townhouse Flex- Type 2 Townhouse (22+5 UPA)", when the project is considered for Final Adoption (Appendix V).

RES.R24-1681

Carried

CITY OF SURREY

BYLAW NO. 21387

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)
TO: MULTIPLE RESIDENTIAL 30 ZONE (RM-30)

PID: 009-313-362
Lot 8 Section 20 Township 8 New Westminster District Plan 23055
(7236 – 182 Street)

PID: 010-204-768
Lot 1 Section 20 Township 8 New Westminster District Plan 16716
(7263 – 184 Street)

PID: 009-313-354
Lot 7 Section 20 Township 8 New Westminster District Plan 23055
(18222 – 73 Avenue)

PID: 002-570-521
Lot 6 Section 20 Township 8 New Westminster District Plan 23055
(18260 – 73 Avenue)

PID: 009-313-338
Lot 5 Section 20 Township 8 New Westminster District Plan 23055
(18284 – 73 Avenue)

PID: 009-313-320
Lot 4 Section 20 Township 8 New Westminster District Plan 23055
(18320 – 73 Avenue)

PID: 009-313-281
Lot 3 Section 20 Township 8 New Westminster District Plan 23055
(18360 – 73 Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21387".

PASSED FIRST READING on the 23rd day of September, 2024.

PASSED SECOND READING on the 23rd day of September, 2024.

PASSED THIRD READING on the 23rd day of September, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 28th day of April, 2025.



 MAYOR
 CLERK