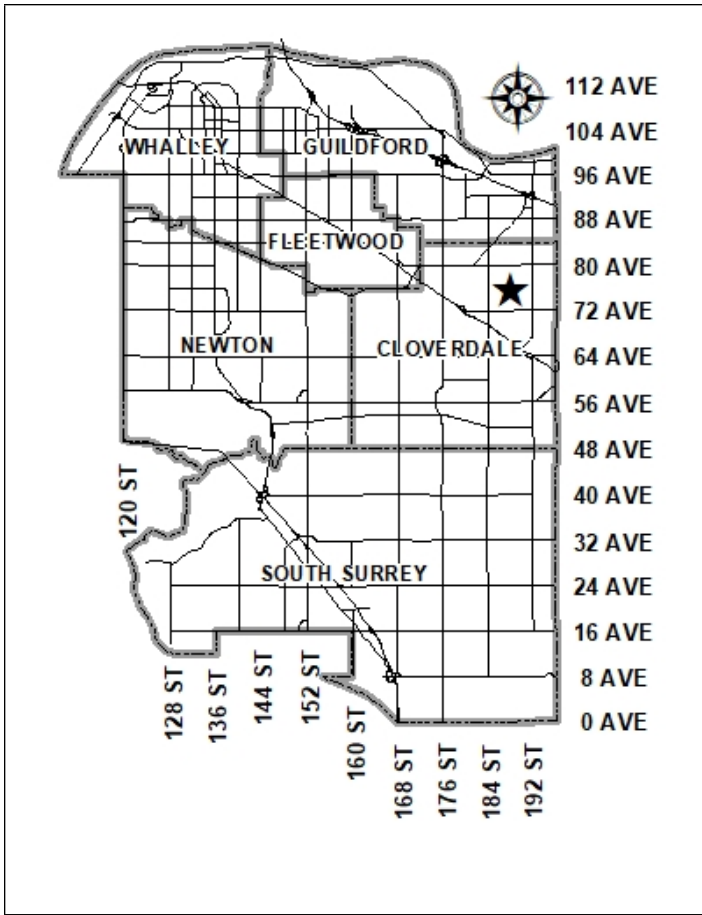


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7924-0079-00

Planning Report Date: June 23, 2025



PROPOSAL:

- **NCP Amendment** from Medium Density Cluster (12 UPA Net + 2 UPA Bonus) and “Green Density Transfer” to Urban/Townhouse Flex (22 UPA Net + 5 UPA Bonus) for a portion of the site.
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

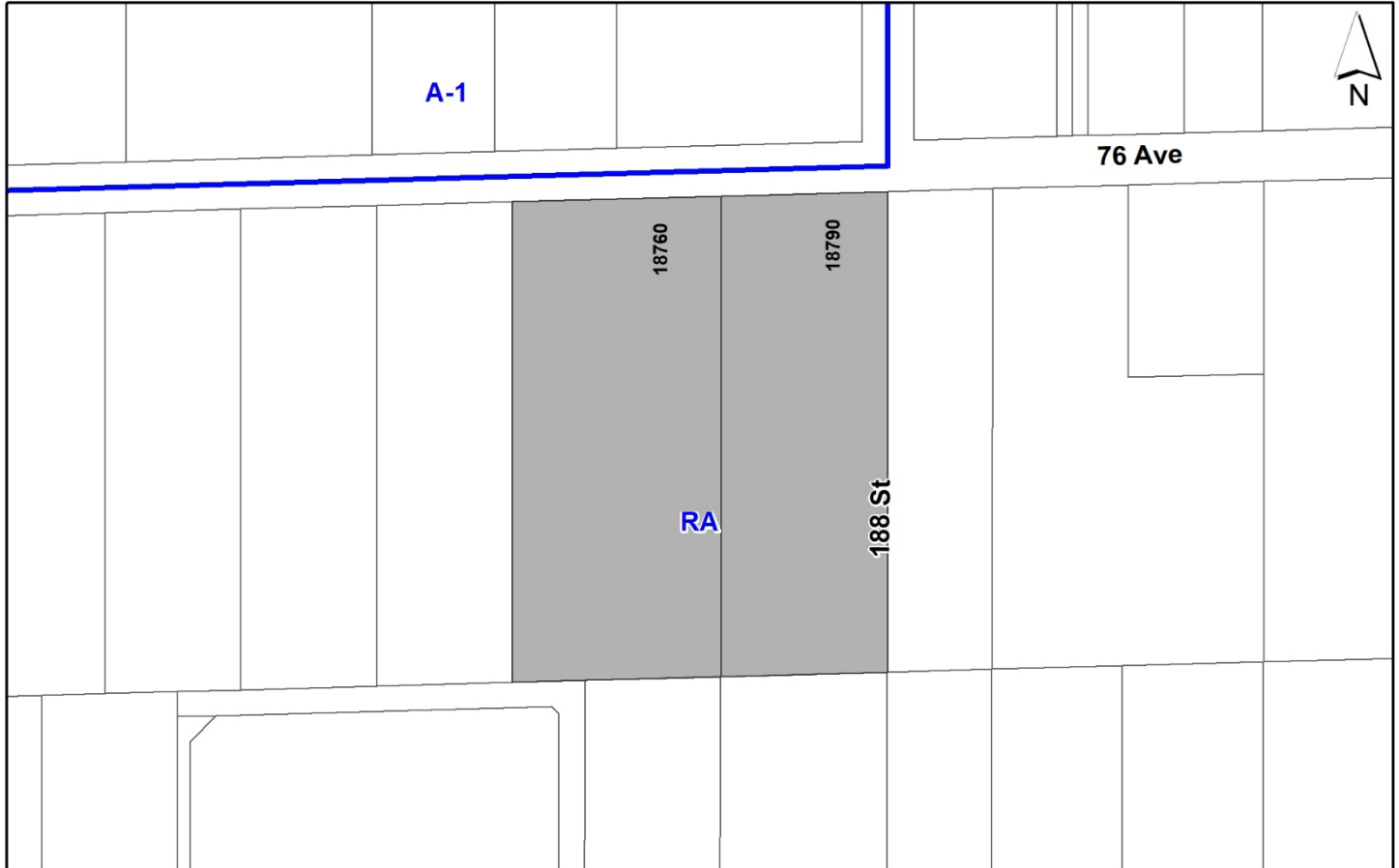
to permit a townhouse development consisting of two lots and a total of 156 units.

LOCATION: 18760 - 76 Avenue
18790 - 76 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Medium Density Cluster, Green Density Transfer (Forest Preservation/Restoration)



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 and Sensitive Ecosystems – Green Infrastructure.
- 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) Medium Density Cluster (12 UPA Net + 2 UPA Bonus) and “Green Density Transfer” to Urban/Townhouse Flex (22 UPA Net + 5 UPA Bonus) for a portion of the site.
- To vary Section F.1. “Yards and Setbacks” of Part 22 “Multiple Residential 30 Zone (RM-30)” for proposed Lot A, as follows:
 - to reduce the south rear yard setback from 6.0 metres to 5.0 metres; and
 - to reduce the west side yard setback from 6.0 metres to 3.0 metres.
- To vary Section F.1. “Yards and Setbacks” of Part 22 “Multiple Residential 30 Zone (RM-30)” for proposed Lot B, as follows:
 - to reduce the south rear yard setback from 6.0 metres to 4.5 metres; and
 - to reduce the west side yard setback: From 6.0 metres to 3.0 metres.

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 and is supportable as it conforms with the goal of achieving higher density residential development.
- 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 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 applicant is proposing to voluntarily convey, without compensation, the 0.16-hectare Green Infrastructure (GIN) Corridor identified on the subject lot, equivalent to 5% of the total area of the subject property.
- The proposed setbacks along 76 Avenue and 75 Avenue 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 buildings achieve an attractive architectural built form, which utilizes high quality materials and contemporary massing. 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 from "Acreage Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7924-0079-00 in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7924-0079-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) To vary Section F.1. "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" for proposed Lot A, as follows:
 - to reduce the south rear yard setback from 6.0 metres to 5.0 metres; and
 - to reduce the west side yard setback: From 6.0 metres to 3.0 metres.
 - (b) To vary Section F.1. "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" for proposed Lot B, as follows:
 - to reduce the south rear yard setback from 6.0 metres to 4.5 metres; and
 - to reduce the west side yard setback: From 6.0 metres to 3.0 metres.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (g) provision of cash-in-lieu contribution to satisfy the shortfall of indoor and outdoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;

- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (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 Department; and
 - (j) conveyance of Biodiversity Conservation Strategy (BCS) GIN Corridor as open space to the City at no cost, in keeping with the maximum safeguarding provisions in the Official Community Plan.
5. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) from Medium Density Cluster (12 UPA Net + 2 UPA Bonus) and "Green Density Transfer" to Urban/Townhouse Flex (22 UPA Net + 5 UPA Bonus) for a portion of the site when the project is considered for final adoption (Appendix V).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Dwellings	Medium Density Cluster, Green Density Transfer (Forest Preservation/Restoration)	RA
North (Across 76 Avenue):	Single Family	Medium Density Cluster, School District Property	A1
East:	Single Family	Suburban – Urban Reserve in the OCP	RA
South:	Single Family dwelling's for demolition; future townhouses	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) and 7923-0150-00/01 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.	RA; future RM-30
West:	Single Family	Medium Density Cluster, Proposed Park and Wildlife Corridor	RA

Context & Background

- The subject site consists of two properties and is 2.24 hectares (5.5 acres) in area, located on the south side of 76 Avenue and northeast of the Regent Road Elementary School.
- The Green Infrastructure Network (GIN) Corridor runs along the west and south portions of the site and a Class B ditch runs along 76 Avenue, extending along the west property line to the mid-point of the subject properties.
- The subject site is currently designated "Urban" in the Official Community Plan (OCP) and "Medium Density Cluster, Green Density Transfer (Forest Preservation/Restoration)" in the West Clayton Concept Plan and currently zoned "Acreage Residential Zone (RA)".

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 156-unit townhouse development, 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 Medium Density Cluster Cluster (12 UPA Net + 2 UPA Bonus) to Urban/Townhouse Flex (22 UPA Net + 5 UPA Bonus).
 - a Detailed Development Permit for Form and Character to facilitate the development of 68 townhouse units in Lot A and 88 townhouse units in Lot B;
 - Development Permit for Sensitive Ecosystems – GIN; and
 - the subdivision of the property into two lots (property line adjustment).
- Development details are provided in the following table:

	Proposed (Lot A + B)
Lot Area	
Gross Site Area:	2.8 Ha
Road Dedication:	0.39 Ha
Conveyance Area (Lot B):	0.16 Ha BCS Corridor Dedication
Net Townhouse Site Area:	2.24 Ha
Number of Units:	156 units
Building Height:	3 storeys
Unit Density:	28.1 upa/ 69.6 uph (Net)
Floor Area Ratio (FAR):	0.99 FAR (Net)
Floor Area	
Residential:	22,240 m ²
Residential Units:	
3-Bedroom	156
Total:	156

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 139 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

75 Elementary students at Regent Road Elementary School
41 Secondary students at Ecole Salish Secondary School

(Appendix IV)

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 dwelling units in this project are expected to be constructed and ready for occupancy by mid-2027.

Parks, Recreation & Culture:

Parks supports conveyance of the BCS Corridor.

Future active parkland is proposed within 60 metres walking distance of the development as part of the West Clayton Neighbourhood Concept Plan (NCP).

Surrey Fire Department:

The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.

Transportation Considerations

- The applicant is required to dedicate the following:
 - 1.94 metres on the north side of the property for 76 Avenue;
 - 12 metres on the east side of the property for the creation of a future 188 Street; and
 - 10 metres on the south side of the property for future 75 Avenue.
 - 7m x 7m corner cut at the intersection of 76 Avenue and 188 Street
 - 3m x 3m corner cut at the intersection of 75 Avenue and 188 Street
- Vehicle access to Lot A will be via a driveway on 76 Avenue and access for Lot B will be via future 188 Street and will be located in the south east portion of the site.
- The proposed townhouse units will be located 600 – 800 metres away from the closest bus routes (#370 and #372), which run on 72 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 directly northeast from Regent Road Elementary School and within one kilometre of Salish Secondary School and the Clayton Community Centre.
- An east-west greenway is proposed along the new 75 Avenue road alignment.

Parkland and/or Natural Area Considerations

- The applicant is proposing to voluntarily dedicate the eastern portion of the site as a Lot at no cost to the City, for the purposes of a BCS GIN Corridor. The protection of this area as open space meets the intent of the maximum safeguarding provisions in the Official Community Plan.
- A Class B ditch runs along 76 Avenue, extending along the west property line and mid-point of the subject properties. Remi Masson of RedCedar Environmental Consulting prepared a watercourse classification assessment and determined that the ditches would not be classified as streams per the Water Sustainability Act. Staff have accepted this classification.
- The applicant has looked into the potential for wetlands within the southern portion of the subject properties. Stephanie Christensen and Amber Burnett of RedCedar Environmental Consulting prepared a wetland assessment and determined that there was no evidence in the surrounding area that would indicate the presence of a wetland.

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 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, Regent Road is at 56% capacity. Both Regent Road and Maddaugh Elementary that opened in 2021, can handle student population growth over the years that is planned 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.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The proposed development complies with the "Urban" designation of the subject site in the Official Community Plan (OCP).

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) and Green Density Transfer. The applicant is proposing to amend the NCP designation to Urban/Townhouse Flex (22 UPA Net + 5 UPA Bonus) for a portion of the site.

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 south portion of the site, currently designated Green Density Transfer is proposed to be retained and adjusted to reflect the proposed GIN area being conveyed to the City.
- 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 proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Themes/Objectives

- The vision for West Clayton is for a complete, connected community that is 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.

Zoning By-law

- The applicant is proposing to rezone the site to RM-30 to accommodate a proposed 157 unit townhouse project on the subject site.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-30 Zone and the proposed development is illustrated in the following table:

RM-30 Zone (Part 22)	Permitted and/or Required		Proposed Lot A	Proposed Lot B
Unit Density:	75 UPH		66.6 UPH	72.1 UPH
Floor Area Ratio:	1.0		1.0	0.99
Lot Coverage:	45%		41% (Lot A)	41% (Lot B)
Yards and Setbacks	Front (north): 4.5 m Rear (south): 6.0 m Side (west): 6.0 m Side Yard on Flanking Lane (east, future 188 Street): 4.5 m		Front (north): 4.5 m Rear (south): 5.0 m* Side (west): 3.0 m* Side Yard on flanking Lane (future 188 Street): 4.5 m	Front (north): 5.0 m Rear (south): 4.5 m* Side (west): 3.0 m* Side Yard on flanking Lane (future 188 Street): 4.5 m
Principal Building Height:	3 storeys		3 storeys	3 storeys
Amenity Space				
Indoor Amenity:	Lot A	Lot B	The proposed 135 m ² + CIL meets the Zoning By-law requirement	The proposed 140 m ² + CIL meets the Zoning By-law requirement
	204 m ²	264 m ²		
Outdoor Amenity:	Lot A	Lot B	The proposed 165 m ² + CIL meets the Zoning By-law requirement	The proposed 319 m ² meets the Zoning By-law requirement
	204 m ²	264 m ²		
Parking (Part 5)	Permitted and/or Required		Proposed Lot A	Proposed Lot B
	Lot A	Lot B		
Residential:	136	176	136	178
Residential Visitor:	14	18	14	18
Total:	150	194	150	196
Tandem (%):	50%	50%	0%	0%

* (Variance required)

Setback Variances:

- The applicant is requesting the following variances for proposed Lot A:
 - To vary Section F.1. “Yards and Setbacks” of Part 22 “Multiple Residential 30 Zone (RM-30)” as follows:
 - to reduce the south rear yard setback from 6.0 metres to 5.0 metres; and
 - to reduce the west side yard setback: From 6.0 metres to 3.0 metres.
- The applicant is requesting the following variances for proposed Lot B:

- To vary Section F.1. “Yards and Setbacks” of Part 22 “Multiple Residential 30 Zone (RM-30)” as follows:
 - to reduce the south rear yard setback from 6.0 metres to 4.5 metres; and
 - to reduce the west side yard setback: From 6.0 metres to 3.0 metres.
- The variance on the side yards is proposed to be reduced in order that the frontage along 76 Avenue and 75 Avenue appears complete and consistent with the other buildings along that frontage.
- The rear setback (south) is proposed to be reduced from 6.0 metres to 4.5 metres. The rear setback was designed at 4.5 metres as it acts as a second frontage, along 75 Ave.
- 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 2024, under Corporate Report No. R046; 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 Building Permit issuance. The current rate is \$2,287.85 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.

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 \$1,113.92 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 April 29, 2025, and the Development Proposal Signs were installed on April 17, 2025. Staff received two (2) responses, requesting further information on the proposal and whether their neighbouring lots have development potential. No concerns were raised.
- The subject development application was forwarded to the New Clayton Community Association, Cloverdale Community Association, Cloverdale District Chamber of Commerce and the Surrey Board of Trade. Staff received no responses from any of the community associations.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), and a Local BCS Corridor is within the subject site, in the Cloverdale BCS management area, with a Low ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 30 metres.
- The Green Infrastructure Network (GIN) Corridor runs east/west along the length of the southern boundary (30 metres in width) and north/south along western boundary (60 metres) of the property. A Development Permit for Sensitive Ecosystems (Green Infrastructure Areas) is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The development proposal will dedicate 10 metres of this GIN corridor for 75 Avenue road dedication and is proposing to voluntarily convey 12 metres as dedicated green area to the City with an additional 4.5 metres no-build buffer adjacent to the greenway for yard space/fire access paths. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- An Ecosystem Development Plan, prepared by Remi Masson, *R.P. Bio.*, of Red Cedar Environmental Consulting and dated April 28, 2025 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the finalized Development Permit.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the West Clayton 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 proposed development is comprised of three-storey woodframe, ground-oriented townhouse buildings with individual points of entry.
- The buildings are arranged in blocks of two to six units with most units having access to exterior private space, while six blocks of four to six units each contain the back-to-back units.

Landscaping

- Each side-by-side townhouse unit includes a small patio and private yard. These will have layered planting that will include shrubs, grass, perennials and ground cover.
- The development at the south side of the proposal is anticipated to have natural plantings to interface and complement the GIN Corridor.

Indoor Amenity

- The indoor amenity space requirement of the RM-30 Zone is three square metres per dwelling unit. As the applicant proposes a total of 157 units, split into two lots, the required indoor amenity space requirement is 471 square metres (204 square metres for lot A and 267 for Lot B). The applicant is proposing 135 square metres in Lot A and 319 square metres in Lot B to provide a total of 454 square metres of indoor amenity space over two levels in each proposed building, with cash-in-lieu to make up the discrepancy.

Outdoor Amenity

- The outdoor amenity space requirement of the RM-30 Zone is three square metres per dwelling unit. As the applicant proposes a total of 157 units for the site, split into two lots, the required outdoor amenity space requirement is 456 square metres. The applicant is proposing to provide 212 square metres on lot A and 319 metres on Lot B for a total of 531 of outdoor amenity spaces, consisting of a large central outdoor amenity adjacent to each indoor amenity building.
- The outdoor area is broken into precinct with sitting areas, a barbecue area, and a play area.

TREES

- Corey Plester and Rhythm Batra, ISA Certified Arborists of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject site. Table 1 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 V.
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

- The proposed removal of an offsite tree is subject to obtaining offsite tree permissions. Should permissions not be obtained, the subject development may be subject to change

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

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	115	115	0
Deciduous Trees	38	37	1
Coniferous Trees	32	32	0
Onsite Tree Totals	185	184	1
Onsite Replacement Trees Proposed	31		
Total Onsite Retained and Replacement Trees	32		

- The Arborist Assessment states that there are a total of 185 bylaw protected trees on the site. Additionally, there is 1 bylaw protected offsite tree within proximity of the proposed development. The applicant proposes to retain one onsite tree as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. Additionally, nine City trees are proposed for removal.
- 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 253 replacement trees on the site. Since the proposed replacement trees cannot be accommodated on the site, the proposed deficit of 222 replacement trees will require an estimated cash-in-lieu payment of \$122,100 to the Green City Program, in accordance with the City’s Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Himalayan Cedar, Forest Pansy Redbud, Slender Hinoki False Cypress, Autumn Gold Maidenhair Tree, Halka Honey Locust, Slender Silhouette Sweetgum, Brunns Serbian Spruce and Fastigiata English Oak.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. West Clayton NCP Plan Amendment
- Appendix VI. Development Variance Permit No. 7924-0079-00

approved by Shawn Low

Ron Gill
 General Manager
 Planning and Development



DEVELOPMENT PERMIT APPLICATION



TOWNHOUSE DEVELOPMENT
18760, 18790 76 AVENUE,
SURREY, BC



DRAWING LIST

- COVER SHEET A-0.1
- LOCATION PLAN & TEAM A-0.2
- PROGRAM SUMMARY A-0.3 - 0.4
- BASE PLAN A-0.5
- SITE PLAN A-1.0 - 1.2
- FIRE ACCESS PLAN A-1.3 - 1.5
- FLOOR PLAN(LOT-A) A-2.0 - 2.26
- FLOOR PLAN(LOT-B) A-2.0 - 2.36
- ELEVATION(LOT-A) A-3.0 - 3.6
- ELEVATION(LOT-B) A-3.0 - 3.6
- SECTIONS A-4.0 - 4.3
- UNIT PLAN A-5.0 - 5.11

PROGRAM SUMMARY

LOT INFO	ADDRESS	18760,18790 76 AVENUE,SURREY, BRITISH COLUMBIA			
	LEGAL DESCRIPTION	LOT A SECTION 21 TOWNSHIP 8 PLAN NWP11206 NWD EXC W 267.44'			
SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)	
GROSS AREA	300,960	27,959	6.91	2.80	
ROAD DEDICATION	42,255	3,926	0.97	0.39	
UNDEVELOPABLE GREEN AREA	17,281	1,605	0.40	0.16	
LOT A	110,204	10,238	2.53	1.02	
LOT B	131,220	12,191	3.01	1.22	
NET AREA (DEVELOPABLE AREA)	241,424	22,429	5.54	2.24	

LOCATION



Note: This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, all design and other information shown on this drawing are for the use on the specific project only and shall not be used otherwise, without written permission of the Architect. Where drawings shall have precedence over verbal observations.



2025-04-10	Revised comments
2024-11-08	Revised comments
2024-08-19	Revised comments
2024-02-20	CP Application
2024-02-16	Revised comments
2023-10-19	Preliminary Application
Date	Description



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.
 Unit 202 - 19292 60 Avenue
 Surrey, BC V3S 3M2
 (604) 599-1886
 kuljinder@southfrasersurvey.ca

CIVIL - HUB ENGINEERING Inc.
 #212 12992 76 Avenue
 Surrey, BC V3W 2V6
 (604)572-4328
 mgk@hub-inc.com

LANDSCAPE - PMG LANDSCAPE ARCHITECTS Ltd.
 C100 4185 Still Creek Dr.
 Burnaby, BC V5C 6G9
 www.pmglandscape.com

ARBORIST - Mike Fadum & Associates Ltd.
 Unit 105, 8277-129 Street
 Surrey, BC V3W 0A6
 office@fadum.ca

(604)294-0011

(778)593-0300

Project Title	TOWNHOUSE DEVELOPMENT
Project Address	18760, 18790 76 Avenue, Surrey, British Columbia
Drawn By	GVV
Checked By	PV
Date	2025-10-16
Project ID	SMAT_2310
Sheet Title	LOCATION PLAN & TEAM
Scale	
Sheet No.	A-0.2

A-0.2

LOT A- Program Summary

LOT INFO	ADDRESS	18760,18790 76 AVENUE,SURREY, BRITISH COLUMBIA			
	LEGAL DESCRIPTION	LOT A SECTION 21 TOWNSHIP 8 PLAN NWP11206 NWD EXC W 267.44'			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	PARCEL A	110,204	10,238	2.53	1.02

ZONING	ZONING	CURRENT	PROPOSED		
		RA	CD BASED ON RM-30		
	SETBACKS	PERMITTED	PROPOSED		
	NORTH(ALONG 76 AVE)		4.5m		
	SOUTH(PARCEL B)		5.0m		
	EAST (ALONG FUTURE 188 STREET)		4.5m		
	WEST(FROM NEIGHBOURING LOT)		3.0m		
	BLDG HEIGHT	PERMITTED	PROPOSED		
			3 STOREY		
	DENSITY	PERMITTED	PROPOSED		
	UPA (UNITS PER ACRE)		26.9		
	TOWNHOUSE DWELLING UNITS		68		
	SITE COVERAGE (ON NET AREA)	(Sqft)	(Sqm)	(%age)	REMARKS
	PROPOSED	44988	4,179	40.82%	

PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION-								
	NET AREA (EXCLUDING GARAGE & AMENITY)	GARAGE	LVL-1	TOTAL LVL-1	LVL-2	LVL-3	TOTAL	NO. OF UNITS	TOTAL FLOOR AREA
		(Sqft)	(Sqft)	(Sqft)	(Sqft)	(Sqft)	(Sqft)		(Sqft)
	UNIT-A	426	224	650	650	729	1,603	41	65,723
	UNIT-A1, A2	426	224	650	660	738	1,622	22	35,684
	UNIT-A1a, A2a	415	184	599	606	688	1,478	3	4,434
	UNIT-C	405	353	758	774	852	1,979	1	1,979
	UNIT-C2	405	353	758	783	861	1,997	1	1,997
								68	109,817
								TOTAL FAR (NET)	1.00

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED STALLS
	TOWHHOUSE	68	2 CAR / UNIT	136	136
	VISITORS	68	0.2 CAR / UNIT	14	14
	TOTAL			150	150

AMENITY CALCULATIONS	AMENITY			
	INDOOR AMENITY(EXCLUDING STAIRCASE)	(Sqft)	(Sqm)	REMARKS
	REQUIRED	2,196	204	3 Sqm/ UNIT
	PROPOSED	1,452	135	
	OUTDOOR AMENITY			REMARKS
	REQUIRED	2,196	204	3 Sqm / UNIT
	PROPOSED	1,776	165	



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2025-04-10	Revised comments
2024-11-08	Revised comments
2024-08-19	Revised comments
2024-02-20	CP Application
2024-02-16	Revised comments
2023-10-19	Preliminary Application
Date	Description



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18760, 18790 76 Avenue, Surrey, British Columbia

Drawn By: DEV Date: 2025-10-16
 Checked By: PV Project ID: SHMT_2310

Sheet Title
PROGRAM SUMMARY- LOT-A

Scale

Sheet No.
A-0.3

LOT B- Program Summary

LOT INFO	ADDRESS	18760,18790 76 AVENUE,SURREY, BRITISH COLUMBIA			
	LEGAL DESCRIPTION	LOT A SECTION 21 TOWNSHIP 8 PLAN NWP11206 NWD EXC W 267.44'			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	PARCEL A	131,220	12,191	3.01	1.22

ZONING	ZONING	CURRENT	PROPOSED	
		RA	CD BASED ON RM-30	
	SETBACKS	PERMITTED	PROPOSED	
	NORTH(ALONG 76 AVE)		5.0m	
	SOUTH(PARCEL B)		4.5m	
	EAST (ALONG FUTURE 188 STREET)		4.5m	
WEST(FROM NEIGHBOURING LOT)		3.0m		
BLDG HEIGHT	PERMITTED	PROPOSED		
		3 STOREY		
DENSITY	PERMITTED	PROPOSED		
UPA (UNITS PER ACRE)		29.2		
TOWNHOUSE DWELLING UNITS		88		
SITE COVERAGE (ON NET AREA)	(Sqft)	(Sqm)	(%)	REMARKS
PROPOSED	54185	5,034	41.29%	

PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION- LOT 2									
	NET AREA (EXCLUDING GARAGE & AMENITY)	GARAGE	LVL-1	TOTAL LVL-1	LVL-2	LVL-3	TOTAL	NO. OF UNITS	TOTAL FLOOR AREA	
		(Sqft)	(Sqft)	(Sqft)	(Sqft)	(Sqft)	(Sqft)		(Sqft)	
	UNIT-A	426	224	650	650	729	1,603	32	51,296	
	UNIT-A1, A2	426	224	650	660	738	1,622	21	34,062	
	UNIT- A2a	426	184	610	606	688	1,478	1	1,478	
	UNIT-B	419	81	500	474	537	1,092	6	6,552	
	UNIT-B1	419	81	500	480	542	1,103	22	24,266	
	UNIT-C	405	353	758	774	852	1,979	3	5,937	
	UNIT-C1, C2	405	353	758	783	861	1,997	3	5,991	
							88	129,582		
							TOTAL FAR (NET)	0.99		

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED STALLS
	TOWHHOUSE	88	2 CAR / UNIT	176	178
	VISITORS	88	0.2 CAR / UNIT	18	18
	TOTAL			194	196

AMENITY CALCULATIONS	AMENITY			
	INDOOR AMENITY(EXCLUDING STAIRCASE)	(Sqft)	(Sqm)	REMARKS
	REQUIRED	2,842	264	3 Sqm/ UNIT
	PROPOSED	1,507	140	
	OUTDOOR AMENITY			REMARKS
	REQUIRED	2,842	264	3 Sqm / UNIT
PROPOSED	3,434	319		



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2024-08-19	Revised comments
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2023-10-19	Preliminary Application
Date	Description



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18760, 18790 76 Avenue, Surrey, British Columbia

Drawn By DEV	Date 2023-10-19
Checked By PV	Project ID SMAT_2310

Sheet Title
PROGRAM SUMMARY- LOT-B

Scale

Sheet No.
A-0.4

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2024-08-19	Revised comments
2024-02-20	CP Application
2024-02-16	Revised comments
2023-10-19	Preliminary Application

Date	Description
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Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

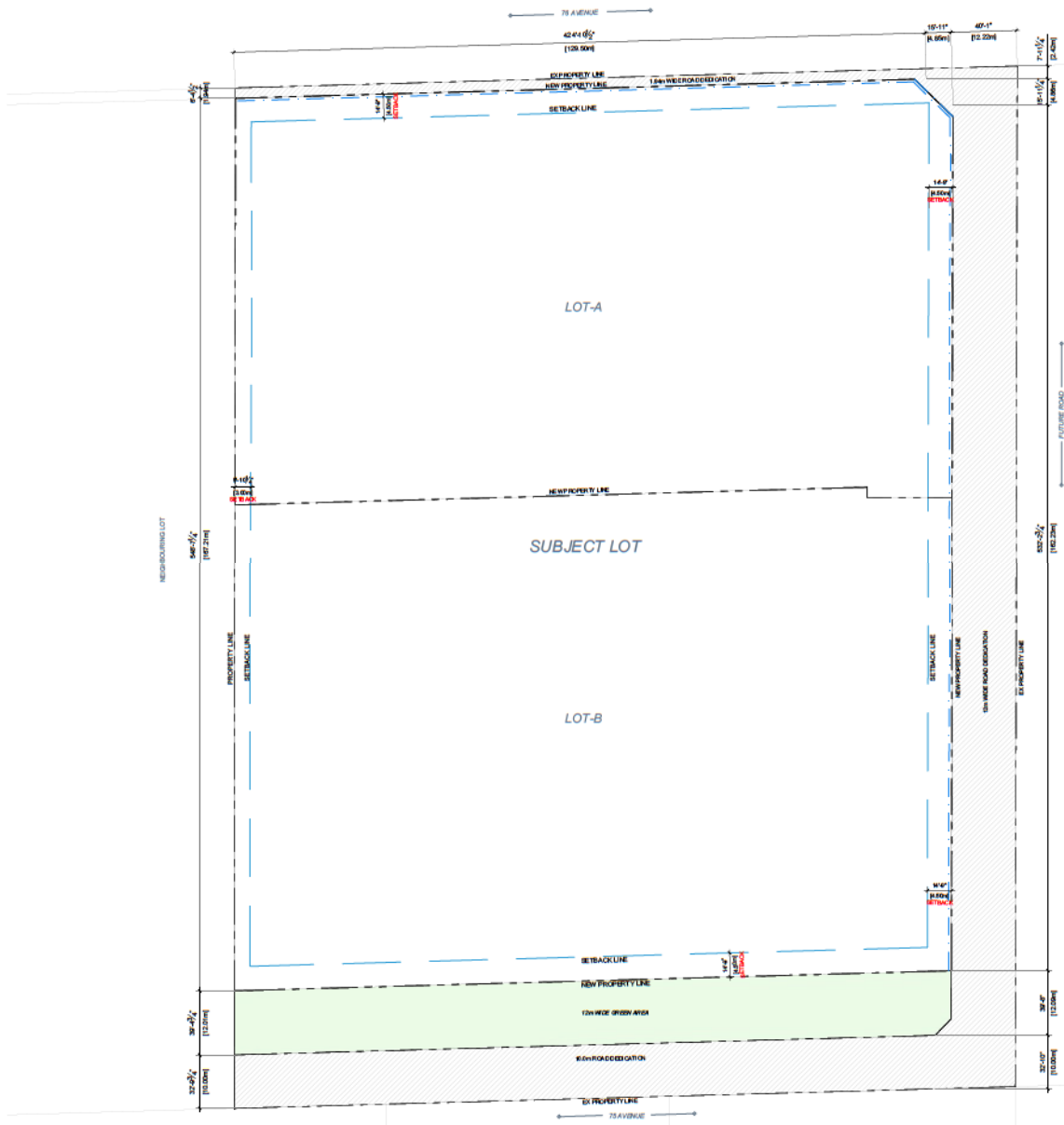
Project Address
18760, 18790 76 Avenue,
Surrey,
British Columbia

Drawn By DEV	Date 2023-10-19
Checked By PV	Project ID SMAT_2310

Sheet Title
BASE PLAN

Scale

Sheet No.
A-0.5



JE

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Date	Description
2025-04-10	Revised comments
2024-11-08	Revised comments
2024-08-19	Revised comments
2024-02-20	CP Application
2024-02-16	Revised comments
2023-10-19	Preliminary Application

Issues / Revisions

Seal



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18760, 18790 76 Avenue, Surrey, British Columbia

Drawn By GBV	Date 2023-10-19
Checked By PV	Project ID SMAT_2310

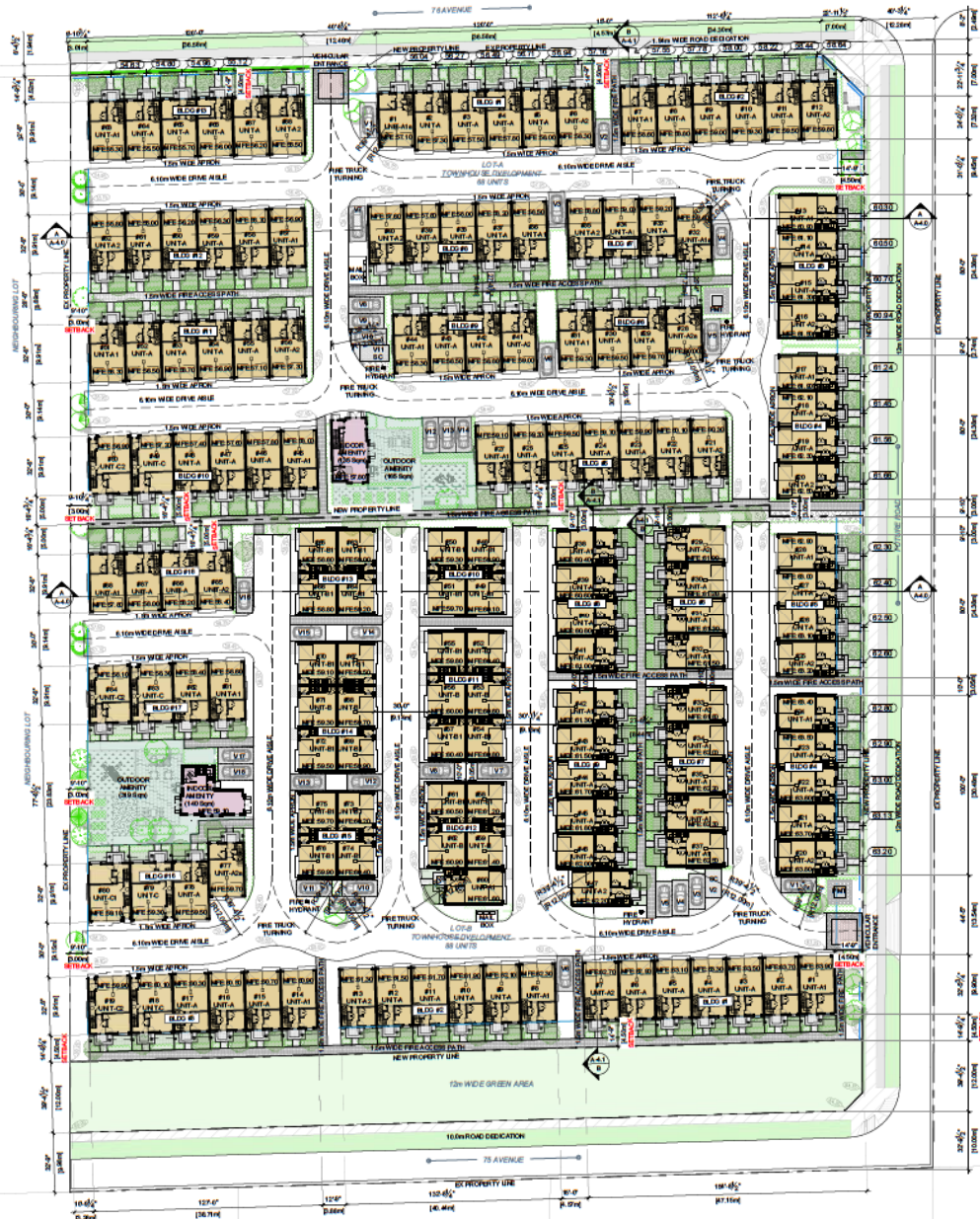
Sheet Title

SITE PLAN

Scale

Sheet No.

A-1.0



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2025-04-10	Revised comments
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2024-08-19	Revised comments
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2024-02-16	Revised comments
2023-10-19	Preliminary Application

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**18760, 18790 76 Avenue,
Surrey,
British Columbia**

Drawn By
GJV

Checked By
PVT

Date
2025-10-16

Project ID
SMAT-2310

Sheet Title
**SITE PLAN
(LOT-B)**

Scale

Sheet No.

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Date	Description
2025-04-10	Revised comments
2024-11-08	Revised comments
2024-08-19	Revised comments
2024-02-20	CP Application
2024-02-16	Revised comments
2023-10-19	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18760, 18790 76 Avenue,
Burnaby,
British Columbia

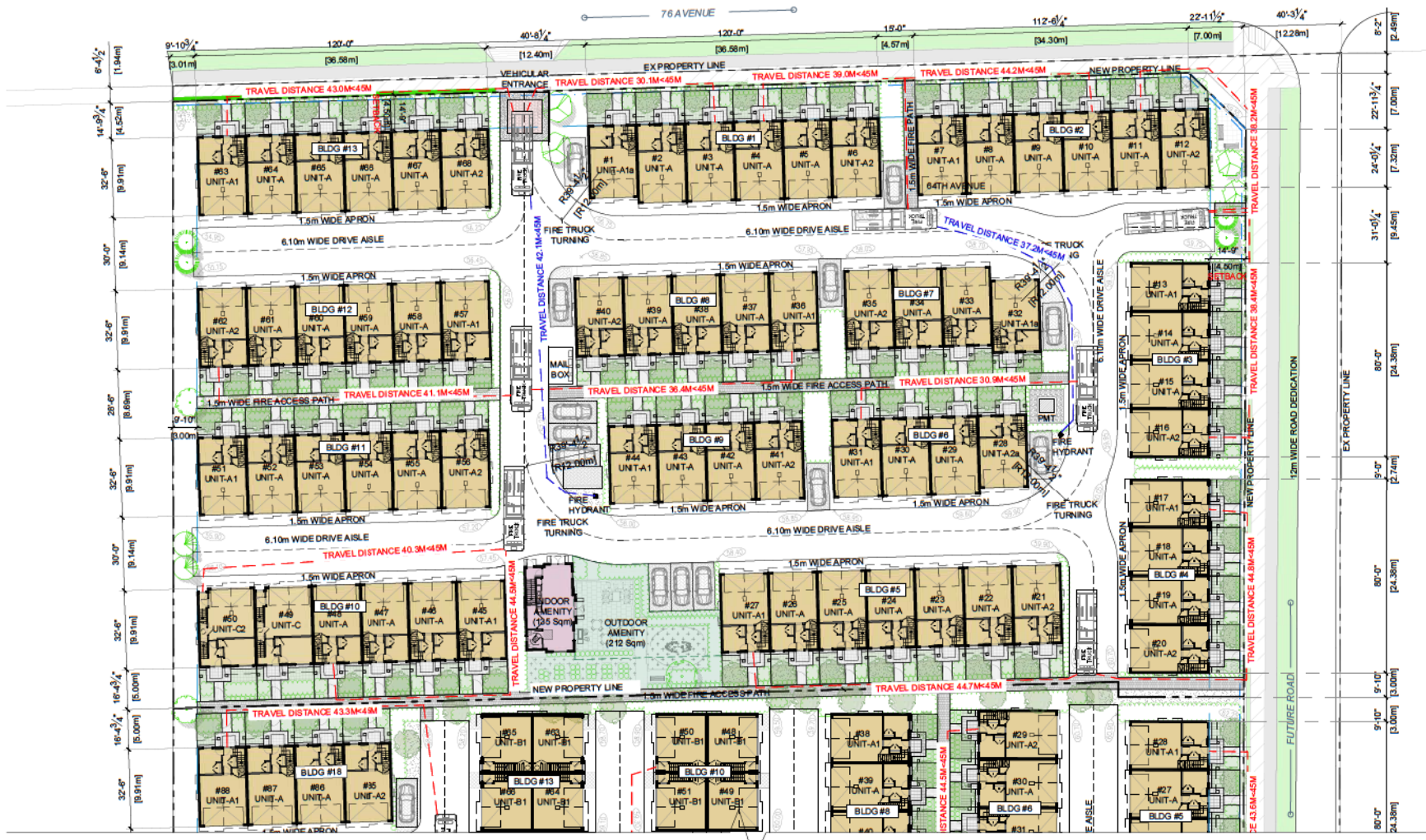
Drawn by	Date
GVV	2023-10-19

Checked by	Project ID
PV	SMAT_2310

Sheet Title
FIRE ACCESS PLAN
(LOT-A)

Scale

Sheet No.
A-1.4



LEGEND

- TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT AS PER BCBC 2024 3.2.5.5.(2)(c)
- TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK AS PER BCBC 2024 3.2.5.5.(2)(b)
- ◆ FIRE HYDRANT

JUNE 13, 2025



LEGEND

- TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT AS PER BCBC 2024 3.2.5.5 (2)(a)
- TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK AS PER BCBC 2024 3.2.5.5 (2)(b)
- ◆ FIRE HYDRANT

PMA
 ParaMorph
 Architecture Inc
 300 - 8009 177A Street, Burnaby BC V0T 0M1
 1000 West 2nd Avenue, Vancouver, BC V6E 1Y4
 604-606-0101 | www.paramorph.com

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Date	Description
2025-04-10	Revised comments
2024-11-08	Revised comments
2024-08-19	Revised comments
2024-02-20	CP Application
2024-02-16	Revised comments
2023-10-19	Preliminary Application

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18760, 18790 76 Avenue, Surrey, British Columbia

Drawn By
 GVB Date
 2023-10-16

Checked By
 PV Project ID
 24M7_2310

Sheet Title
FIRE ACCESS PLAN (LOT-B)

Scale

Sheet No.

A-1.5

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2025-04-10	Revised/Comments
2024-11-06	Revised/Comments
2024-08-19	Revised/Comments
2024-02-20	CP Application
2024-02-16	Revised/Comments
2023-10-19	Preliminary Application

Date	Description
------	-------------

Issues / Revisions



Project Title
 TOWNHOUSE DEVELOPMENT

Project Address
 18760, 18790 76 Avenue,
 Surrey,
 British Columbia

Drawn By OSV	Date 2023-10-19
Checked By PV	Project ID SM17_2310

Sheet Title
 PERSPECTIVES

Scale

Sheet No.
 A-3a

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2025-04-10	Revised Comments
2024-11-06	Revised Comments
2024-08-19	Revised Comments
2024-02-20	CP Application
2024-02-16	Revised Comments
2023-10-19	Preliminary Application

Date	Description
------	-------------

Issues / Revisions



Project Title
 TOWNHOUSE DEVELOPMENT

Project Address
 18760, 18790 76 Avenue,
 Surrey,
 British Columbia

Drawn By OSV	Date 2023-10-19
Checked By PV	Project ID SMAT_2310

Sheet Title
 PERSPECTIVES

Scale

Sheet No.
 A-3b

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2025-04-10	Reviewed/Comments
2024-11-06	Reviewed/Comments
2024-08-19	Reviewed/Comments
2024-02-20	CP Application
2024-02-16	Reviewed/Comments
2023-10-19	Preliminary Application

Date	Description
------	-------------

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**18760, 18790 76 Avenue,
 Surrey,
 British Columbia**

Drawn By OSV	Date 2023-10-19
Checked By PV	Project ID SMAT_2310

Sheet Title
PERSPECTIVES

Scale

Sheet No.
A-3c

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2025-04-10	RevisedComments
2024-11-08	RevisedComments
2024-08-19	RevisedComments
2024-02-20	CP Application
2024-02-16	RevisedComments
2023-10-19	Preliminary Application

Date	Description
------	-------------

Issues / Revisions



Project Title
 TOWNHOUSE DEVELOPMENT

Project Address
 18760, 18790 76 Avenue,
 Surrey,
 British Columbia

Drawn By OSV	Date 2023-10-19
Checked By PV	Project ID SMAT_2310

Sheet Title
 PERSPECTIVES

Scale

Sheet No.
 A-3d

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2023-10-19	Preliminary Application

Date	Description
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Issues / Revisions



Project Title
 TOWNHOUSE DEVELOPMENT

Project Address
 18760, 18790 76 Avenue,
 Surrey,
 British Columbia

Drawn By OSV	Date 2023-10-19
Checked By PV	Project ID SM17_2310

Sheet Title
 PERSPECTIVES

Scale

Sheet No.
 A-3e

SCHEDULE OF FINISHES

1. FIBER CEMENT BOARD & BATTEN (JAMES HARDIE OR EQUIVALENT)
COLOR: WHITE
2. JAMES HARDIE SIDING
COLOR: WHITE
3. WOOD GRAIN HARDIE SIDING
COLOR: CEDAR
4. WOOD GRAIN HARDIE BOARD
COLOR: CEDAR
5. JAMES HARDIE SHINGLE SIDING
COLOR: EVERNING BLUE
6. JAMES HARDIE SIDING
COLOR: EVERNING BLUE
7. JAMES HARDIE SHINGLE SIDING
COLOR: GRAY SLATE
8. JAMES HARDIE SIDING
COLOR: GRAY SLATE
9. JAMES HARDIE BOARD
COLOR: IRON GRAY
10. JAMES HARDIE TRIM BOARD
COLOR: NIGHT GRAY
11. PAINTED VINYL WINDOWS
COLOR: BLACK
12. SOLID CORE WOOD DOORS
COLOR: NIGHT GRAY
13. PAINTED VINYL GARAGE DOORS
COLOR: NIGHT GRAY
14. ASPHALT SHINGLE ROOF
COLOR: BLACK
15. POWDER COATED ALUMINUM RAILING
WITH SAFETY GLASS (CLEAR AND TRANSLUCENT)
COLOR: BLACK
16. GUTTER
COLOR: IRON GRAY



COLOR SCHEME 1 FOR BUILDING:
1,3,5,7,9,11,12

1 BLDG 1 - NORTH ELEVATION
SCALE: 3/32 = 1'-0"



2 BLDG 1 - SOUTH ELEVATION
SCALE: 3/32 = 1'-0"



COLOR SCHEME 2 FOR BUILDING:
2,4,6,8,10,13

1 BLDG 2 - NORTH ELEVATION
SCALE: 3/32 = 1'-0"



2 BLDG 2 - SOUTH ELEVATION
SCALE: 3/32 = 1'-0"



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LOT-A
KEY PLAN



Date	Description
2025-04-10	Revised/Comments
2024-11-08	Revised/Comments
2024-08-19	Revised/Comments
2024-02-20	CP Application
2024-02-16	Revised/Comments
2023-10-19	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**18760, 18790 76 Avenue,
Surrey,
British Columbia**

Drawn By
GJV

Checked By
PV

Date
2023-10-19

Project ID
SMAT_2310

Sheet Title
MATERIAL & FINISHES

Scale
3/32" = 1'-0"

Sheet No.

A-3.0

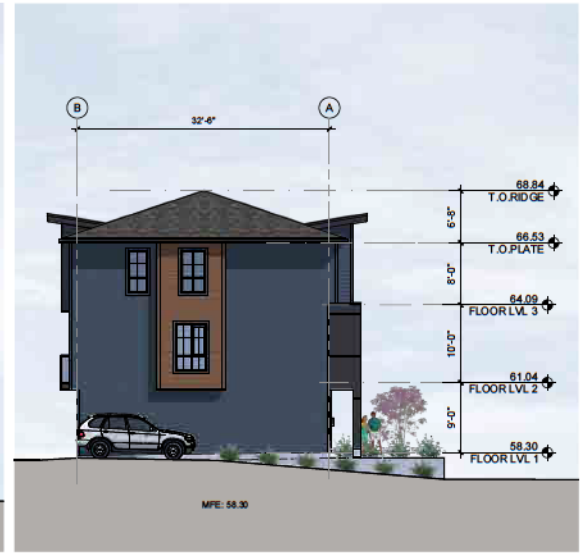
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LOT-A
KEY PLAN



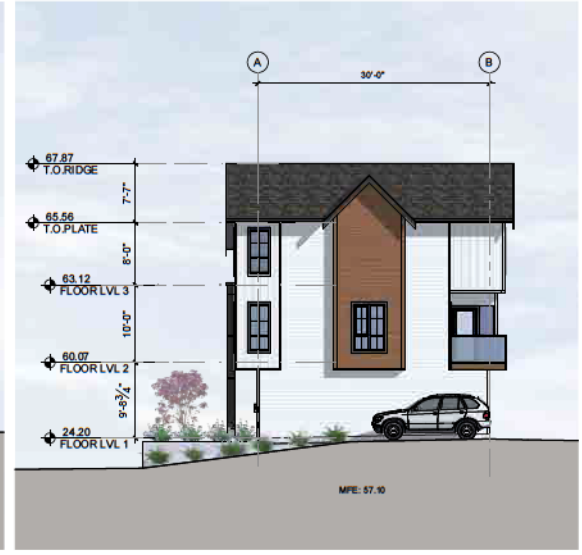
1 BUILDING1- NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



2 BUILDING1- EAST ELEVATION
 SCALE: 1/16" = 1'-0"



3 BUILDING1- SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



4 BUILDING1- WEST ELEVATION
 SCALE: 1/16" = 1'-0"

2025-04-10	Revised Comments
2024-11-08	Revised Comments
2024-08-19	Revised Comments
2024-02-20	DP Application
2024-02-16	Revised Comments
2023-10-19	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18760, 18790 76 Avenue, Surrey, British Columbia

Drawn By OSV	Date 2023-10-19
Checked By PV	Project ID SMAT_2310

Sheet Title
ELEVATIONS (LOT-A)

Scale
 1/16" = 1'-0"

Sheet No.

April 11, 2025



1 BUILDING2- NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING2- EAST ELEVATION
SCALE: 1/16" = 1'-0"

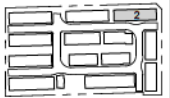


3 BUILDING2- SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING2- WEST ELEVATION
SCALE: 1/16" = 1'-0"

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LOT-A
KEY PLAN



Date	Description
2025-04-10	Revised/Comments
2024-11-08	Revised/Comments
2024-08-19	Revised/Comments
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2023-10-19	Preliminary Application

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18760, 18790 76 Avenue, Surrey, British Columbia

Drawn By: GSV Date: 2023-10-19
Checked By: PV Project ID: 24M7_2310

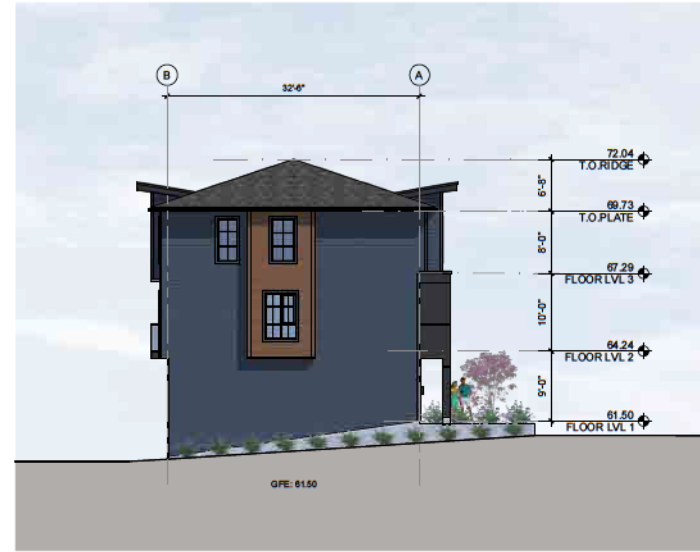
Sheet Title
ELEVATIONS (LOT-A)

Scale
1/16" = 1'-0"

Sheet No.
A-3.2



1 BUILDING3- EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING3- SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING3- WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING3- NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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LOT-A
KEY PLAN



Date	Description
2025-04-10	Revised/Comments
2024-11-06	Revised/Comments
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2023-10-19	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18760, 18790 76 Avenue, Surrey, British Columbia

Drawn By: GSV Date: 2023-10-19
Checked By: PV Project ID: 24M7_2310

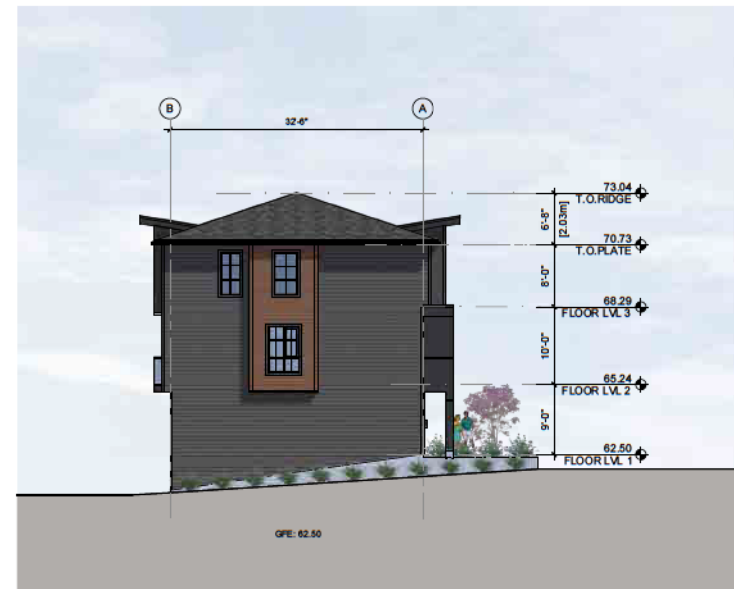
Sheet Title
ELEVATIONS (LOT-A)

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

A-3.3



1 BUILDING4- EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING4- SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING4- WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING4- NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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LOT-A
KEY PLAN



2025-04-10	Revised Comments
2024-11-08	Revised Comments
2024-08-19	Revised Comments
2024-02-20	CP Application
2024-02-16	Revised Comments
2023-10-19	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**18760, 18790 76 Avenue,
Surrey,
British Columbia**

Drawn By: GSV Date: 2023-10-19
Checked By: PV Project ID: SMAT_2310

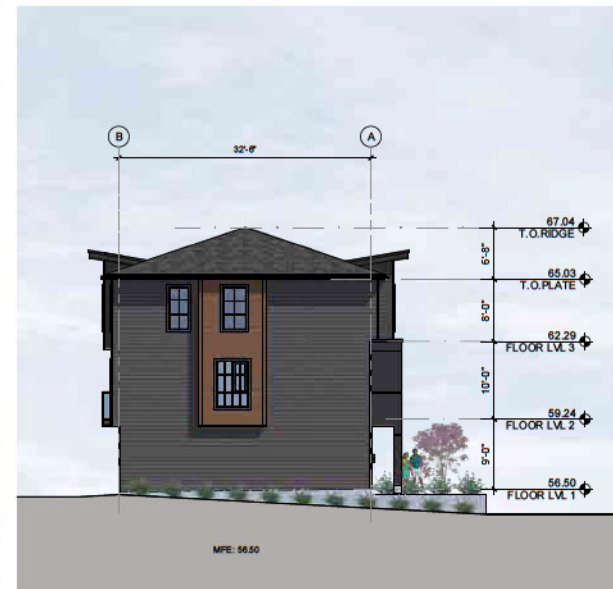
Sheet Title
**ELEVATIONS
(LOT-A)**

Scale
1/16" = 1'-0"

Sheet No.
A-3.4



1 BUILDING13- NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING13- EAST ELEVATION
SCALE: 1/16" = 1'-0"

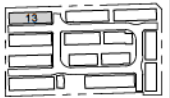


3 BUILDING13- SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING13- WEST ELEVATION
SCALE: 1/16" = 1'-0"

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LOT-A
KEY PLAN



2025-04-10	Revised/Comments
2024-11-06	Revised/Comments
2024-08-19	Revised/Comments
2024-02-20	CP Application
2024-02-16	Revised/Comments
2023-10-19	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18760, 18790 76 Avenue, Surrey, British Columbia

Drawn By GSV	Date 2023-10-19
Checked By PV	Project ID SMAT_2310

Sheet Title
ELEVATIONS (LOT-A)

Scale
1/16" = 1'-0"

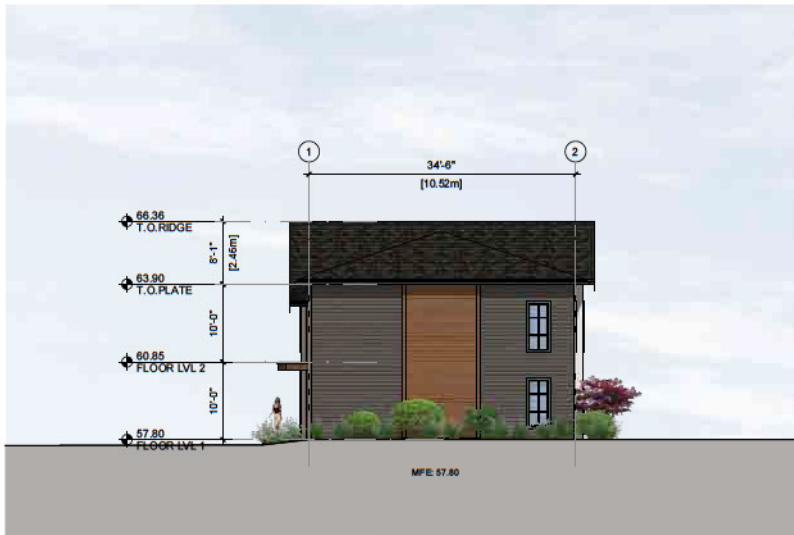
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A-3.5



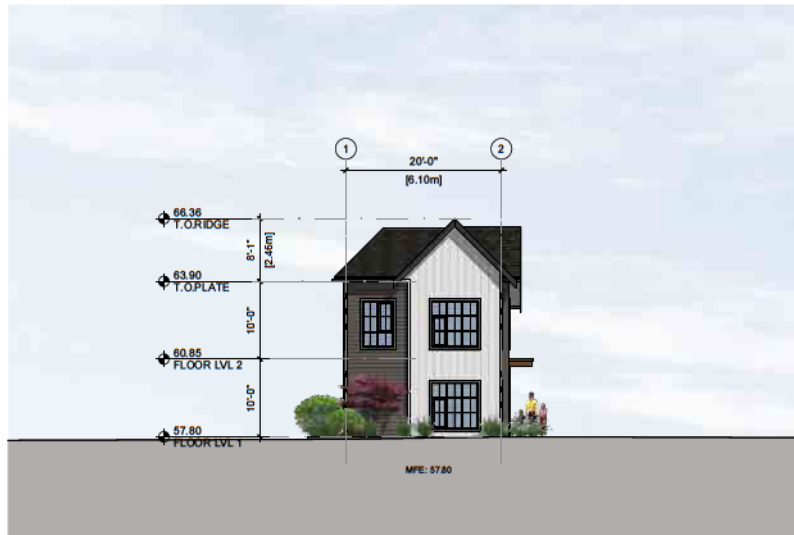
1 AMENITY- EAST ELEVATION
SCALE: 1/16" = 1'-0"



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



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



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

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LOT-A
KEY PLAN



Date	Description
2025-04-10	Revised/Comments
2024-11-08	Revised/Comments
2024-08-19	Revised/Comments
2024-02-20	DP Application
2024-02-16	Revised/Comments
2023-10-19	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18760, 18790 76 Avenue, Surrey, British Columbia

Drawn By: OSV Date: 2023-10-19
Checked By: PV Project ID: SMAT_2310

Sheet Title
ELEVATIONS (LOT-B)

Scale
1/16" = 1'-0"

Sheet No.
A-3.6

SCHEDULE OF FINISHES

1. FIBER CEMENT BOARD & BATTEN (JAMES HARDIE OR EQUIVALENT)
COLOR: WHITE
2. JAMES HARDIE SIDING
COLOR: WHITE
3. WOOD GRAIN HARDIE SIDING
COLOR: CEDAR
4. WOOD GRAIN HARDIE BOARD
COLOR: CEDAR
5. JAMES HARDIE SHINGLE SIDING
COLOR: EVERNING BLUE
6. JAMES HARDIE SIDING
COLOR: EVERNING BLUE
7. JAMES HARDIE SHINGLE SIDING
COLOR: GRAY SLATE
8. JAMES HARDIE SIDING
COLOR: GRAY SLATE
9. JAMES HARDIE BOARD
COLOR: IRON GRAY
10. JAMES HARDIE TRIM BOARD
COLOR: NIGHT GRAY
11. PAINTED VINYL WINDOWS
COLOR: BLACK
12. SOLID CORE WOOD DOORS
COLOR: NIGHT GRAY
13. PAINTED VINYL GARAGE DOORS
COLOR: NIGHT GRAY
14. ASPHALT SHINGLE ROOF
COLOR: BLACK
15. POWDER COATED ALUMINUM RAILING
WITH SAFETY GLASS (CLEAR AND TRANSLUCENT)
COLOR: BLACK
16. GUTTER
COLOR: IRON GRAY



COLOR SCHEME 1 FOR BUILDING:
1,3,5,7,8,11,13,15,17

1 BLDG 1 - SOUTH ELEVATION
SCALE: 3/32 = 1'-0"



2 BLDG 1 - NORTH ELEVATION
SCALE: 3/32 = 1'-0"



COLOR SCHEME 2 FOR BUILDING:
2,4,6,9,10,12,14,16,18

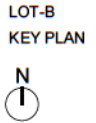
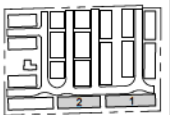
1 BLDG 2 - SOUTH ELEVATION
SCALE: 3/32 = 1'-0"



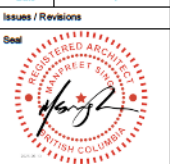
2 BLDG 2 - NORTH ELEVATION
SCALE: 3/32 = 1'-0"



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Date	Description
2023-04-10	Reviewed/Comments
2024-11-06	Reviewed/Comments
2024-08-19	Reviewed/Comments
2024-02-20	CP Application
2024-02-16	Reviewed/Comments
2023-10-19	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18760, 18790 76 Avenue,
Surrey,
British Columbia

Drawn By
GKV

Checked By
PV

Date
2023-10-19

Project ID
SMAT_2310

Sheet Title
MATERIAL & FINISHES

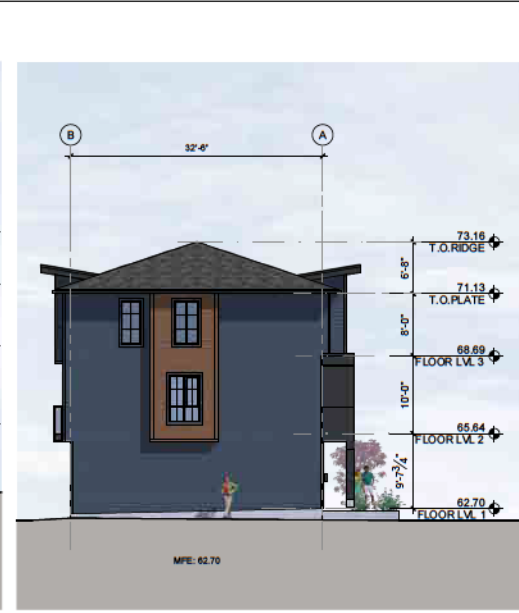
Scale
3/32" = 1'-0"

Sheet No.

A-3.0



1 BUILDING1- SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING1- WEST ELEVATION
SCALE: 1/16" = 1'-0"



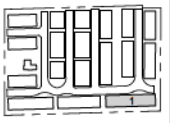
3 BUILDING1- NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING1- EAST ELEVATION
SCALE: 1/16" = 1'-0"

PMA
ParaMorph
Architecture Inc
300 - 800 177A Street, Surrey BC V0T 0A1
1000 West 202 Avenue, Vancouver, BC V1B 1Y4
604-606-0101 | www.paramorph.com

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LOT-B
KEY PLAN
N

Date	Description
2025-04-10	Revised Comments
2024-11-06	Revised Comments
2024-08-19	Revised Comments
2024-02-20	DP Application
2024-02-16	Revised Comments
2023-10-19	Preliminary Application

Issues / Revisions
Seal
REGISTERED ARCHITECT
BRITISH COLUMBIA
[Signature]

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18760, 18790 76 Avenue, Surrey, British Columbia

Drawn By: OSV Date: 2023-10-19
Checked By: PV Project ID: SMAT_2310

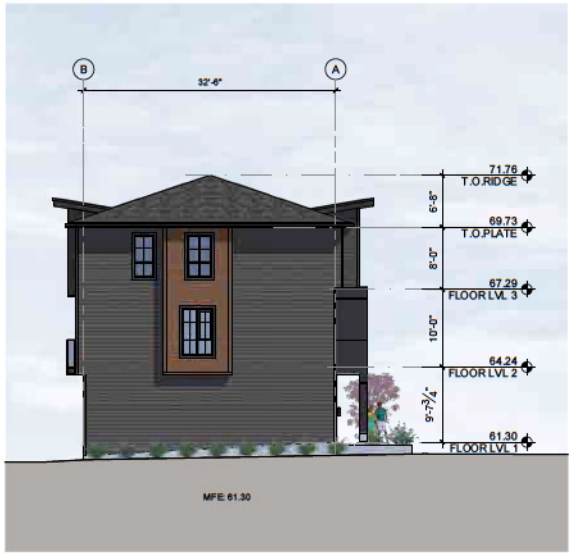
Sheet Title
ELEVATIONS (LOT-B)

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

A-3.1



1 BUILDING2- SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING2- WEST ELEVATION
SCALE: 1/16" = 1'-0"

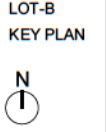
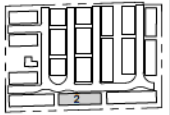


3 BUILDING2- NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING2- EAST ELEVATION
SCALE: 1/16" = 1'-0"

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Date	Description
2025-04-10	Revised Comments
2024-11-08	Revised Comments
2024-08-19	Revised Comments
2024-02-20	DP Application
2024-02-16	Revised Comments
2023-10-19	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18760, 18790 76 Avenue, Surrey, British Columbia

Drawn By: GSV Date: 2023-10-19
Checked By: PV Project ID: 24M7_2310

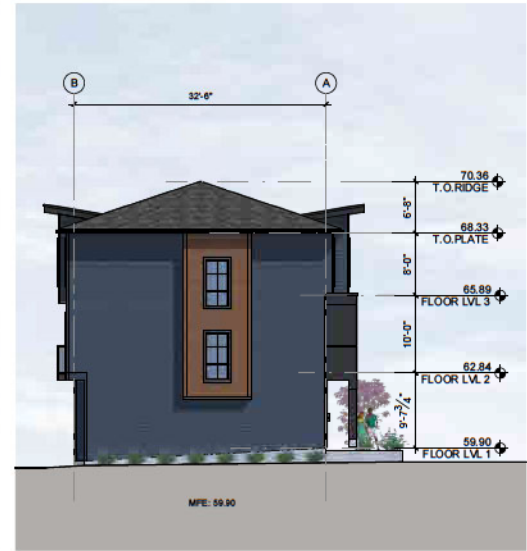
Sheet Title
ELEVATIONS (LOT-B)

Scale
1/16" = 1'-0"

Sheet No.
A-3.2



1 BUILDING3- SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING3- WEST ELEVATION
SCALE: 1/16" = 1'-0"

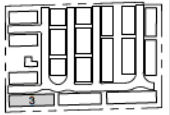


3 BUILDING3- NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING3- EAST ELEVATION
SCALE: 1/16" = 1'-0"

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LOT-B
KEY PLAN
N

2025-04-10	Revised comments
2024-11-06	Revised comments
2024-08-19	Revised comments
2024-02-20	CP Application
2024-02-16	Revised comments
2023-10-19	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18760, 18790 76 Avenue, Surrey, British Columbia

Drawn By
08V

Date
2023-10-19

Checked By
PV

Project ID
24M7-2310

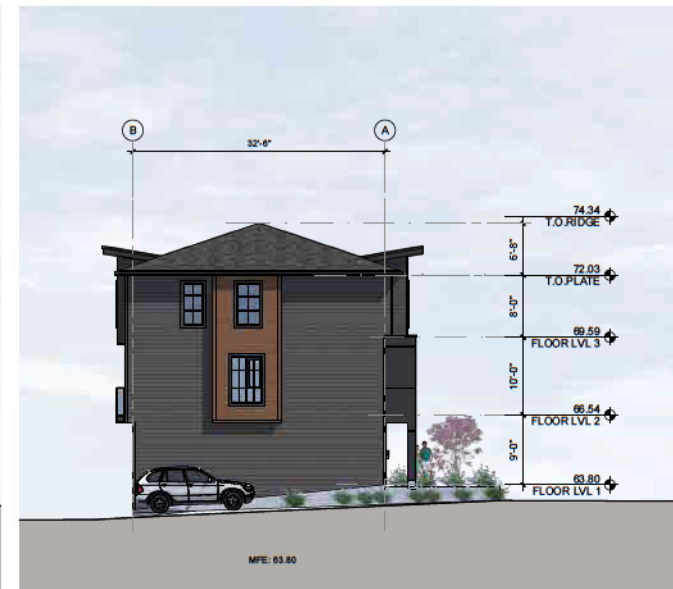
Sheet Title
ELEVATIONS (LOT-B)

Scale
1/16" = 1'-0"

Sheet No.



1 BUILDING4- EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING4- SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

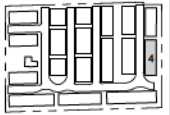


3 BUILDING4- WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING4- NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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LOT-B
KEY PLAN



2025-04-10	Revised Comments
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2024-02-20	CP Application
2024-02-16	Revised Comments
2023-10-19	Preliminary Application
Date	Description



Project Title
TOWNHOUSE DEVELOPMENT

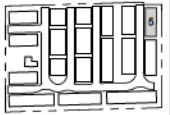
Project Address
18760, 18790 76 Avenue, Surrey, British Columbia

Drawn By: OSV Date: 2023-10-19
Checked By: PV Project ID: SHAT_2310

Sheet Title
ELEVATIONS (LOT-B)

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

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Date	Description
2025-04-10	Revised Comments
2024-11-06	Revised Comments
2024-08-19	Revised Comments
2024-02-20	CP Application
2024-02-16	Revised Comments
2023-10-19	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18760, 18790 76 Avenue, Surrey, British Columbia

Drawn By: GSV Date: 2023-10-19
 Checked By: PV Project ID: SMAT_2310

Sheet Title
ELEVATIONS (LOT-B)

Scale
 1/16" = 1'-0"

Sheet No.

A-3.5



1 BUILDINGS5- EAST ELEVATION
 SCALE: 1/16" = 1'-0"



2 BUILDINGS5- SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

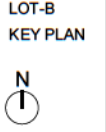
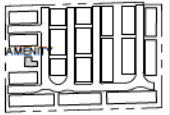


3 BUILDINGS5- WEST ELEVATION
 SCALE: 1/16" = 1'-0"



4 BUILDINGS5- NORTH ELEVATION
 SCALE: 1/16" = 1'-0"

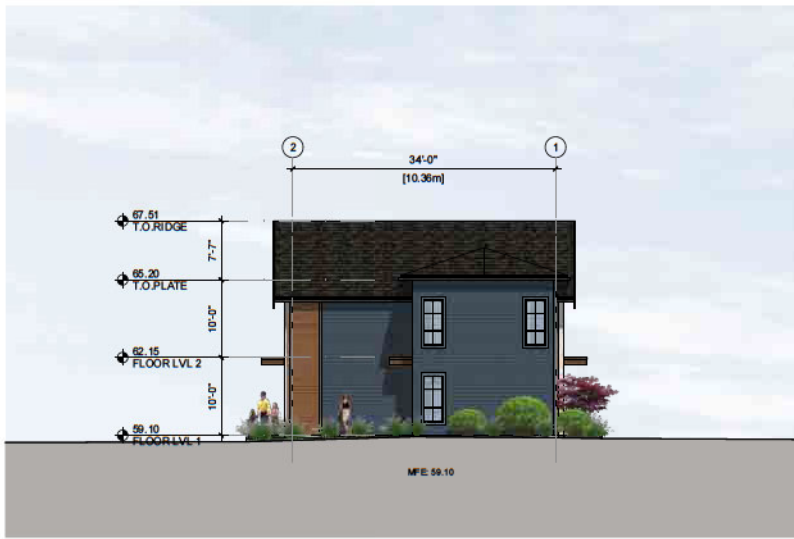
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1 AMENITY- SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



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



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



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

Date	Description
2023-04-10	Revised Comments
2024-11-08	Revised Comments
2024-08-19	Revised Comments
2024-02-20	CP Application
2024-02-16	Revised Comments
2023-10-19	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18760, 18790 76 Avenue,
Surrey,
British Columbia

Drawn By
 OSV **Date**
 2023-10-19

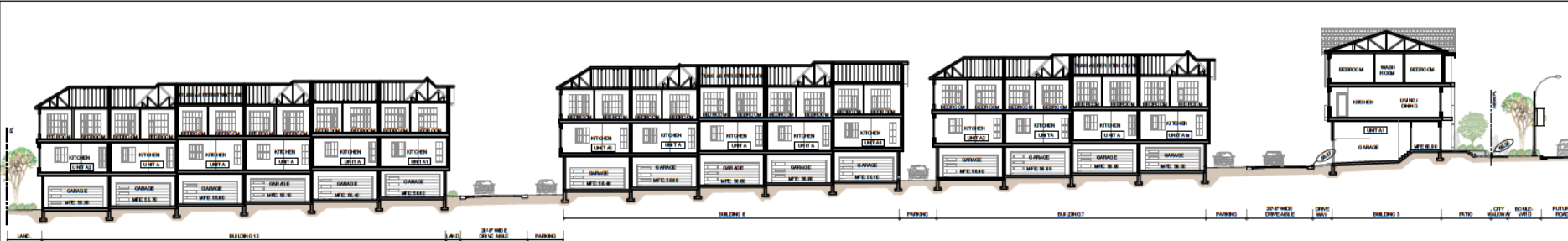
Checked By
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 SMAT_2310

Sheet Title
ELEVATIONS
(LOT-B)

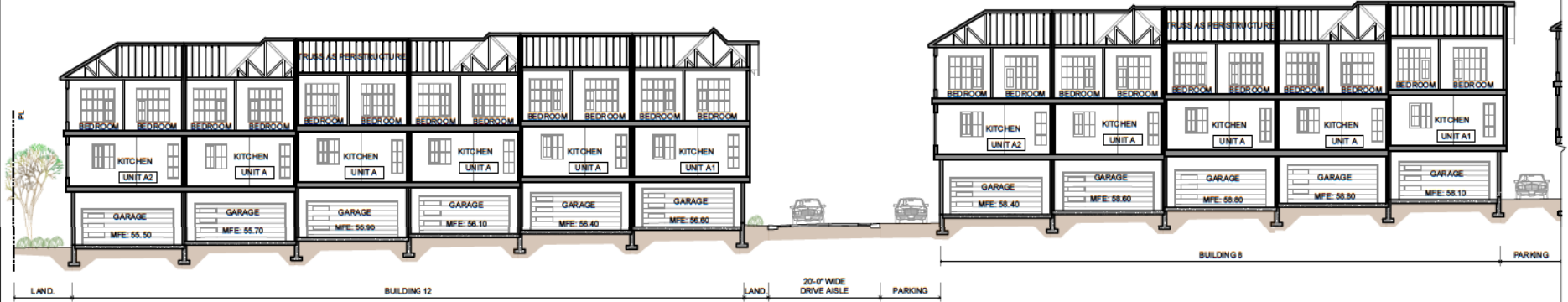
Scale
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Sheet No.
A-3.6

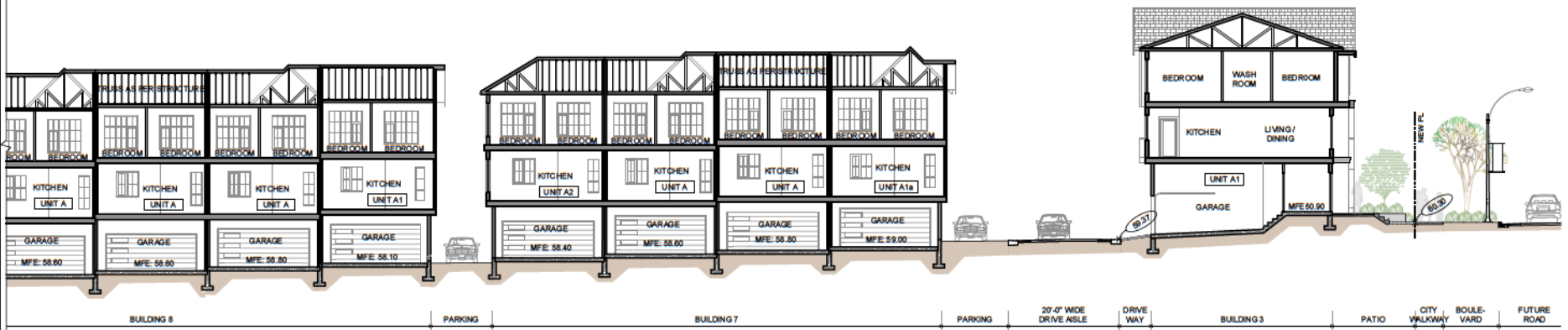
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1 SECTION A



2 SECTION A (PARTIAL -1)



3 SECTION A (PARTIAL -2)



KEY PLAN
 LOT-A
 N

2025-04-10	Revised comments
2024-11-08	Revised comments
2024-08-19	Revised comments
2024-02-20	DP Application
2024-02-16	Revised comments
2023-10-19	Preliminary Application
Date	Description



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18760, 18790 7th Avenue, Surrey, British Columbia

Drawn By
 GSV

Checked By
 PV

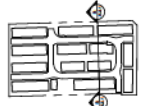
Date
 2023-10-19

Project ID
 SMAT_2310

Scale
 N.T.S.

Sheet No.

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KEY PLAN
 LOT-A



Date	Description
2025-04-10	Revised/Comments
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2024-08-19	Revised/Comments
2024-02-20	CP Application
2024-02-16	Revised/Comments
2023-10-19	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**18760, 18790 76 Avenue,
 Surrey,
 British Columbia**

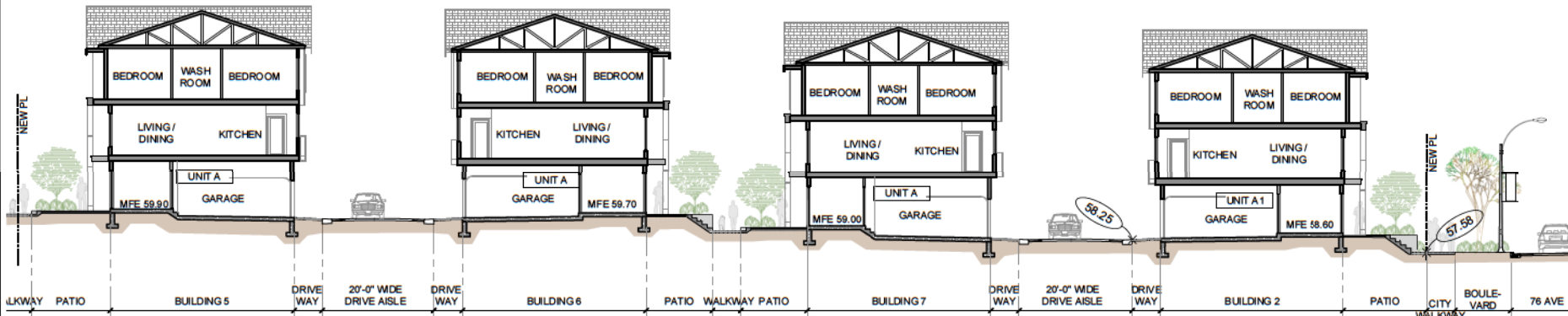
Drawn By
 OSV Date
 2023-10-19

Checked By
 PV Project ID
 24M7_2310

Sheet Title
**SECTIONS
 LOT-A**

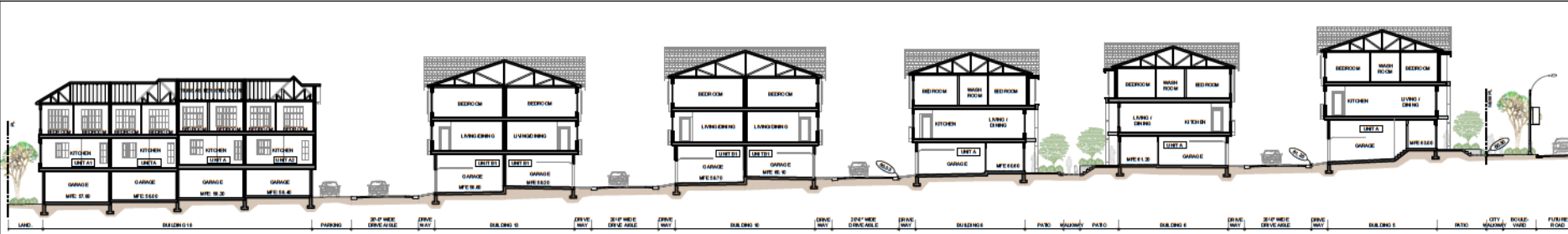
Scale
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Sheet No.
A-4.1

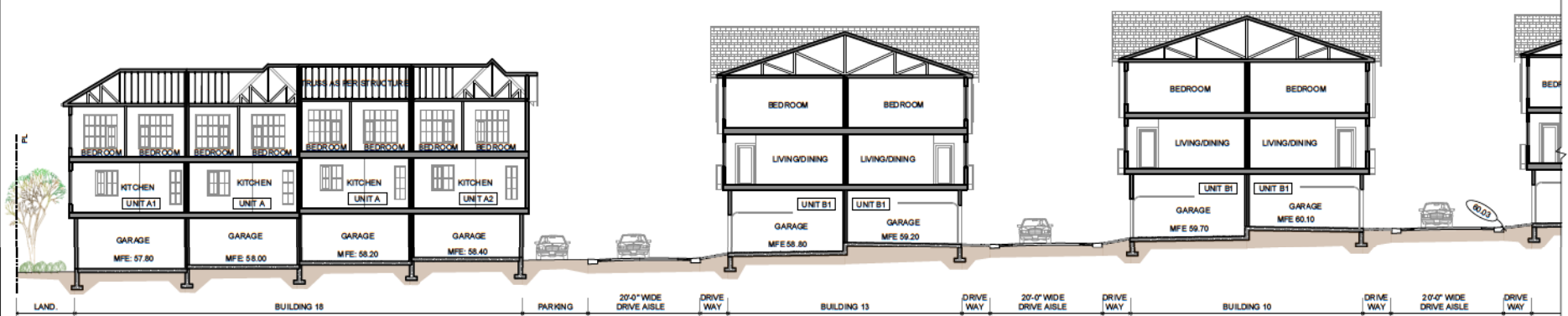


1 SECTION B

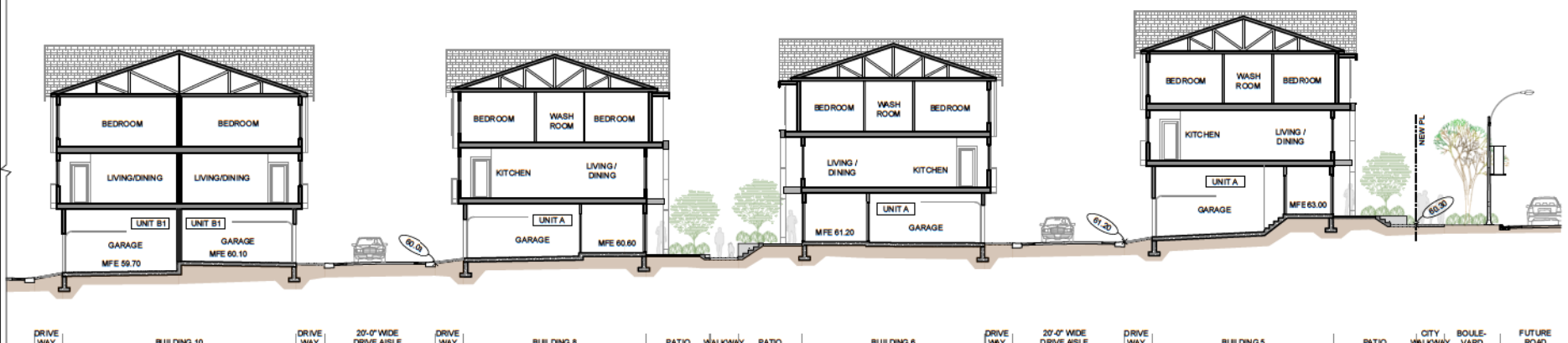
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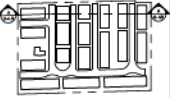
1 SECTION A



2 SECTION A (PARTIAL -1)



3 SECTION A (PARTIAL -2)



KEY PLAN
 LOT-B
 N

2025-04-10	Revised Comments
2024-11-08	Revised Comments
2024-08-19	Revised Comments
2024-02-20	CP Application
2024-02-16	Revised Comments
2023-10-19	Preliminary Application
Date	Description



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**18760, 18790 76 Avenue,
 Surrey,
 British Columbia**

Drawn By: OSV Date: 2023-10-19
 Checked By: PV Project ID: SM17_210

Sheet Title
**SECTIONS
 LOT-B**

Scale
 N.T.S.
 Sheet No.

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KEY PLAN
 LOT-B



2025-04-10	Revised/Comments
2024-11-08	Revised/Comments
2024-08-19	Revised/Comments
2024-02-20	CP Application
2024-02-16	Revised/Comments
2023-10-19	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

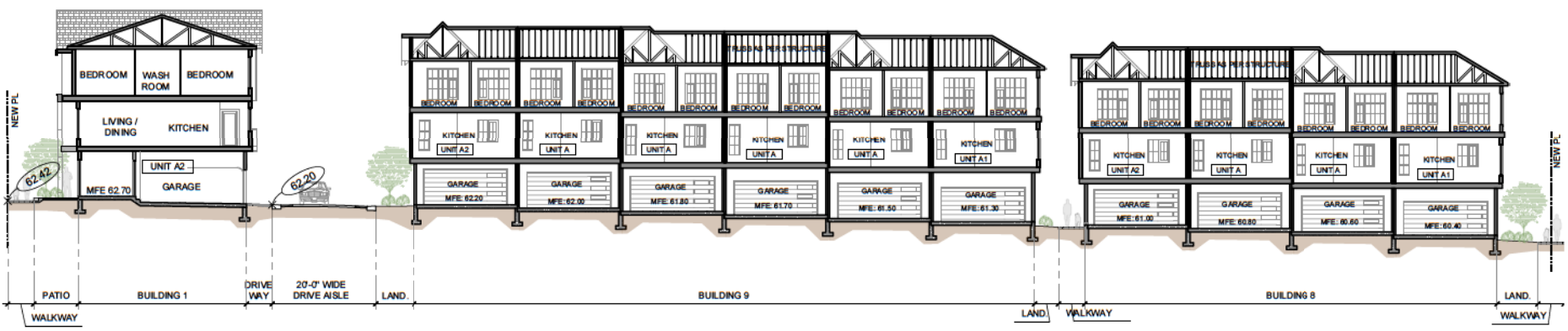
Project Address
**18760, 18790 76 Avenue,
 Surrey,
 British Columbia**

Drawn By GSV	Date 2023-10-19
Checked By PV	Project ID SMAT_2310

Sheet Title
**SECTIONS
 LOT-B**

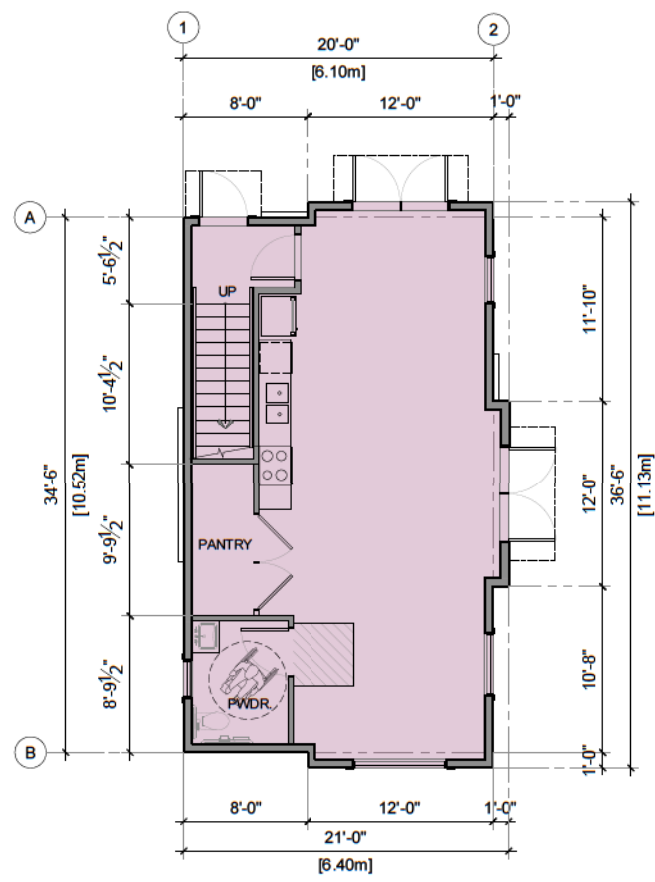
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Sheet No.
A-4.3

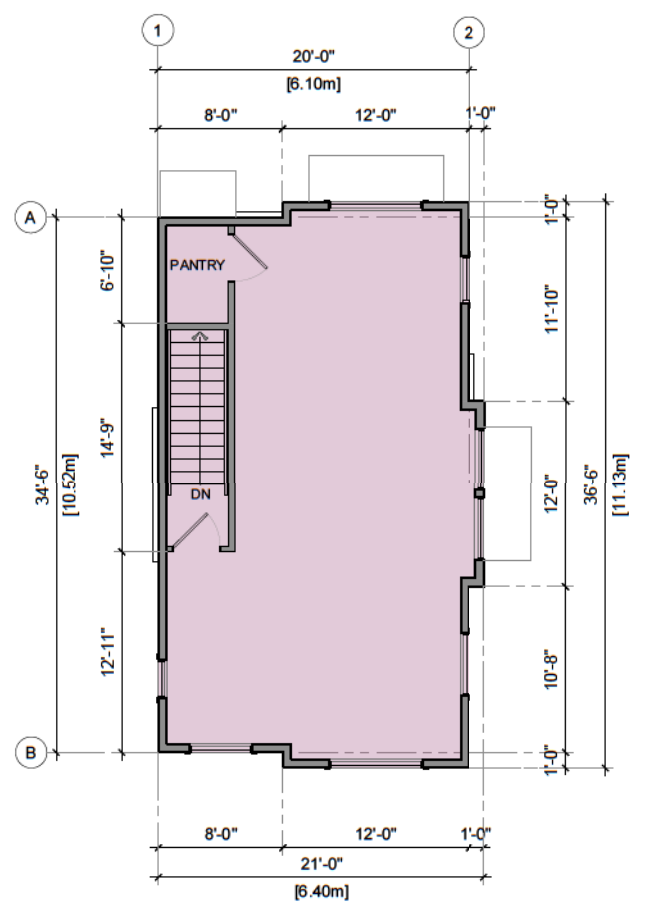


1 SECTION B

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1 AMENITY(LOT-A)-FIRST FLOOR
 SCALE: 1/8" = 1'-0"



2 AMENITY(LOT-A)-SECOND FLOOR
 SCALE: 1/8" = 1'-0"

Date	Description
2023-10-19	Preliminary Application
2024-02-16	Revised comments
2024-02-20	CP Application
2024-08-19	Revised comments
2024-11-08	Revised comments
2025-04-10	Revised comments



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**18760, 18790 76 Avenue,
 Surrey,
 British Columbia**

Drawn By
 DEV

Checked By
 PV

Date
 2025-10-19

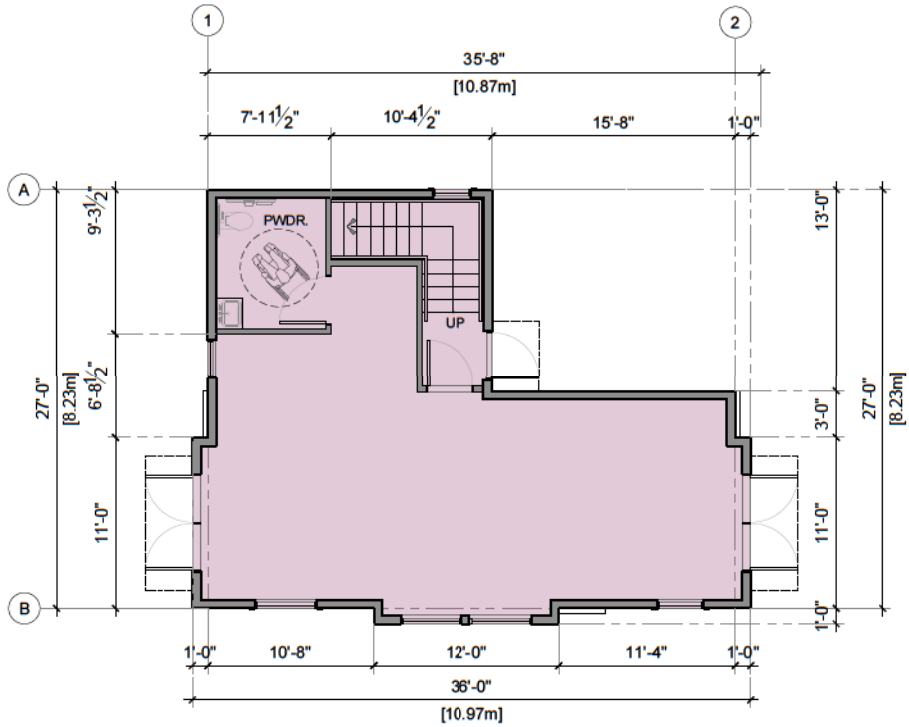
Project ID
 SMAT_2310

Sheet Title
AMENITY PLANS

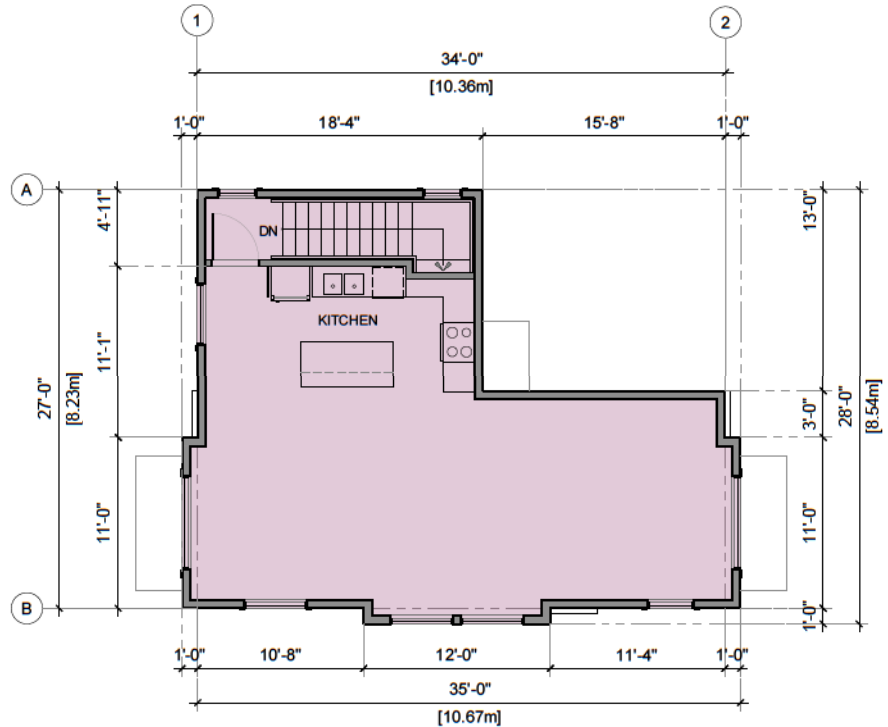
Scale
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Sheet No.
A-5.10

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1 AMENITY(LOT-B)-FIRST FLOOR
 SCALE: 1/8" = 1'-0"



2 AMENITY(LOT-B)-SECOND FLOOR
 SCALE: 1/8" = 1'-0"

Date	Description
2025-04-10	Revised comments
2024-11-08	Revised comments
2024-08-19	Revised comments
2024-02-20	CP Application
2024-02-16	Revised comments
2023-10-19	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**18760, 18790 76 Avenue,
 Surrey,
 British Columbia**

Drawn By
 OSV Date
 2023-10-19

Checked By
 PV Project ID
 SHAT_2310

Sheet Title
AMENITY PLANS

Scale
 1/8" = 1'-0"

Sheet No.
A-5.11

INTER-OFFICE MEMO

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

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

DATE: **May 06, 2025**

PROJECT FILE: **7824-0079-00**

RE: **Engineering Requirements**

Location: 18760 76 Ave

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942m along 76 Avenue.
- Dedicate 10.0m along 75 Avenue.
- Dedicate 12.0m along 188 Street.
- Dedicate 7m x 7m corner cut at the intersection of 76 Avenue and 188 Street.
- Dedicate 3m x 3m corner cut at the intersection of 75 Avenue and 188 Street.

Works and Services

- Construct south side of 76 Avenue.
- Construct 75 Avenue half road.
- Construct 188 Street half road.
- Implement on-site storm mitigation and water quality treatment.
- Register applicable legal documents as determined through detailed design.
- Construct adequately sized downstream and frontage water, sanitary, and storm mains including West Clayton Pond 2, and Phase 2 of North Cloverdale Trunk Sewer.
- Provide adequately sized storm, sanitary, and water service connection to each lot.
- Register RC for onsite-sustainable drainage features.

A Servicing Agreement is required prior to Rezone/Subdivision. A Processing Fee is required.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT/NCP AMENDMENT

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: **May 5, 2025**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **24-0079-00**

The proposed development of **157** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	139
---	-----

Projected Number of Students From This Development In:	
Elementary School =	75
Secondary School =	41
Total Students =	116

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

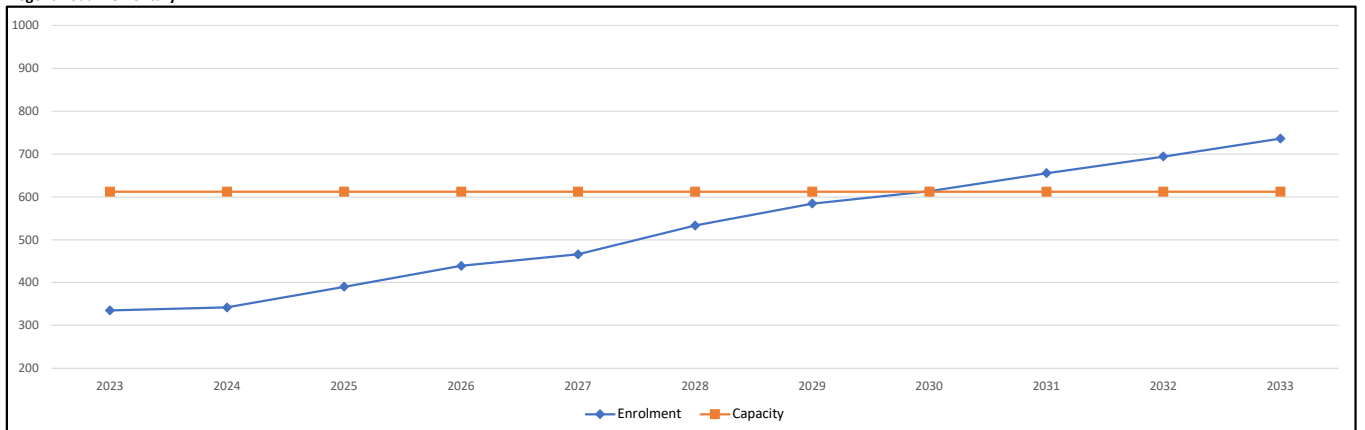
Summary of Impact and Commentary
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

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

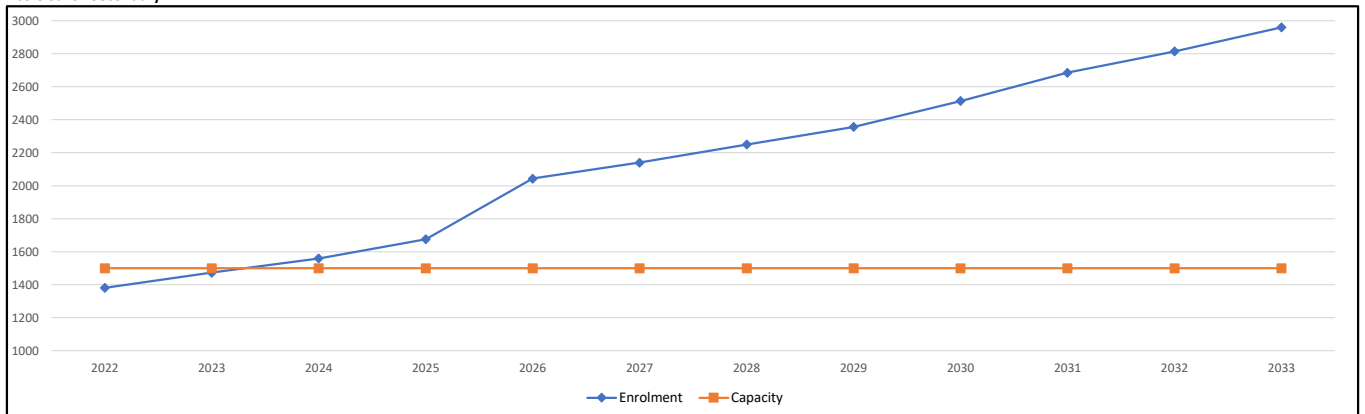
The enrolment projections will need to be updated with the coming changes to the Clayton Corridor plan and the recent changes to Provincial legislation. Future schools will be required to accommodate these changes.

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



Ecole Salish Secondary



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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 24-0079-00


Address 18760 & 18790 76 Avenue Surrey, BC

Registered Arborist: Corey Plester ISA Certified Arborist PN-8523A & Rhythm Batra, PN-8932A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	185
Protected Trees to be Removed	184
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 115 X one (1) = <u>115</u> - All other Trees Requiring 2 to 1 Replacement Ratio 69 X two (2) = <u>138</u> 	253
Replacement Trees Proposed	31
Replacement Trees in Deficit	222
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6 	6
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

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

Signature of Arborist: 

Date: June 13, 2025



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300
Office@fadum.ca





MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN

18760 & 18790 76 AVENUE SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JAN17/24	MK	UPDATED TREES
2	FEB27/24	MK	SITE PLAN
3	JUL22/24	MK	SITE PLAN
4	APR03/25	MK	SITE PLAN
5	APR15/25	MK	SITE PLAN
6	APR24/25	MK	SITE PLAN
7	JUN11/25	MK	SITE & CIVIL PLAN

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

AA

SCALE

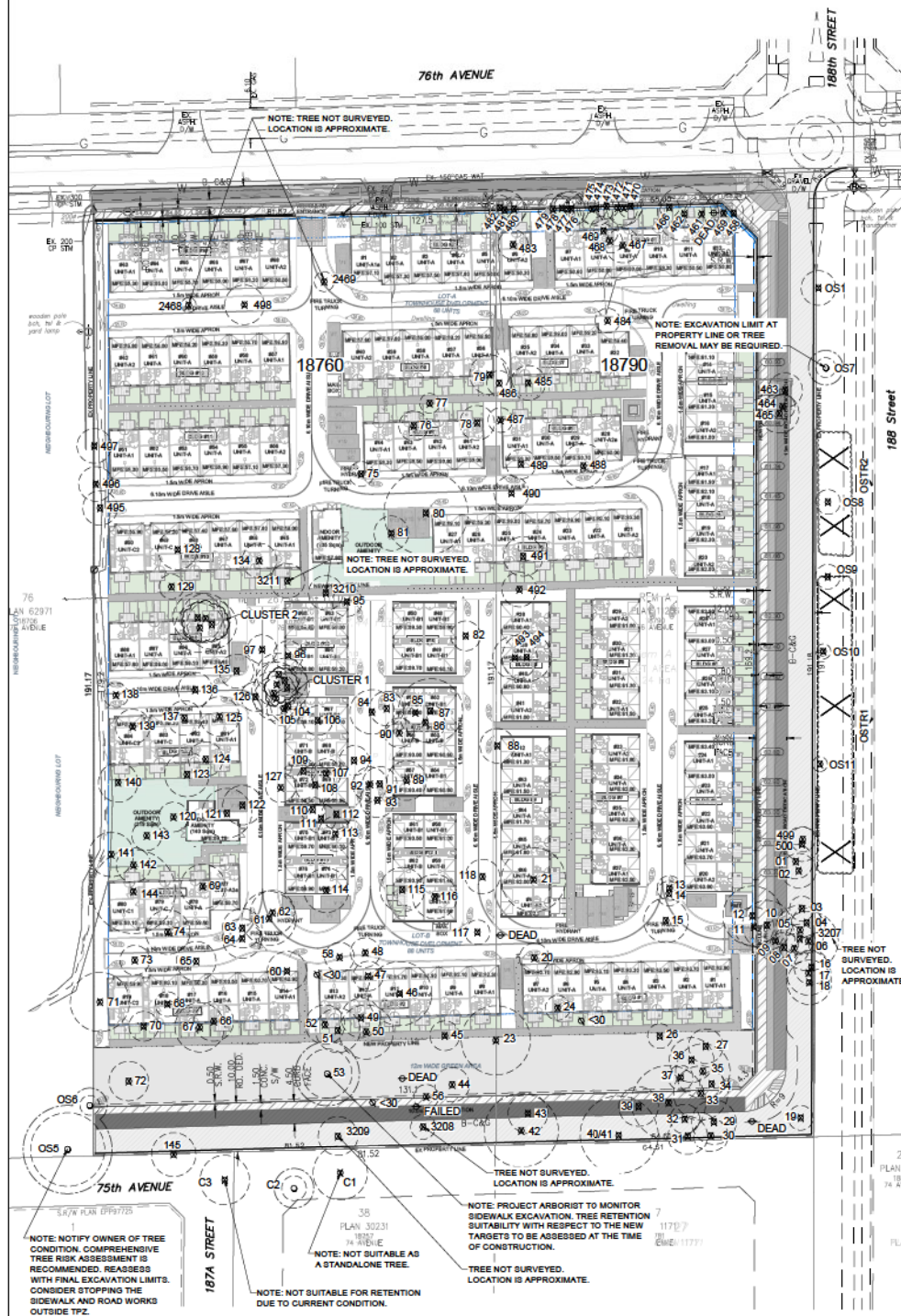
AS SHOWN

DATE

DECEMBER 10, 2021

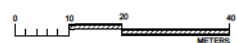
T-1

SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- DEAD/FAILED TREE
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE





MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

18760 & 18790 76 AVENUE SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JAN17/24	MK	UPDATED TREES
2	FEB27/24	MK	SITE PLAN
3	JUL22/24	MK	SITE PLAN
4	APR03/25	MK	SITE PLAN
5	APR15/25	MK	SITE PLAN
6	APR24/25	MK	SITE PLAN
7	JUN11/25	MK	SITE & CIVIL PLAN

GENERAL NOTES:

- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO BC SLAB/CLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE

T2 - TREE PROTECTION PLAN

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AA

SCALE

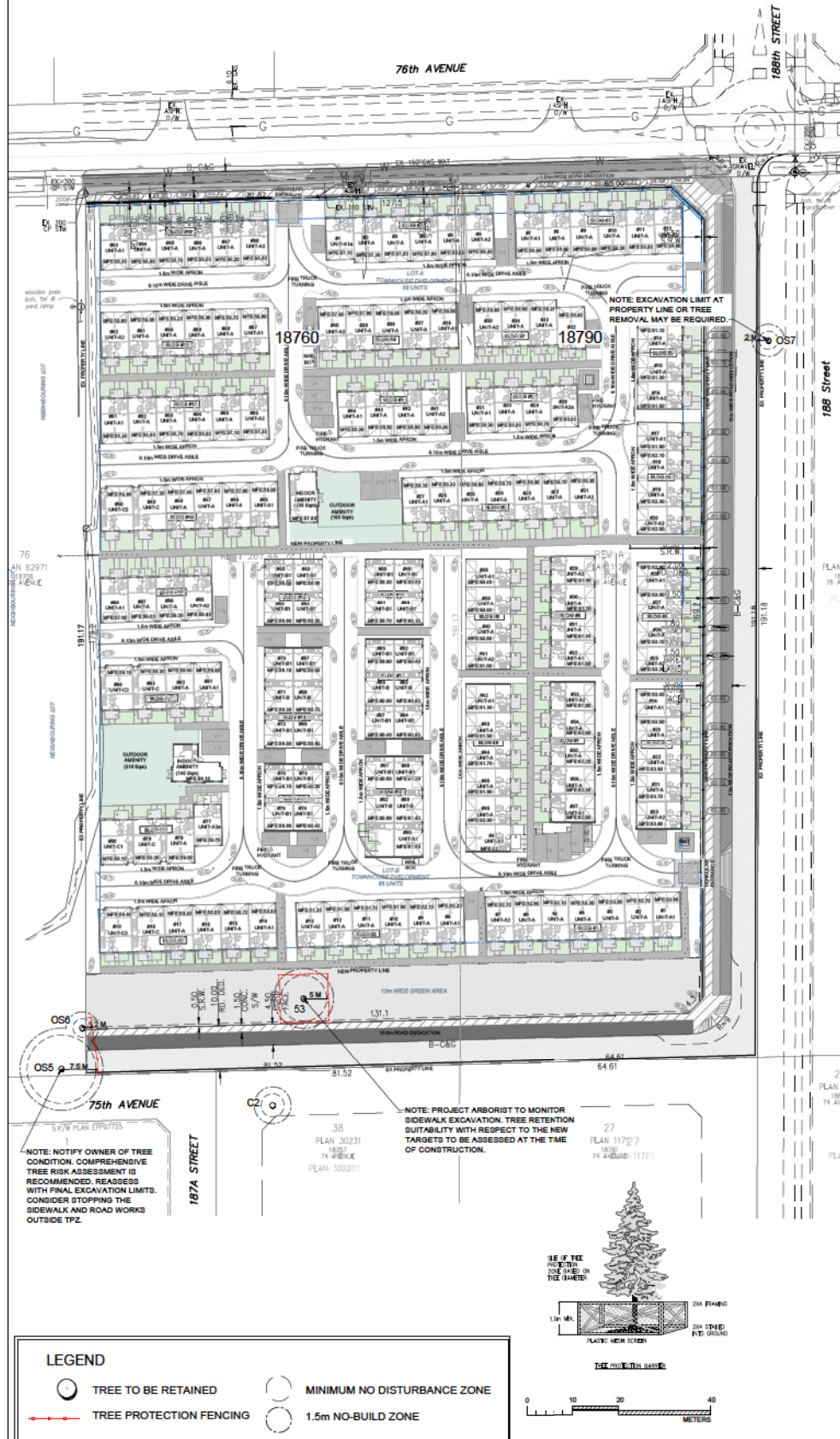
AS SHOWN

DATE

DECEMBER 10, 2021

T-2

SHEET 2 OF 2

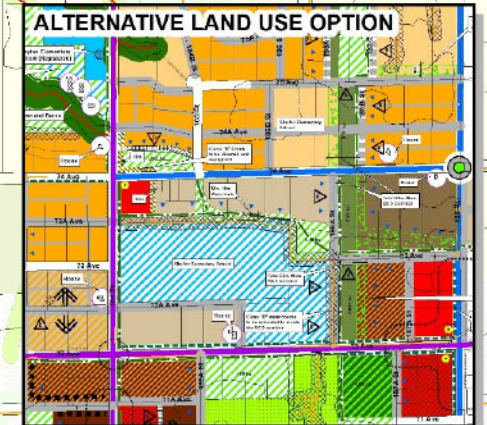
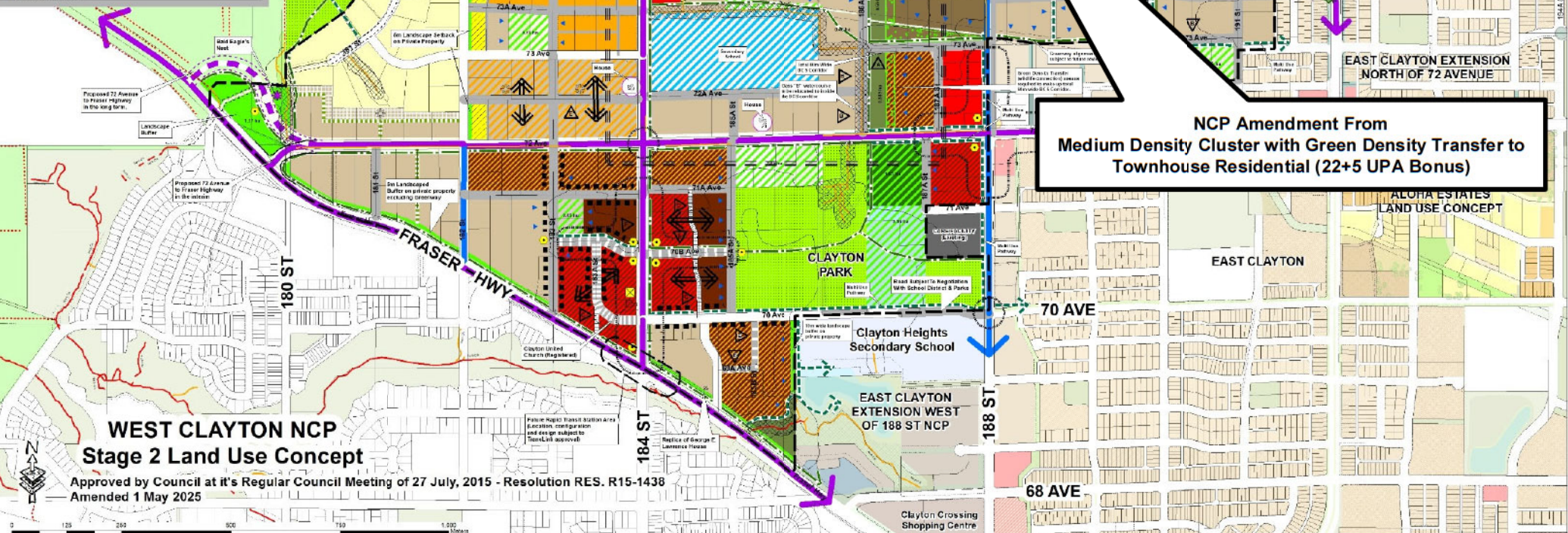


- Legend**
- Residential Use**
- Urban Residential (UR)
 - Urban Residential (UR) - Medium Density
 - Urban Residential (UR) - High Density
 - Urban Residential (UR) - Very High Density
 - Urban Residential (UR) - Very High Density (2+ UPA Bonus)
 - Urban Residential (UR) - Very High Density (3+ UPA Bonus)
 - Urban Residential (UR) - Very High Density (4+ UPA Bonus)
 - Urban Residential (UR) - Very High Density (5+ UPA Bonus)
 - Urban Residential (UR) - Very High Density (6+ UPA Bonus)
 - Urban Residential (UR) - Very High Density (7+ UPA Bonus)
 - Urban Residential (UR) - Very High Density (8+ UPA Bonus)
 - Urban Residential (UR) - Very High Density (9+ UPA Bonus)
 - Urban Residential (UR) - Very High Density (10+ UPA Bonus)
 - Urban Residential (UR) - Very High Density (11+ UPA Bonus)
 - Urban Residential (UR) - Very High Density (12+ UPA Bonus)
 - Urban Residential (UR) - Very High Density (13+ UPA Bonus)
 - Urban Residential (UR) - Very High Density (14+ UPA Bonus)
 - Urban Residential (UR) - Very High Density (15+ UPA Bonus)
 - Urban Residential (UR) - Very High Density (16+ UPA Bonus)
 - Urban Residential (UR) - Very High Density (17+ UPA Bonus)
 - Urban Residential (UR) - Very High Density (18+ UPA Bonus)
 - Urban Residential (UR) - Very High Density (19+ UPA Bonus)
 - Urban Residential (UR) - Very High Density (20+ UPA Bonus)
- Commercial & Mixed Use**
- Commercial (C)
 - Commercial (C) - Medium Density
 - Commercial (C) - High Density
 - Commercial (C) - Very High Density
 - Commercial (C) - Very High Density (2+ UPA Bonus)
 - Commercial (C) - Very High Density (3+ UPA Bonus)
 - Commercial (C) - Very High Density (4+ UPA Bonus)
 - Commercial (C) - Very High Density (5+ UPA Bonus)
 - Commercial (C) - Very High Density (6+ UPA Bonus)
 - Commercial (C) - Very High Density (7+ UPA Bonus)
 - Commercial (C) - Very High Density (8+ UPA Bonus)
 - Commercial (C) - Very High Density (9+ UPA Bonus)
 - Commercial (C) - Very High Density (10+ UPA Bonus)
 - Commercial (C) - Very High Density (11+ UPA Bonus)
 - Commercial (C) - Very High Density (12+ UPA Bonus)
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 - Commercial (C) - Very High Density (15+ UPA Bonus)
 - Commercial (C) - Very High Density (16+ UPA Bonus)
 - Commercial (C) - Very High Density (17+ UPA Bonus)
 - Commercial (C) - Very High Density (18+ UPA Bonus)
 - Commercial (C) - Very High Density (19+ UPA Bonus)
 - Commercial (C) - Very High Density (20+ UPA Bonus)
- Institutional & Public Recreation Use**
- Public Recreation (PR)
 - Public Recreation (PR) - Medium Density
 - Public Recreation (PR) - High Density
 - Public Recreation (PR) - Very High Density
 - Public Recreation (PR) - Very High Density (2+ UPA Bonus)
 - Public Recreation (PR) - Very High Density (3+ UPA Bonus)
 - Public Recreation (PR) - Very High Density (4+ UPA Bonus)
 - Public Recreation (PR) - Very High Density (5+ UPA Bonus)
 - Public Recreation (PR) - Very High Density (6+ UPA Bonus)
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 - Public Recreation (PR) - Very High Density (17+ UPA Bonus)
 - Public Recreation (PR) - Very High Density (18+ UPA Bonus)
 - Public Recreation (PR) - Very High Density (19+ UPA Bonus)
 - Public Recreation (PR) - Very High Density (20+ UPA Bonus)
- Other**
- Green Space (GS)
 - Green Space (GS) - Medium Density
 - Green Space (GS) - High Density
 - Green Space (GS) - Very High Density
 - Green Space (GS) - Very High Density (2+ UPA Bonus)
 - Green Space (GS) - Very High Density (3+ UPA Bonus)
 - Green Space (GS) - Very High Density (4+ UPA Bonus)
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 - Green Space (GS) - Very High Density (16+ UPA Bonus)
 - Green Space (GS) - Very High Density (17+ UPA Bonus)
 - Green Space (GS) - Very High Density (18+ UPA Bonus)
 - Green Space (GS) - Very High Density (19+ UPA Bonus)
 - Green Space (GS) - Very High Density (20+ UPA Bonus)

NOTES:

Urban setbacks are shown at 33m and 10m, respectively, from the boundaries of Class "A" and Class "B" watercourses. The ultimate setbacks must be compared, at intervals, with Part 6 of the Resource Management Act and Part 6 of the Resource Management Act (RMA) Regulations (RMA Regs). Matters in support of the RMA, may include geotechnical investigations, withdrawal analysis, wildlife analysis. Additionally, other Acts and Regulations may apply such as: Provincial Water Act, Provincial Wildlife Act, Pastoral Spaces of Risk Act, Federal Migratory Bird Convention Act.

In addition to the land use density indicated, a house density may be available, subject to meeting the Energy Efficiency Density Coupling Policy.



NCP Amendment From Medium Density Cluster to Townhouse Residential (22+5 UPA Bonus)

NCP Amendment From Medium Density Cluster with Green Density Transfer to Townhouse Residential (22+5 UPA Bonus)

WEST CLAYTON NCP Stage 2 Land Use Concept

Approved by Council at its Regular Council Meeting of 27 July, 2015 - Resolution RES. R15-1438 Amended 1 May 2025

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0079-00

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: 009-473-190

West 267.44 Feet Lot "A" Section 21 Township 8 New Westminster District Plan 11206
18760 - 76 Avenue

Parcel Identifier: 009-473-254

Lot "A" Except: the West 267.44 Feet; Section 21 Township 8 New Westminster District Plan 11206
18790 - 76 Avenue

(the "Land")

3. 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:

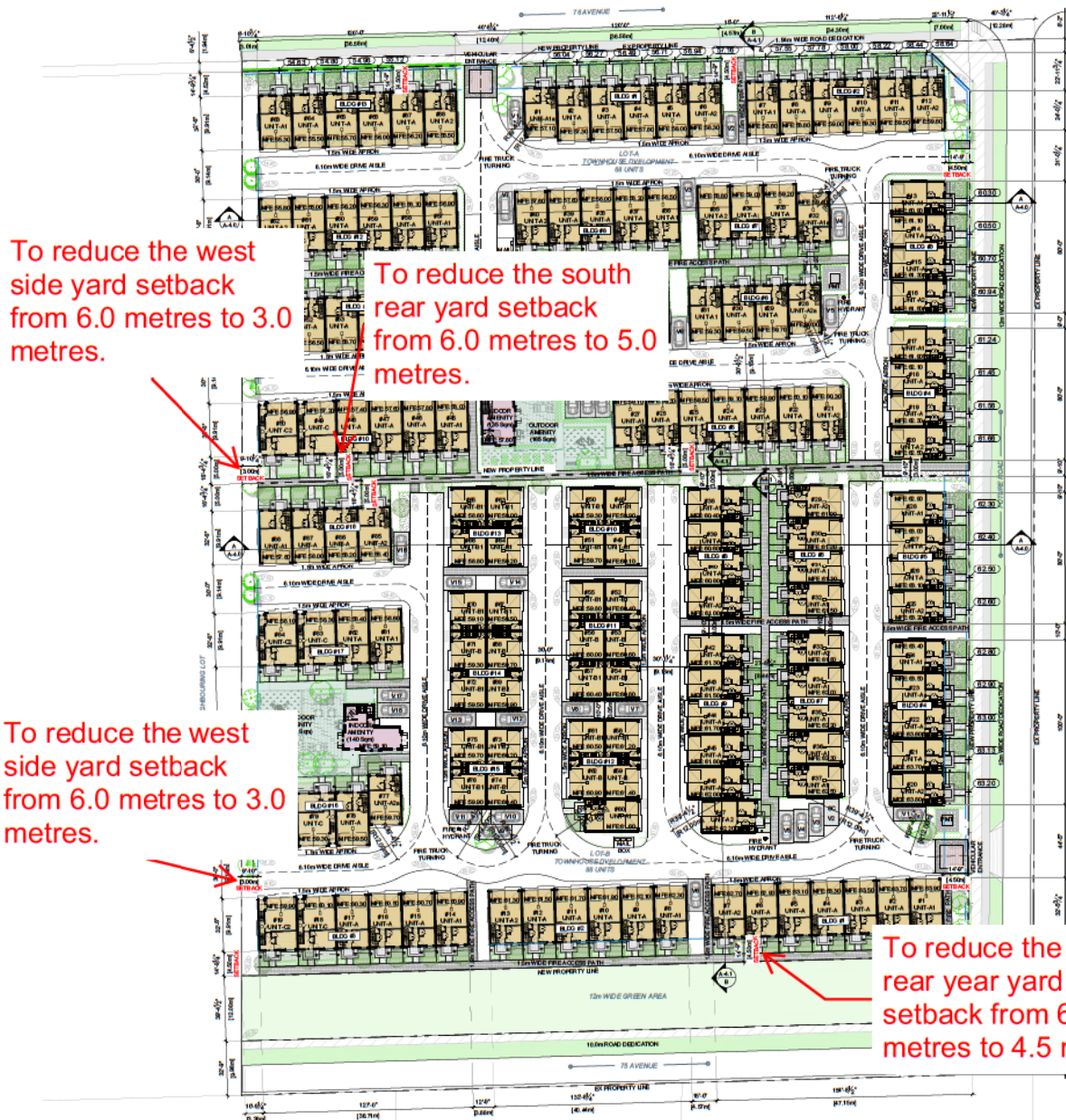
- (a) To vary Section F.1. “Yards and Setbacks” of Part 22 “Multiple Residential 30 Zone (RM-30)” for proposed Lot A, as follows:
- To reduce the south rear yard setback from 6.0 metres to 5.0 metres; and
 - To reduce the west side yard setback: From 6.0 metres to 3.0 metres.
- (b) To vary Section F.1. “Yards and Setbacks” of Part 22 “Multiple Residential 30 Zone (RM-30)” for proposed Lot B, as follows:
- To reduce the south rear yard setback from 6.0 metres to 4.5 metres; and
 - To reduce the west side yard setback: From 6.0 metres to 3.0 metres.
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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 20 .

Mayor, Brenda Locke

City Clerk and Director Legislative Services,
Jennifer Ficocelli



To reduce the west side yard setback from 6.0 metres to 3.0 metres.

To reduce the south rear yard setback from 6.0 metres to 5.0 metres.

To reduce the west side yard setback from 6.0 metres to 3.0 metres.

To reduce the south rear year yard setback from 6.0 metres to 4.5 metres.



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2025-04-10	Revised comments
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2023-10-19	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
18760, 18790 76 Avenue, Surrey, British Columbia

Drawn By: OBV Date: 2023-10-19
Checked By: PV Project ID: SMAT_2310

Sheet Title
SITE PLAN

Scale

Sheet No.
A-1.0