

**Regular Council - Land Use Meeting  
B.6 7919-0327-00  
Monday May 1, 2023  
Supplemental Information**

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TO: City Clerk, Legislative Services Division

FROM: Manager, Area Planning & Development, - North Division,  
Planning & Development Department

DATE: May 1, 2023 FILE: 7919-0327-00

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RE: Agenda Item B.6, May 1, 2023 Regular Council – Land Use  
Development Application No. 7919-0327-00  
Replacement Page for the Planning Report

Development Application No. 7919-0327-00 is on the agenda for consideration by Council at May 1, 2023 Regular Council – Land Use Meeting under Item B.6.

After finalizing the Planning Report for the May 1, 2023 Regular Council – Land Use Agenda, it was determined a minor revision to OCP designation boundaries identified on Appendix IX was required.

Page 81 of the Planning Report has been updated to reflect this change.

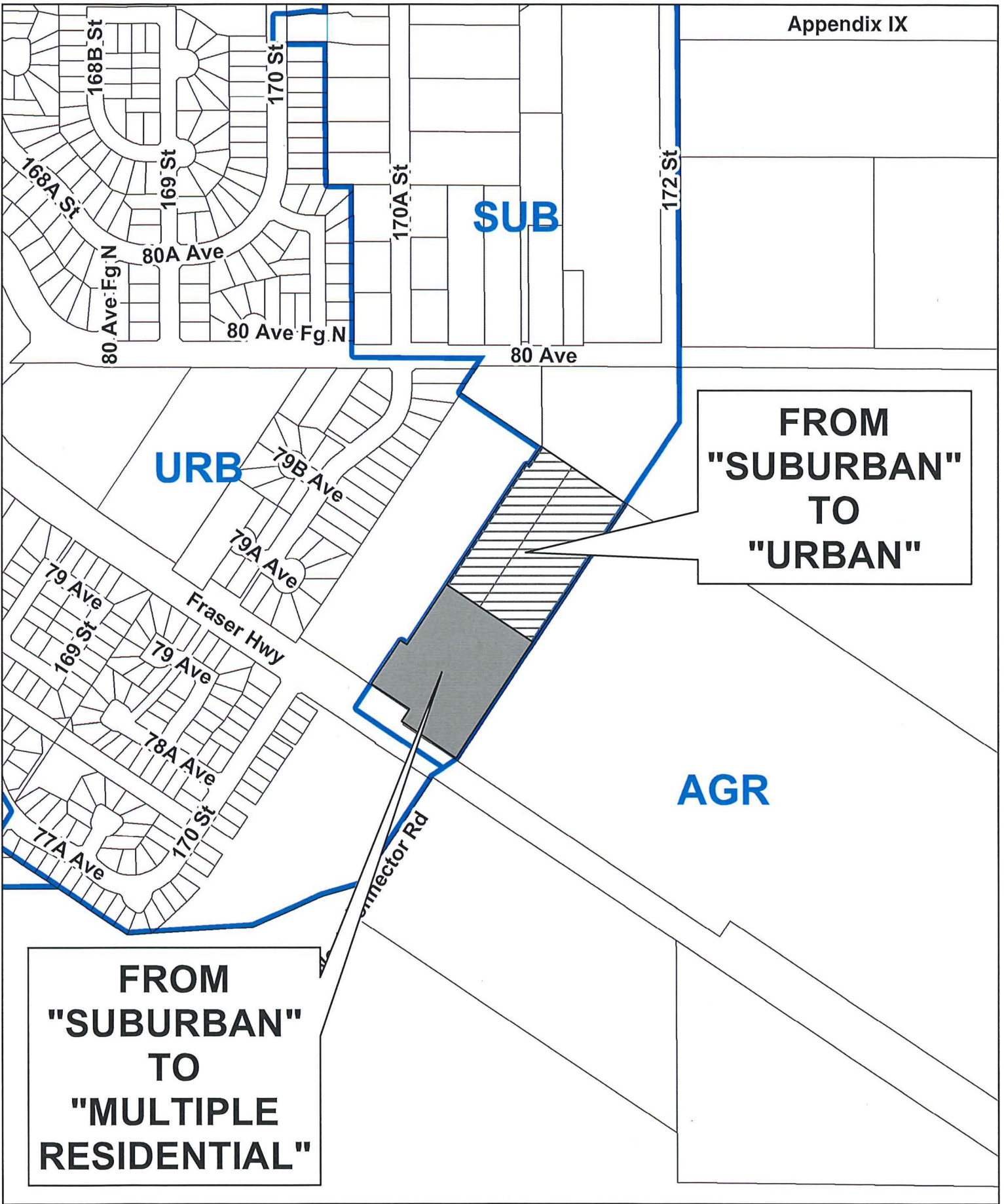
The replacement page for the Planning Report detailing is attached to this memorandum.



Ron Gill  
Manager  
Area Planning & Development – North Division

Attachment - 7919-0327-00- Page 81 Replacement Page

c.c. - City Manager



**SUB**

**URB**

**FROM  
"SUBURBAN"  
TO  
"URBAN"**

**AGR**

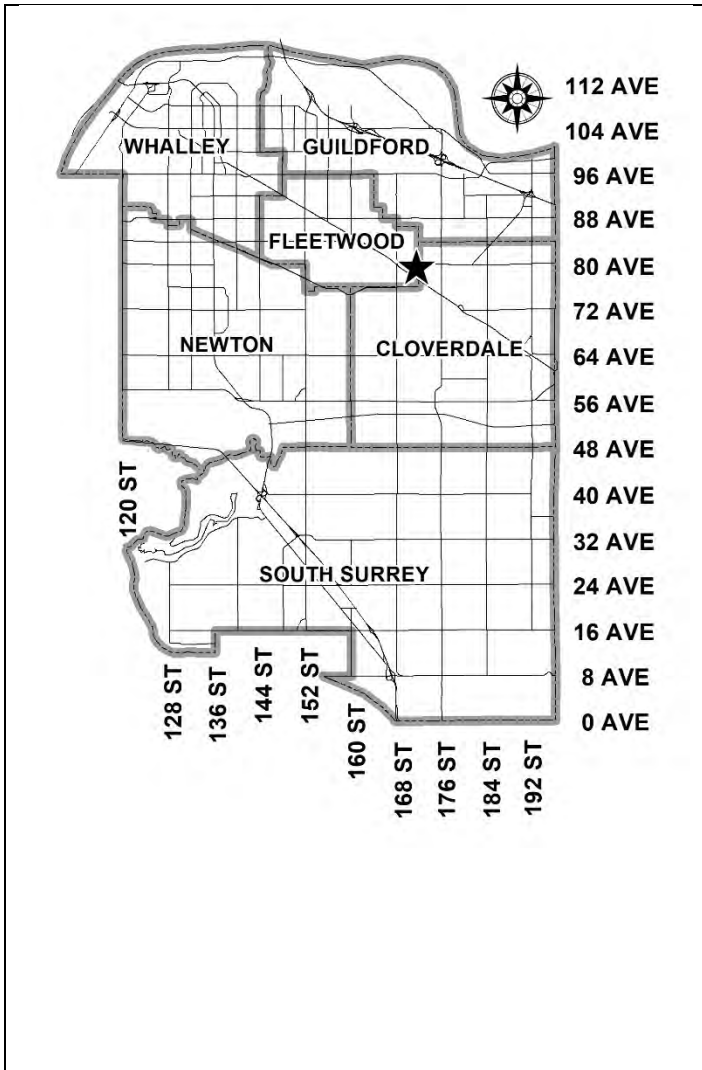
**FROM  
"SUBURBAN"  
TO  
"MULTIPLE  
RESIDENTIAL"**



City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0327-00  
 7919-0327-01

Planning Report Date: May 1, 2023



**PROPOSAL:**

- **OCP Amendment** from Suburban to Urban and Multiple Residential
- **TCP Amendment** for a portion of the site from Townhouse to Low Rise
- **Rezoning** from RA to RM-30 and CD
- **Development Permit**
- **Development Variance Permit**
- **Housing Agreement**

to permit the development of two 5-storey purpose built rental apartment buildings (233 units) and an 88-unit townhouse development in Fleetwood.

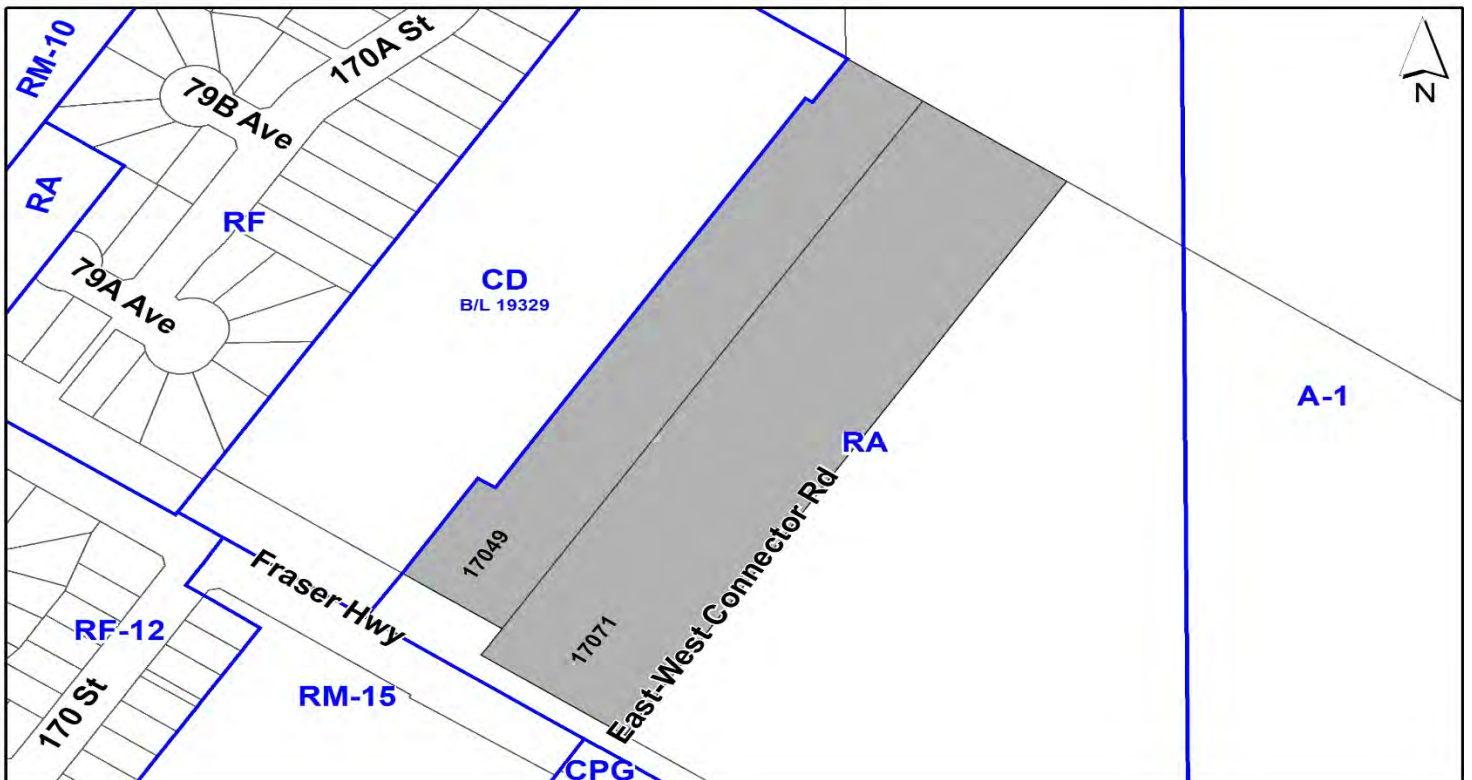
**LOCATION:** 17071 - Fraser Highway  
 17049 - Fraser Highway

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**TCP Stage 1 DESIGNATION:** Townhouse

**DESIGNATION:**



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning (Two By-laws).
- Approval to draft General Development Permit for Form and Character and Farm Protection for Lot 1.
- Approval to draft detailed Development Permit for Form and Character and Farm Protection for Lot 2.
- By-law Introduction, First, Second and Third Reading for a Housing Agreement.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Suburban to Urban and Multiple Residential.
- Proposing an amendment to the Stage 1 Fleetwood Town Centre Plan (TCP) for a portion of the site from Townhouse to Low Rise.
- Proposing to increase the maximum lot coverage and reduce the setback requirements of the Multiple Residential 30 Zone (RM-30).

## RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal does not comply with the Suburban designation in the Official Community Plan (OCP). An OCP amendment from Suburban to Urban is required for the northern portion of the site (Lot 2), corresponding with the Stage 1 Fleetwood Town Centre Plan designation, to allow for a townhouse development with a proposed net density of 41 units per hectare. An OCP amendment from Suburban to Multiple Residential is proposed for the southern portion of the site (Lot 1) to allow for the development of two 5-storey purpose built rental apartment buildings with a proposed net density of 1.77 FAR.
- The proposal complies with the Townhouse designation in the Stage 1 Fleetwood Town Centre Plan (TCP) for the northern portion of the site. A TCP amendment from Townhouse to Low Rise is proposed for the southern portion of the site (Lot 1) to allow for the development of two 5-storey rental apartment buildings.
- The proposed development is adjacent to the Surrey-Langley Skytrain Corridor and an Existing Frequent Transit Network and adheres to the goal of achieving higher density development near a transit corridor. The subject site is located approximately 1,100 metres from the future Skytrain station at Fraser Highway and 166 Street.

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- The proposed density is appropriate for this area of Fleetwood as it is consistent with OCP principles and commitments as part of the Surrey Langley Skytrain (SLS) Supportive Policies Agreement (SPA) to:
    - Encourage the concentration of homes, jobs, and key activities within close proximity of SLS Skytrain Stations at a level appropriate to support the transit investment; and
    - Provide for diverse land uses and housing for a range of types, residential tenures, and household incomes.
  - The proposal complies with the Development Permit requirements in the OCP for Form and Character and Farming Protection.
  - The proposed buildings achieve an attractive built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed buildings and the public realm.
  - The applicant proposes to enter into a Housing Agreement to allocate the 233 dwelling units in the two 5-storey apartment buildings as rental for a period of 20 years.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Suburban to Urban for the portion of the site shown as Block A on the attached Survey Plan (Appendix I) and from Suburban to Multiple Residential for the portion of the site shown as Blocks B and C on the attached Survey Plan (Appendix I) and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. A By-law be introduced to rezone the portion of the subject site as shown as Blocks B and C on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. A By-law be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
6. Council authorize staff to draft General Development Permit No. 7919-0327-00 for proposed Lot 1 generally in accordance with the attached drawings (Appendix III).
7. Council authorize staff to draft detailed Development Permit No. 7919-0327-01 for proposed Lot 2 generally in accordance with the attached drawings (Appendix IV).
8. Council approve Development Variance Permit No. 7919-0327-00 (Appendix X) varying the following, to proceed to Public Notification:
  - (a) to increase the maximum lot coverage of the RM-30 Zone from 45% to 49% on proposed Lot 2; and
  - (b) to reduce the minimum west side yard setback of the RM-30 Zone for Buildings 1 to 4 from 6.0 metres to 5.5 metres, and for Building 5 from 6.0 metres to 4.0 metres on proposed Lot 2.
9. 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) approval from Translink;

- (d) approval from Metro Vancouver;
- (e) final approval from BC Hydro;
- (f) final approval from Telus;
- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (h) submission of a finalized landscaping plans and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (i) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (k) the applicant enter into a Housing Agreement with the City to restrict the proposed 233 dwelling units in the two 5-storey apartment buildings to rental for a period of twenty (20) years;
- (l) 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;
- (m) discharge Section 219 Restrictive Covenant CA6717776 that prohibits building until future consolidation;
- (n) submission of an acoustical report for the units adjacent to Fraser Highway, including consideration of the future SkyTrain corridor, and Bear Creek Drive and registration of a Section 219 Restrictive Covenant on Lots 1 and 2 to ensure implementation of noise mitigation measures;
- (o) registration of a Section 219 Restrictive Covenant on Lot 2 to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (p) registration of a Section 219 Restrictive Covenant on Lot 2 to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services;
- (q) registration of a Section 219 Restrictive Covenant on Lot 1 requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing, and/or Capital Projects Community Amenity Contributions for the development should the project be converted from rental housing to market units at any point in the future, after expiry of the Housing Agreement; and

- (r) registration of a Section 219 Restrictive Covenant on Lots 1 and 2 advising future homeowners of the potential farm operations of the adjacent agricultural lands.
10. Council pass a resolution to amend the Stage 1 Fleetwood Town Centre Plan (TCP) to redesignate a portion of the subject site from Townhouse to Low Rise, as shown in Appendix VIII, when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	Stage 1 Fleetwood TCP Designation	Existing Zone
Subject Site	Undeveloped residential land	Townhouse	RA
North-Northeast:	Single family dwelling	Parks and Natural Areas	RA
East:	Agricultural land, greenhouses, and single family dwelling	OCP: Agricultural	A-1
South (Across Fraser Highway):	Townhouses and golf course	Urban Residential and OCP: Agricultural	RM-15 & CPG
West:	Townhouses	Townhouse	CD (Bylaw No. 19329)

### Context & Background

- The subject site is approximately 3.17 hectares in size, comprised of two lots fronting Fraser Highway in Fleetwood.
- The lot at 17049 Fraser Highway is a remnant lot created at the time that the development to the west (Development Application No. 7916-0485-00) completed. A No-Build Restrictive Covenant (CA6717776) for future development was registered on this remnant lot for future consolidation with 17071 Fraser Highway. The No-Build Restrictive Covenant will be discharged as part of the current development application.
- The subject properties are designated Suburban in the Official Community Plan (OCP) and Townhouse in the Stage 1 Fleetwood Town Centre Plan (TCP). The properties are zoned One-Acre Residential Zone (RA).
- The site slopes down approximately 5.0 metres from west to east. The site is currently vacant and has very few trees on site.
- There are a number of Statutory Rights-of-Way registered on these properties including ones held by the Greater Vancouver Water District (Metro Vancouver), BC Hydro, and Telus.
- The subject site is adjacent to the future Surrey-Langley SkyTrain (SLS), which will travel on an elevated guideway along Fraser Highway, connecting King George Station in City Centre with Langley Centre.



- The subject site is located adjacent to land to east that is located within the Agricultural Land Reserve (ALR).

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to permit the development of two 5-storey purpose built rental apartment buildings and an 88-unit townhouse development on the site, the applicant has proposed the following:
  - Official Community Plan (OCP) amendment from Suburban to Urban and Multiple Residential;
  - Stage 1 Fleetwood Town Centre Plan (TCP) amendment for a portion of the site from Townhouse to Low Rise;
  - Rezoning from One-Acre Residential Zone (RA) to Multiple Residential 30 Zone (RM-30) and a Comprehensive Development Zone (CD);
  - Subdivision into 3 lots;
  - A General Development Permit for Form and Character and Farm Protection for the two 5-storey rental apartment buildings on proposed Lot 1;
  - A Detailed Development Permit for Form and Character and Farm Protection for 88 townhouse units on proposed Lot 2;
  - A Development Variance Permit to vary lot coverage and setback requirements of the RM-30 Zone; and
  - A Housing Agreement to secure 233 dwelling units under rental tenure.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	3.17 hectares
Road Dedication:	1.00 hectares
Net Site Area:	2.17 hectares
<b>Number of Lots:</b>	3 lots (1 townhouse lot, 1 rental apartment lot, 1 lot comprised of road dedication along Fraser Highway for the purposes of Skytrain construction )
<b>Townhouse Development</b>	
<b>Building Height:</b>	Principle: 11.2 metres Amenity: 9.5 metres
<b>Unit Density:</b>	72 units per hectare (net)
<b>Floor Area Ratio (FAR):</b>	1.0 FAR (net)
<b>Floor Area</b>	
Residential:	12,254 square metres
<b>Residential Units:</b>	
3-Bedroom:	88 units
<b>Rental Apartment Development</b>	
<b>Building Height:</b>	17.4 metres
<b>Floor Area Ratio (FAR):</b>	1.77 FAR (net)
<b>Floor Area</b>	
Residential:	16,858 square metres
<b>Residential Units:</b>	
Total:	233 units

**Referrals**

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

**School District:** The School District has advised that there will be approximately 130 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

53 Elementary students at Coast Meridian Elementary School  
45 Secondary students at North Surrey Secondary School

(Appendix V)

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 and ready for occupancy between Spring 2025 and Winter 2027.

**Parks, Recreation & Culture:** No concerns.

Coast Meridian Park is the closest active park with amenities that include a soccer field and open space, and has inventoried natural areas. The park is within 1.2 km walking distance from the development. A new active park is proposed in the Fleetwood Plan adjacent to the development.

**Surrey Fire Department:** No concerns. Comments provided are to be addressed as part of the future Building Permit Applications.

**Advisory Design Panel:** The rental apartment development was considered at the ADP meeting on March 30, 2023 and was supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

The townhouse development was not referred to the ADP but was reviewed by staff and found satisfactory.

Metro Vancouver:	The proposed development and associated road dedication to the City will extinguish the Greater Vancouver Water District (GVWD) SRW. Metro Vancouver will be seeking market value compensation for this disposition. GVWD staff are to provide further comment on anticipated impacts to the GVWD SRW.
Transportation Investment Corporation (TIC):	<p>TIS is to review the site servicing plans for the development to ensure no conflict with the Surrey Langley SkyTrain (SLS).</p> <p>Trees and shrubs for the development must not interfere with the operation and maintenance of the future SkyTrain.</p> <p>It is recommended the development designers follow TransLink's Environmental Noise Assessment Interim Guidelines for New Development.</p>
BC Hydro:	<p>The applicant is to provide a site plan showing pole locations in order for BC Hydro to make a determination as to whether relocations will be required.</p> <p>The applicant should be guided by the terms and conditions in the SRW agreement. The applicant must obtain written approval for any intended use or development within the SRW before construction takes place. No building encroachment is permitted within the SRW.</p> <p>BC Hydro is required to sign the subdivision plan prior to registration.</p> <p>The project Architect and Electrical Engineer of Record must ensure compliance with the Canadian Electrical Code, Canadian Safety Association, and WorkSafeBC with regards to minimum clearances of powerlines and equipment from buildings for safety and safe working clearances.</p>
Telus:	Telus has a Statutory Right-of-Way (SRW) agreement on the site. No comments received to date. The applicant will be required to resolve comments prior to Final Approval.

## Transportation Considerations

### Traffic Impacts

- The proposal is anticipated to generate approximately one vehicle every minute in the peak hour, according to industry standard rates.
- A site-specific transportation impact analysis ("TIA") was not required as the proposal does not meet the City's threshold.
- As part of the Fleetwood Plan, the City has conducted a TIA to evaluate the impacts of development of the entire Plan area, including the subject site. This TIA will inform the

required infrastructure improvements to service development of the Plan area and ensure traffic impacts are addressed comprehensively.

### Road Network and Infrastructure

- The applicant is required to dedicate and construct road improvements along the site frontages on Fraser Highway, Bear Creek Drive, and a new 79B Avenue.
- Bear Creek Drive is planned as a new arterial road between Fraser Highway and 80 Avenue, connecting to 172 Street north of 80 Avenue. This will serve as a critical connection for the area and will disperse and alleviate traffic at the 168 Street and Fraser Highway intersection.
- The new 79B Avenue will provide access to the subject site as well as to the adjacent property at 17033 Fraser Highway.

### Access

- Access to both proposed lots on the subject site is proposed via the new 79B Avenue.

### Parking

- For the rental apartment development, the applicant is proposing to locate parking in a two-level underground parkade.
  - The applicant is proposing to provide a total of 281 parking spaces on-site, equivalent to 1.05 spaces per rental dwelling unit and 0.15 visitor spaces per unit.
  - The proposed parking is below the current Zoning Bylaw requirements, but is generally consistent with the Council-endorsed parking rates as per Corporate Report No. R115;2021, which recommended 0.8 to 1.0 parking spaces per rental dwelling unit within a Rapid Transit Area and 0.1 visitor stalls per rental dwelling unit.
- For the townhouse development, the applicant is proposing to locate residential parking in side by side and tandem garages, with visitor parking distributed throughout the site.
  - The proposed 88 townhouse units require a minimum of 176 residential parking spaces and 18 visitor parking spaces, meeting the Zoning Bylaw requirements.
  - Tandem parking is proposed for 37 of the 88 townhouse units, or 42% of the total units, which is under the 50% threshold allowed in the RM-30 Zone.
- Additional on-street parking will be provided on the new 79B Avenue, to be constructed as part of the subject proposal.

### Transit

- There is existing bus transit service on Fraser Highway. A bus stop is located approximately 550 metres from the subject site, at 168 Street, serviced by bus routes 320, 395, 502 and 503, with connections between Langley City, City Centre and the Guildford Bus Exchange.

- The Surrey-Langley SkyTrain will run along Fraser Highway with the nearest station proposed at 166 Street, approximately 1,100 metres from the subject site.

### **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 North Surrey Secondary is operating at 121% and is projected to grow to 1500+ students by the middle of this decade. As part of the 2023/2024 five-year Capital Plan submission to the Ministry of Education, the District is requesting a 325-capacity addition. This project has not yet been approved by the Ministry.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The proposed rental apartment and townhouse development complies with the General Urban designation in the Regional Growth Strategy (RGS).

### **Official Community Plan**

#### Land Use Designation

- The subject site is designated Suburban in the OCP. The Suburban designation allows for densities up to 5 units hectare for areas within 200 metres of the Agriculture Land Reserve (ALR) edge.
- An OCP amendment from Suburban to Urban is required for the northern portion of the site to allow for a townhouse development with a proposed net density of 41 units per hectare. The Urban designation allows for densities of up to 72 units per hectare in sites abutting a Frequent Transit Network, such as Fraser Highway.
- An OCP amendment from Suburban to Multiple Residential is required for the southern portion of the site to allow for the development of two 5-storey rental apartment buildings with a proposed net density of 1.77 FAR. The Multiple Residential designation allows for densities of up to 2.0 FAR in sites abutting a Frequent Transit Network.

#### Amendment Rationale for Suburban to Urban

- The townhouse development proposal for the northern portion of the site complies with the Stage 1 Fleetwood Town Centre Plan designation of Townhouse, which allows for ground-oriented townhouse buildings (row or stacked), up to 3 storeys in height, and related amenity spaces.

- The proposed development is adjacent to the Surrey-Langley Skytrain Corridor and is located walking distance (approximately 1,100 metres) from the future SkyTrain Station at Fraser Highway and 166 Street. This conforms to the goal of achieving higher density development near a transit corridor, while at the same time providing an appropriate density and interface with the adjacent ALR lands to the east.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character and Farm Protection.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### Amendment Rationale for Suburban to Multiple Residential

- The apartment development proposed for the southern portion of the site includes two 5-storey purpose built rental apartment buildings.
- The proposed development is adjacent to the Surrey-Langley Skytrain Corridor and is located walking distance (approximately 1,100 metres) from the future SkyTrain Station at Fraser Highway and 166 Street. This conforms to the goal of achieving higher density development near a transit corridor, while at the same time providing an appropriate density and interface with the adjacent ALR lands to the east.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character and Farm Protection.
- The proposal for the southern portion of the site will not be subject to either Tier 1 or Tier 2 Capital Plan Project CACs, as the proposal includes 100% market rental residential units. A Restrictive Covenant will be registered making CAC payable if there is a future change in tenure.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
  - Support compact and efficient land development that is consistent with Metro Vancouver Regional Growth Strategy (OCP Policy A1);
  - Accommodate higher density development near Frequent Transit Corridors at densities sufficient to encourage commercial development and transit service expansions (A2);
  - Encourage development in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighborhood character and viability (A3);
  - Encourage development that supports increased transit, pedestrian walkability, and bicycle access (B3);

- Develop complete, accessible, and walkable green neighbourhoods with sufficient densities to support a high-quality transit system that is accessible to most residents (B4);
- Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods (B6);
- Encourage and support the development of new purpose-built rental apartments (F3); and
- Encourage the development of accessible and adaptable units (F3).

## Secondary Plans

### Land Use Designation

- The subject site is designated Townhouse in the Stage 1 Fleetwood Town Centre Plan (TCP). The Townhouse designation allows for ground-oriented townhouse buildings (row or stacked) and related amenity spaces. The townhouse buildings can be up to 3-storeys in height with a density of up to 1.0 FAR.
- The proposed 88-unit townhouse development on the northern portion of the site complies with the Townhouse designation.
- A TCP amendment from Townhouse to Low Rise is required for the southern portion of the site to allow for the development of two 5-storey purpose built rental apartment buildings, with a proposed net density of 1.77 FAR. The Low Rise designation allows for densities up to 2.0 FAR for residential only development.

### Amendment Rationale

- The apartment development proposed for the southern portion of the site includes two 5-storey purpose built rental apartment buildings.
- The Low Rise designation is intended for apartment building supported with ground floor townhouse and related amenity spaces, and building height of 4 to 5 storeys.
- The proposed development is adjacent to the Surrey-Langley SkyTrain Corridor and is located walking distance (approximately 1,100 metres) from the future SkyTrain Station at Fraser Highway and 166 Street. This conforms to the goal of achieving higher density development near a transit corridor, while at the same time providing appropriate density and interface with the adjacent ALR lands to the east.
- The applicant is proposing to enter into a housing agreement to ensure the rental is onsite for a period of at least 20 years.
- The proposal complies with the Development Permit requirements in the OCP for Farm Protection and Form and Character.
- The proposal for the southern portion of the site will not be subject to Tier 2 Capital Plan Project CACs for the proposed amendment, as the proposal includes 100% market rental

residential units. A Restrictive Covenant will be registered making CAC payable if there is a future change in tenure.

### Themes/Objectives

- The proposal is consistent with the following themes and policies from the Stage 1 Fleetwood Town Centre Plan:
  - Active Living: Provide spaces and amenities to foster active living, wellness, and opportunities for social connection.
  - Heart of Fleetwood: Build on the Town Centre's role as a local destination and enrich its sense of place, heritage, and culture.
  - Focused Growth: Support thoughtful transit-oriented development guided by the community context.

### **Housing Agreement**

- Section 483 of the Local Government Act authorizes local governments to enter into Housing Agreements, for terms and conditions agreed to by the owner and the local government, that pertain to the occupancy of the housing units.
- The proposed Housing Agreement will regulate the proposed 233 dwelling units in two proposed new 5-storey apartment buildings on the subject site.
- The attached Housing Agreement (Appendix XII) will be adopted by Bylaw and registered on title of the property. The agreement will restrict all 233 dwelling units to rental tenure for a period of 20 years.
- The City may from time to time require that the owner of the building provide written proof of compliance with the Housing Agreement.
- The Housing Agreement Bylaw will be brought forward for final adoption concurrently with final adoption of the associated Rezoning Bylaw and the issuance of the Development Permit once all of the outstanding conditions associated with the application are fulfilled.

### **Zoning By-law and CD By-law**

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and "Comprehensive Development Zone (CD)".

### Townhouse Development on Lot 2

- The table below provides an analysis of the townhouse development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)", streamside setbacks and parking requirements.



RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	75 uph	44 uph
<b>Floor Area Ratio:</b>	1.00	1.00 (net)
<b>Lot Coverage:</b>	45%	49%
<b>Yards and Setbacks</b>		
Front (South):	4.5 metres	4.5 metres
Rear (North):	6.0 metres	6.0 metres
Side (West):	6.0 metres	5.5 metres for Buildings 1 to 4 4.0 metres for Building 5
Street Side (East):	4.5 metres	6.0 metres
<b>Height of Buildings</b>		
Principal buildings:	13.0 metres	11.2 metres
Accessory buildings:	11.0 metres	9.5 metres
<b>Amenity Space</b>		
Indoor Amenity:	264 square metres	The proposed 212 m <sup>2</sup> + CIL meets the Zoning By-law requirement.
Outdoor Amenity:	264 square metres	The proposed 264 m <sup>2</sup> meets the Zoning By-law requirement.
<b>Parking (Part 5)</b>		
	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	176	176
Residential Visitor:	18	18
Total:	194	194
Tandem (%):	50%	42%
<b>Bicycle Spaces</b>		
Residential Visitor:	6	6

#### Lot Coverage and Setback Variance on Lot 2

- The applicant is requesting the following variance for the townhouse development:
  - to increase the maximum lot coverage of the RM-30 Zone from 45% to 49% on proposed Lot 2; and
  - to reduce the minimum west side yard setback of the RM-30 Zone for Buildings 1 to 4 from 6.0 metres to 5.5 metres, and for Building 5 from 6.0 metres to 4.0 metres on proposed Lot 2.
- The applicant is proposing to increase the maximum lot coverage permitted under the RM-30 Zone for the proposed townhouse development.
- The proposal meets the maximum density requirements under the RM-30 Zone, and is proposing to meet the outdoor amenity space requirements.

- Each townhouse unit has access to private outdoor space. Many of the units have covered rear patios, which impacts lot coverage calculations.
- The applicant is providing a 5.0 metre setback along the east property line, which exceeds the minimum side yard flanking setback of the RM-30 Zone of 4.5 metres, in order to provide an appropriate interface with land located within the Agricultural Land Reserve (ALR).
- The existing townhouse development to the west has a 6.0 metre setback from the shared property line with the subject site.
- The applicant is proposing to provide landscaping along the west property line, including a row of trees, to ensure privacy between the rear yards of proposed and existing townhouse units.
- The proposed setback reduction for Building 5 is a side of unit condition. The setback area will consist of landscaping and a walkway for residents to access their yard along the north property line.
- Staff support the requested variances.

#### Rental Apartment Development on Lot 1

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the rental apartment development on the southern portion of the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
<b>Floor Area Ratio:</b>	1.5 FAR (net)	1.77 FAR (net)
<b>Lot Coverage:</b>	33%	47%
<b>Yards and Setbacks:</b>		
North (79B Ave):	7.5 m	4.5 m
East (Bear Creek Drive):	7.5 m	6.0 m
South (Fraser Hwy):	7.5 m	10.0 m
West:	7.5 m	10.0 m
<b>Principal Building Height:</b>	50.0 m	17.4 m
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>• Multiple unit residential buildings</li> <li>• Ground-oriented multiple unit residential buildings</li> <li>• Child care centres</li> </ul>	<ul style="list-style-type: none"> <li>• Multiple unit residential buildings</li> <li>• Ground-oriented multiple unit residential buildings</li> </ul>
<b>Amenity Space</b>		
Indoor Amenity:	3.0 sq. m. per dwelling unit 1.0 sq. m. per lock-off suite 4.0 sq. m. per micro unit	The proposed 611 m <sup>2</sup> meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq. m. per dwelling unit 1.0 sq. m. per lock-off suite 4.0 sq. m. per micro unit	The proposed 1,385 m <sup>2</sup> meets the Zoning By-law requirement.
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	317	245
Residential Visitor:	47	36
Total:	364	281
Accessible:	7	7
<b>Bicycle Spaces</b>		
Residential Secure Parking:	280	280
Residential Visitor:	6	6

- The floor area ratio (FAR) has been increased from 1.5 FAR in the RM-70 Zone to 1.77 net FAR in the CD Zone. The proposed density requires an amendment to the OCP and Stage 1 Fleetwood Town Centre Plan (TCP) designations.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to 47% in the CD Zone to accommodate the building form, which is generally consistent with other similar 5-storey apartment buildings.
- The reduced setbacks along the north property line (79B Avenue) and east property line (Bear Creek Drive) achieve a more urban, pedestrian-oriented streetscape, consistent with the goals and objective of the Stage 1 Fleetwood TCP.
- The proposed 233 dwelling units requires parking spaces equivalent to 1.3 parking spaces per dwelling unit with 1 or no bedrooms and to be provided on-site for residential and visitor parking, as per the Zoning Bylaw. The applicant is proposing to provide 281 parking spaces, equivalent to 1.05 spaces per rental dwelling unit and 0.15 visitor spaces per unit. The proposed parking is below the current Zoning Bylaw requirements, but is generally consistent

with the Council-endorsed parking rates as per Corporate Report No. R115;2021, which recommended 0.8 to 1.0 parking spaces per rental dwelling unit within a Rapid Transit Area and 0.1 visitor stalls per rental dwelling unit.

- The proposed bicycle parking complies with the minimum requirement.

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

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed townhouse 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 \$2,136 per new unit.
- The proposed rental apartment development will not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs, as the proposal includes 100% market rental residential units. A Restrictive Covenant will be registered making Capital Project CACs payable if there is a future change in tenure.

### **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 provide an Affordable Housing Contribution on a per new unit basis 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.
- For the townhouse development, 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.
- The rental apartment portion of the project is exempt from the provision of this policy. For this portion of the project, the applicant will be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure from the market rental, to address the City's needs with respect to the City's Affordable Housing Strategy.

### **Public Art Policy**

- For the townhouse development, 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.

- For the rental apartment building, the Public Art contribution will not be required as this portion of the project includes 100% market rental units and will be applicable only if there is a future change in tenure from market rental residential units.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 15, 2022, and the Development Proposal Signs were installed on January 4, 2023. Staff received the following responses from residents (*staff comments in italics*):

- Three (3) residents sought general information on the proposal.
- One (1) resident had questions and another expressed concern with how the proposal will interface with land in the Agricultural Land Reserve to the east.

*(The proposed development will comply with minimum building setbacks for the ALR boundary. A future arterial road, Bear Creek Drive, will separate the subject site from the ALR boundary. The proposed townhouse and apartment developments will have a front yard setback of 6.0 metre and 5.0 metres, respectively. The yards will be landscaped to include trees and shrubs that will provide buffering from Bear Creek Drive and further east, the boundary of the ALR. In addition, boulevard street trees within the Bear Creek Drive Road allowance, will provide additional buffering from the ALR lands.)*

- One (1) resident expressed concern with the density being proposed for the site.

*(The proposal includes an amendment to the Stage 1 Fleetwood Town Centre Plan (TCP) to redesignate the site from Townhouse to Low Rise in order to permit the development of two 5-storey rental apartment buildings at a net density of 1.77 FAR. The apartment development has stepped the top floor of the building along the east property line to provide an appropriate transition from existing 3-storey town house development to the east.)*

- The subject development application was reviewed by the Fleetwood Community Association. The Fleetwood Community Association provided general comments and questions on the proposed development (*staff comments in italics*):

- Sought general information on the proposal;
- Expressed opposition to the proposed OCP Amendment and Stage 1 Fleetwood Town Centre Plan (TCP) Amendment, but indicated support for rental if it included below market rental units;

*(The applicant is proposing development of two 5-storey apartment buildings on the southern portion of the site to be rental tenure. The current proposal is for 100% market rental only. The applicant is exploring whether there is any potential to include below market units, but will not be able to provide any further direction until the application receives final approval.)*

- Inquired regarding the need for a Traffic Impact Assessment;

*(A site-specific transportation impact analysis (“TIA”) was not required as the proposal does not meet the City’s threshold. As part of the Fleetwood Plan, the City has conducted a TIA to evaluate the impacts of development of the entire Plan area, including the subject site. This TIA will inform the required infrastructure improvements to service development of the Plan area and ensure traffic impacts are evaluated comprehensively.)*

## Public Information Meeting

- The applicant hosted a Public Information Meeting on February 1, 2023, at the Surrey Sports & Leisure Complex to present the proposed development plans and gain feedback from the community.
- The meeting was organized and attended by the applicant and their consulting team, including representatives from Platinum Group, The Partners Marketing Group, Flat Architecture and Hub Engineering. City staff were also in attendance.
- A total of 11 attendees signed in at the meeting and provided comments on the proposal. Below is a summary of the nature of the comments:
  - Three (3) residents expressed support for the proposed 88-unit townhouse development.
  - Two (2) residents expressed support and one (1) identified as somewhat opposed to the proposed rental apartment development.
    - A resident commented that this was the wrong location for an apartment building. That the density is too high adjacent to the ALR, and too far from the future Skytrain station.
    - A resident lauded the opportunity this presents for people who cannot afford mortgages, especially young families.
    - A resident expressed a desire to see some small-scale commercial at this location. Noting that existing commercial is not within walking distance of this location.
  - Two (2) residents expressed support for proposed interface between the rental apartment development and existing townhouses to the west.
  - One (1) resident expressed concern with transition to the ALR.
  - Three (3) residents expressed support with design of the project.
  - Two (2) residents expressed support, and one (1) somewhat supportive for the proposed access and road layout.
    - A resident expressed concern with Bear Creek Drive ending at the north property line.
  - One (1) resident expressed hope that project will be completed before rapid transit comes to the neighbourhood.

## DEVELOPMENT PERMITS

### Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The Farming Protection Development Permit guidelines for multiple family uses are outlined below (*with staff comments in italics*):
  - The minimum building setback for the ALR boundary is 30 metres.

*(The proposed building setback from the ALR boundary is 33 metres for the apartment development and 32 metres for the townhouse development, exceeding the minimum requirement.)*

- Provide a minimum of 3.5 metres of rear yard space between multiple family dwellings and landscaped buffers.

*(The front yards of the proposed apartment units facing Bear Creek Drive and the ALR boundary will be a total of 6.0 metres, including landscaping.)*

*(The front yard of the proposed townhouse units facing Bear Creek Drive and the ALR Boundary will be a total of 5.0 metres, including landscaping.)*

- The minimum vegetated buffer width is 24 metres.

*(Bear Creek Drive, a future arterial road, will separate the subject site from the ALR boundary. The proposed apartment units fronting Bear Creek Drive will have a building setback of 6.0 metres from the property line, and the proposed townhouse units will have a building setback of 5.0 metres. The yards will be landscaped to include trees and shrubs that will provide buffering from Bear Creek Drive and further east, the boundary of the ALR. In addition, boulevard street trees within the Bear Creek Drive Road allowance, will provide additional buffering from the ALR lands.)*

- Any proposed vegetated buffer should include a mix of appropriate deciduous and coniferous trees, spaced a minimum of 2 metres to 4 metres apart. Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a fuller vegetated buffer.

*(A variety of suitable tree species are proposed in the front yards of the townhouse units facing the ALR, along with shrubs. Due to the road requirements for Bear Creek Drive, no existing mature trees were able to be retained within the vegetated buffer.)*

- For any property within 50 metres of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.

*(In addition to the Section 219 Restrictive Covenant to inform future owners of farm practices in the area, the applicant is also required to provide an acoustical report and register a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures for units adjacent to Bear Creek Drive. The noise mitigation measure will also work to mitigation disturbance from farm practices in the ALR.)*

## **Form and Character Development Permit Requirement**

### **General Development Permit (Rental Apartment on Lot 1)**

- The proposed development is subject to a General Development Permit for Form and Character and is also subject to the urban design guidelines in the Stage 1 Fleetwood Town Centre Plan (TCP).
- The General Development Permit will regulate siting, height, massing, access and setbacks. A subsequent Detailed Development Permit will be required for each phase and will serve to refine the elements of the General Development Permit, developing character elements including material, architectural expression, and landscape design.

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the interim design guidelines in the Stage 1 Fleetwood Town Centre Plan (TCP).
- The development proposal includes two 5-storey purpose built rental apartment buildings, with 233 dwelling units.
- The proposed development is adjacent to the Surrey-Langley Skytrain Corridor and is located within walking distance (approximately 1,110 metres) from the future SkyTrain Station at Fraser Highway and 166 Street. The applicant has worked with staff to establish an appropriate setback (minimum 10 metres) with active interface along Fraser Highway.
- The applicant has worked with staff to develop a design that incorporates the interim Stage 1 Fleetwood TCP urban design guidelines and principles through building height and massing refinement, public realm, and street interfaces for a General Development Permit intent. However, a subsequent Detailed Development Permit and detailed reviews are required to address further comments with respect to Form and Character.
- The applicant has worked with staff to provide an appropriate interface with the existing townhouse development to the west by increasing the building setback (10 metres minimum), stepping back the top 4<sup>th</sup> floor along the west property line, and providing a section of two-storey townhouse expression along the interface.
- The applicant has worked with staff to create a sensitive interface to the adjacent ALR by increasing the building setback to 6.0 meters, stepping back the 5<sup>th</sup> upper floor and providing a two-storey townhouse expression.
- A key feature of the architectural massing for the north and south apartment buildings are the recessed bays with generous glazed entry lobbies. These assist in relieving the scale of the building and providing views through the amenity courtyard.
- The proposed development received ‘support’ from the Advisory Design Panel (ADP) at the March 30, 2023, ADP meeting, and the applicant has addressed most of the ADP comments relevant to the General Development Permit stage (Appendix X).
- The applicant has agreed to address any outstanding post-ADP and staff comments to the satisfaction of the City Architect, prior to final adoption.

### Landscaping

- The landscape design is centered around a large two-level central courtyard with pedestrian connections to all three frontages. The conceptual design focuses on a connection to nature with areas of activity and pleasant spaces to walk. The scale and arrangement of this courtyard is a significant asset to the design and central to the success of the concept.
- Further details on the landscaping will be provided at the Detailed Development Permit stage.



### Indoor Amenity

- Based upon the City's Zoning Bylaw requirement, the applicant is required to provide 611 square meters of outdoor amenity space to serve the residents of the proposed rental apartment development (233 units). The applicant is currently providing 611 square metres of indoor amenity space, which meets the minimum requirement.
- The exact size and details of the amenity spaces will be confirmed as part of the Detailed Development Permit application.

### Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement, the applicant is required to provide 699 square metres of outdoor amenity space to serve residents of the proposed rental apartment development. The applicant is currently providing 1,385 square metres of outdoor amenity spaces, which well exceeds the minimum requirement.
- The exact size and details of the amenity space will be confirmed as part of a future Detailed Development Permit application.

### Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, in writing, as follows, design updates to be completed as part of the future Detailed Development Permit application:
  - A practical, convenient Accessible route for both buildings to and between the upper and lower amenity areas.
  - Exit routes and stairs that conceptually function with the design of the building.
  - Additional programming and design development to the large courtyard.
  - Design resolution, with a focus on both privacy and CPTED to the pathway between the two buildings fronting Bear Creek Drive.

### **Detailed Development Permit (Townhouse Development on Lot 2)**

- The proposed development is subject to a Detailed Development Permit for Form and Character and is also subject to the interim urban design guidelines in the Stage 1 Fleetwood Town Centre Plan (TCP).
- The proposed 88-unit townhouse project consists of 17, three-storey buildings with garages accessed internally to the site. All units are proposed to have three bedrooms.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the interim design guidelines in the Stage 1 Fleetwood Town Centre Plan (TCP).
- The applicant has worked with staff to resolve the following issues:
  - Address some of the challenges involved in site planning due to the slope of the site;

- Accommodate interfacing with the Agriculture Land Reserve (ALR) to the east and the existing townhouse development to the west;
  - Provide the outdoor amenity space in central location, with tiered areas, taking advantages of slope through the site;
  - Accommodate 1.8 m wide walkways where they connect with street frontages; and
  - Provide some landscaping along private drive aisles.
- Fifty-one (51) of the units are proposed to have side-by-side garages while the remaining 37 units are proposed to have tandem parking arrangements.
  - A single vehicular access is proposed from 79B Avenue for the development.
  - The buildings fronting onto Bear Creek Drive and 79B Avenue are oriented towards the street with front door and habitable rooms facing the street frontage, and with landscaped front yards.
  - The buildings along the north property line have also been designed with habitable rooms facing north to ensure CPTED principles are met upon development of the future parkland.
  - The buildings are proposed with two coordinated colour schemes, one light and one dark. The buildings are proposed to have a modern appearance, with large windows and gable roofs. Building materials include hardie siding (in a variety of shades of grey and brown), brick (in dark grey), and dark grey shingled roofs. Units are proposed to have alternating red and blue painted front doors.

### Landscaping

- The proposed landscaping for the site includes a centrally located outdoor amenity space and corner plaza at the northwest corner of Bear Creek Drive and 79B Avenue.
- The dwelling units will have landscaped yards, with a variety of trees and shrubs. All units will have access to some private lawn area, with the exception of units fronting Bear Creek Drive which will have densely planted front yards to provide an appropriate buffer to lands within the Agriculture Land Reserve (ALR) to the east.
- Staff will work with the applicant to assess whether there are any opportunities to accommodate additional tree planting on-site.

### Indoor Amenity

- The required indoor amenity space is 264 square metres, while the application is proposing to provide 212 square metres of indoor amenity on site, requiring cash-in-lieu for the shortfall in accordance with City Policy No. O-48 and provisions within the Zoning Bylaw.
- A two-level indoor amenity building is proposed to be located at the north end of Building 7, adjacent to the outdoor amenity area.

- The proposed indoor amenity space will include multi-purpose rooms.

### Outdoor Amenity

- The required outdoor amenity space is 264 square metres. The applicant is proposing to provide 264 square meters of outdoor amenity space, meeting the minimum requirement.
- The outdoor amenity space is centrally located, with direct access to the indoor amenity building.
- Taking advantage of site grading, the outdoor amenity is separated into 3 distinct areas, with spaces for an outdoor barbeque, seating area, urban garden plots, and a playground for children.

### Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
  - Resolution of urban design issues resulting from detailed coordination with architectural, landscape and civil designs.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

## TREES

- Jori Porter, ISA Certified Arborist of McElhanney Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	5	4	1
Cottonwood	12	12	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Norway Maple	1	1	0
Horse Chestnut	2	2	0
Cherry	3	1	2
Pear	1	1	0
Paper Birch	1	1	0
<b>Coniferous Trees</b>			
Sawara Cypress	1	1	0

<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>9</b>	<b>7</b>	<b>2</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>30</b>		
<b>Total Retained and Replacement Trees</b>	<b>33</b>		
<b>Contribution to the Green City Program</b>	<b>NA</b>		

- The Arborist Assessment states that there are a total of 9 mature trees on the site, excluding Alder and Cottonwood trees. Seventeen (17) existing trees, approximately 65 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 30 replacement trees on the site. The applicant is proposing 30 replacement trees, meeting City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on Bear Creek Drive, 79B Avenue, and Fraser Highway. 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 Hedge Maple, Slender Silhouette Sweetgum, Arnold Sentinel Austrian Black Pine, and Snowcone Japanese Snowbell.
- In summary, a total of 33 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Block Plan
Appendix II.	Subdivision Plan
Appendix III.	Site Plan, Building Elevations, Landscape Plans and Perspective for Rental Apartment Development (General Development Permit No. 7919-0327-00)
Appendix IV.	Site Plan, Building Elevations, Landscape Plans and Perspective for Townhouse Development (Detailed Development Permit No. 7919-0327-01)
Appendix V.	Engineering Summary
Appendix VI.	School District Comments
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Stage 1 TCP Redesignation Map
Appendix IX.	OCP Redesignation Map
Appendix X.	Development Variance Permit No. 7919-0327-00
Appendix XI.	ADP Comments and Response
Appendix XII.	Proposed Housing Agreement By-law and Housing Agreement

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

SR/ar

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING**

**Appendix I**

**BYLAW NO. \_\_\_\_\_ OF:  
LOT 2 PLAN EPP77592, AND  
LOT 3 PLAN 5354  
BOTH OF SECTION 19 TOWNSHIP 8  
NEW WESTMINSTER DISTRICT**

CITY OF SURREY BCGS 92G.017

SCALE 1:750



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500

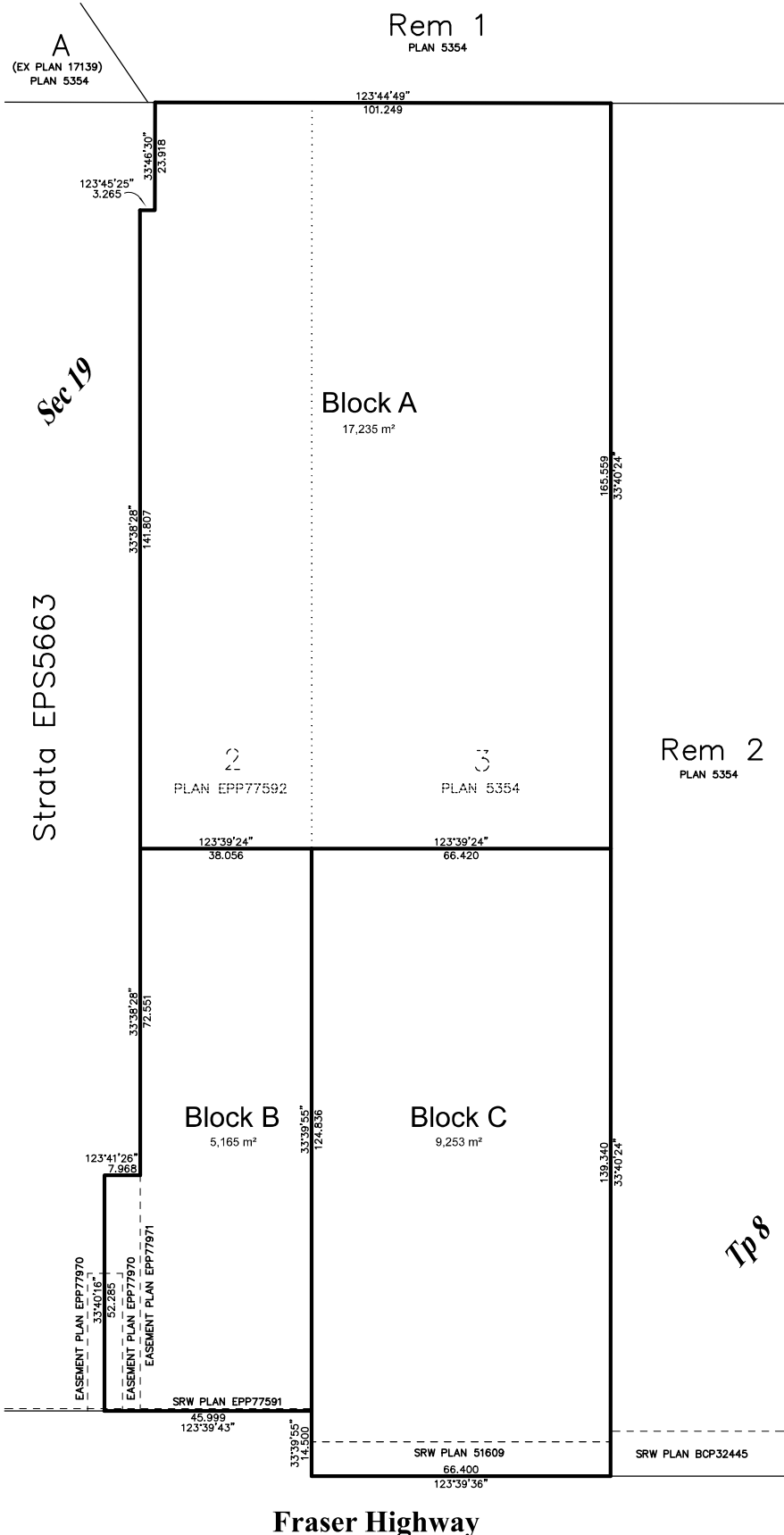
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

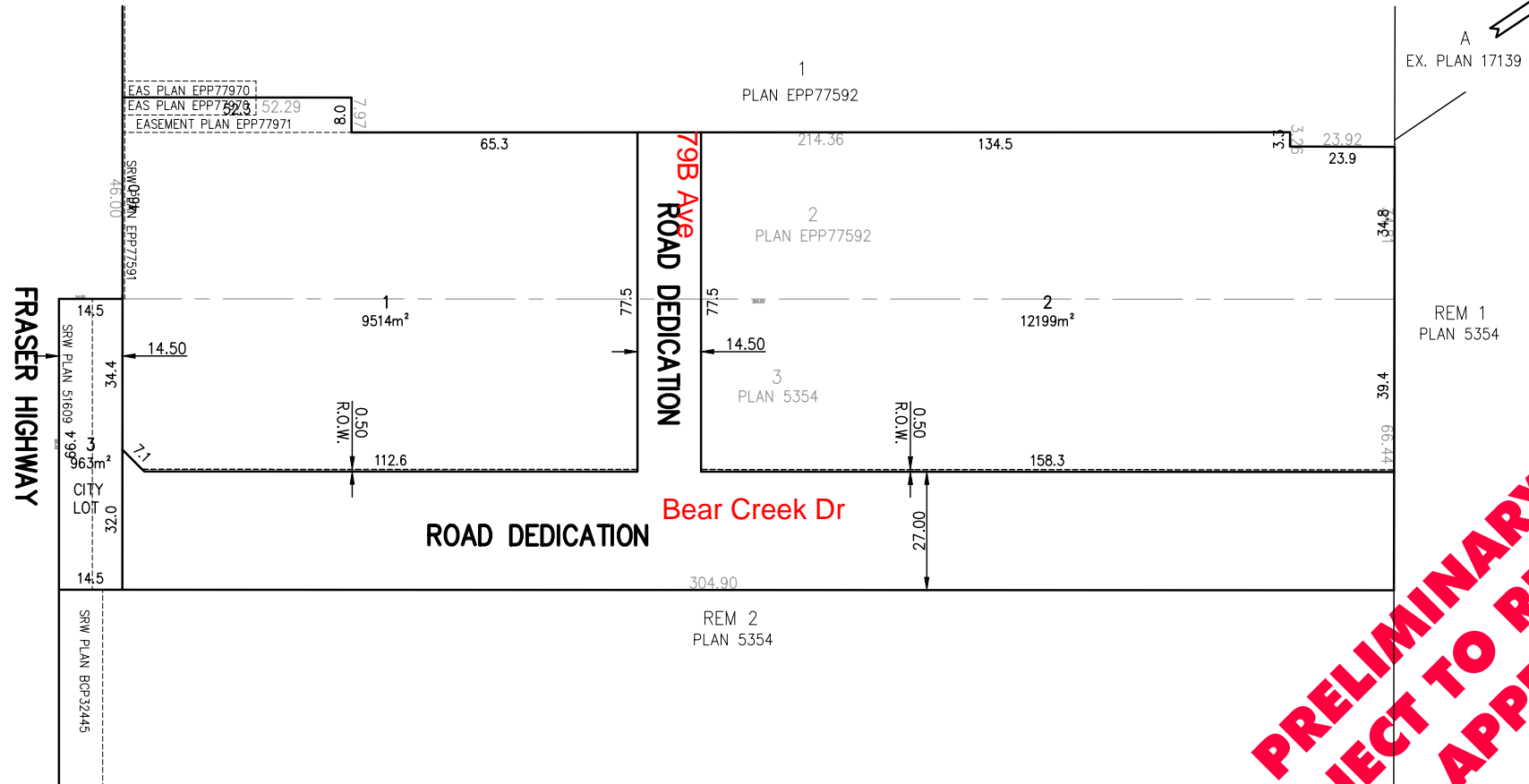
**CIVIC ADDRESS:**

17049 - FRASER HWY, PID:030-422-477  
17071 - FRASER HWY, PID:000-910-783

**BOOK OF REFERENCE**

DESCRIPTION	AREA
BLOCK A	17,235 m <sup>2</sup>
BLOCK B	5,165 m <sup>2</sup>
BLOCK C	9,253 m <sup>2</sup>
TOTAL ALL BLOCKS	31,653 m <sup>2</sup>





**PRELIMINARY  
SUBJECT TO REVIEW  
AND APPROVAL**

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CLIENT:		PROJECT: 17049 & 17071 - FRASER HIGHWAY			
DRAWING TITLE: SUBDIVISION					
PROJECT No.	DATE:	LEGAL:	SCALE:	MUNICIPAL PROJECT No:	
20034	APR 2023		1:1000		
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

**Hub Engineering Inc.**  
Engineering and Development Consultants



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

# RESIDENTIAL APARTMENT BUILDING

17049 & 17071 Fraser Highway, Surrey, BC

## Appendix III



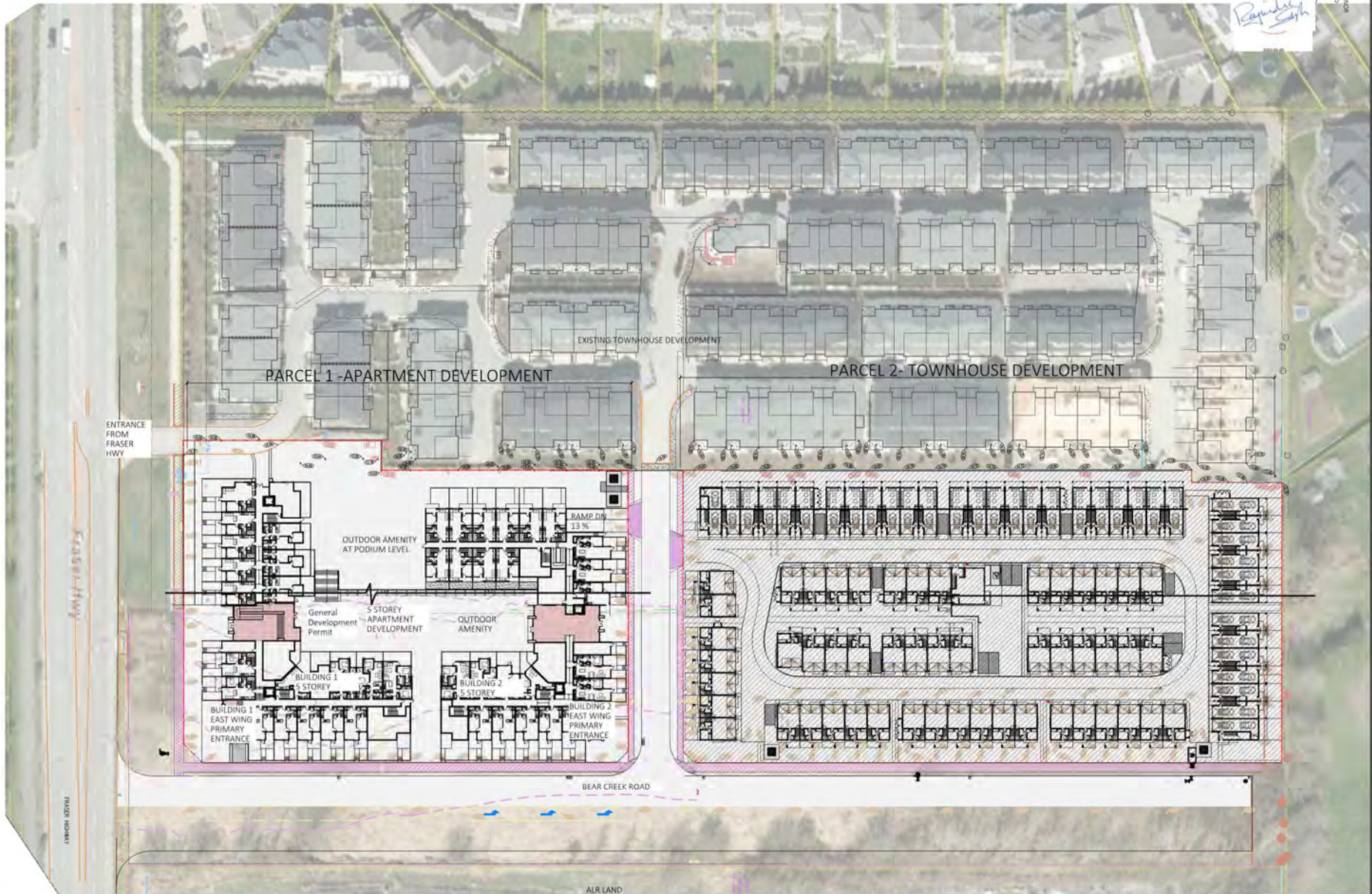
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  - B - 0.1 SITE STATISTICS
  - B - 0.2 CONTEXT PLAN
  - B - 0.3 CONTEXT VIEWS
  - B - 0.4 SITE ANALYSIS
  - B - 0.5 SHADOW STUDY
  - B - 0.6 STREET ESCAPE
- 
- B - 1.1 SITE PLAN
  - B - 1.2 FIRE PLAN
- 
- B-P.1 PARKING -1
- 
- B - 2.1 FLOOR PLANS - LEVEL 1
  - B - 2.2 FLOOR PLANS - LEVEL 2
  - B - 2.3 FLOOR PLANS - LEVEL 3
  - B - 2.4 FLOOR PLANS - LEVEL 4
  - B - 2.5 FLOOR PLANS - LEVEL 5
- 
- B - 3.0 ELEVATIONS - EAST / WEST
  - B - 3.1 ELEVATIONS - EAST/EAST
  - B - 3.2 ELEVATIONS - NORTH/ WEST
  - B - 3.3 ELEVATIONS - WEST / SOUTH
- 
- B - 4.1 SECTION-1,2
- 
- B - 5.1 MATERIAL BOARD

**FLAT ARCHITECTURE**

Unit 209- 6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca  
Ph: 604-503-4484



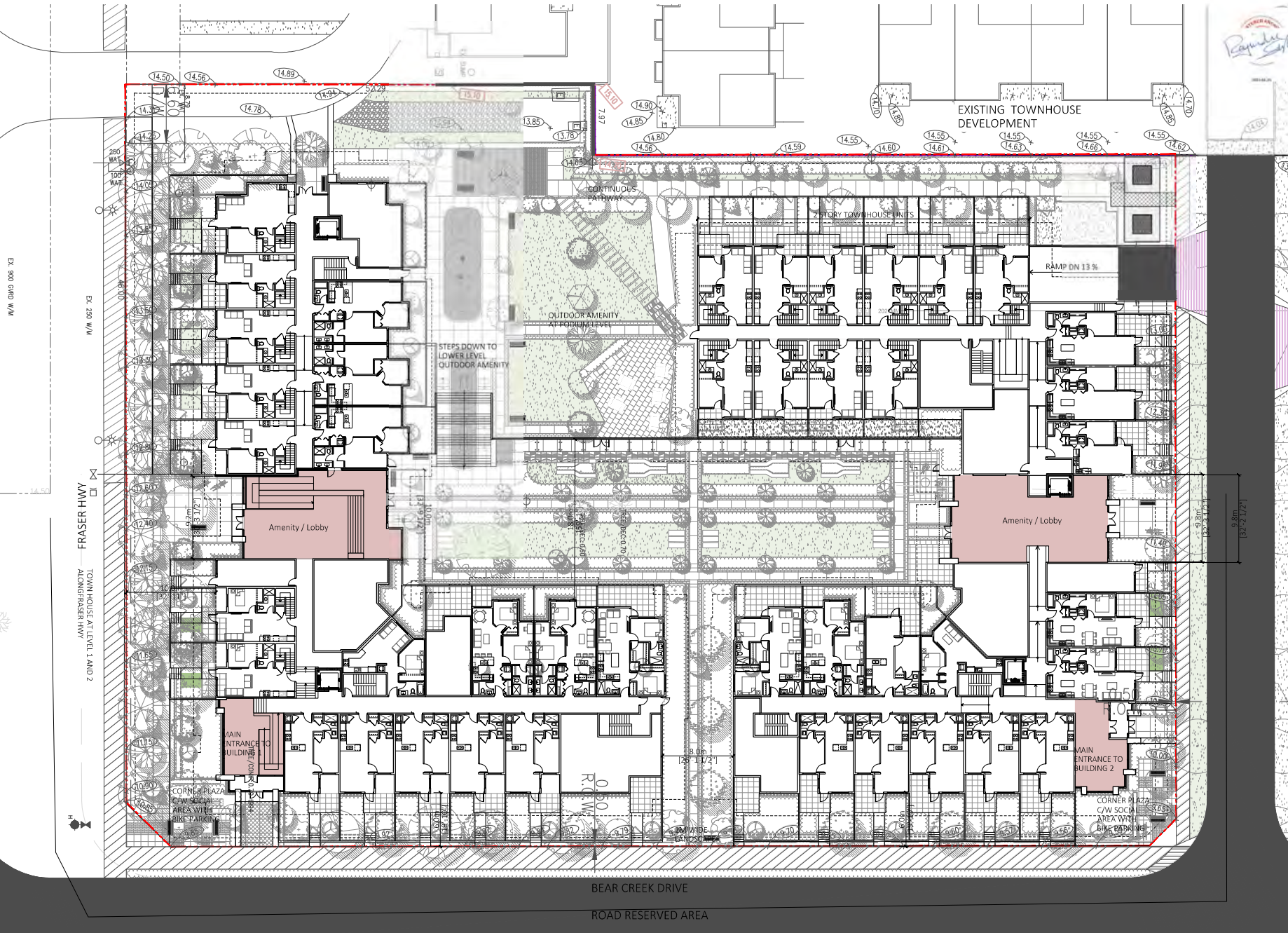


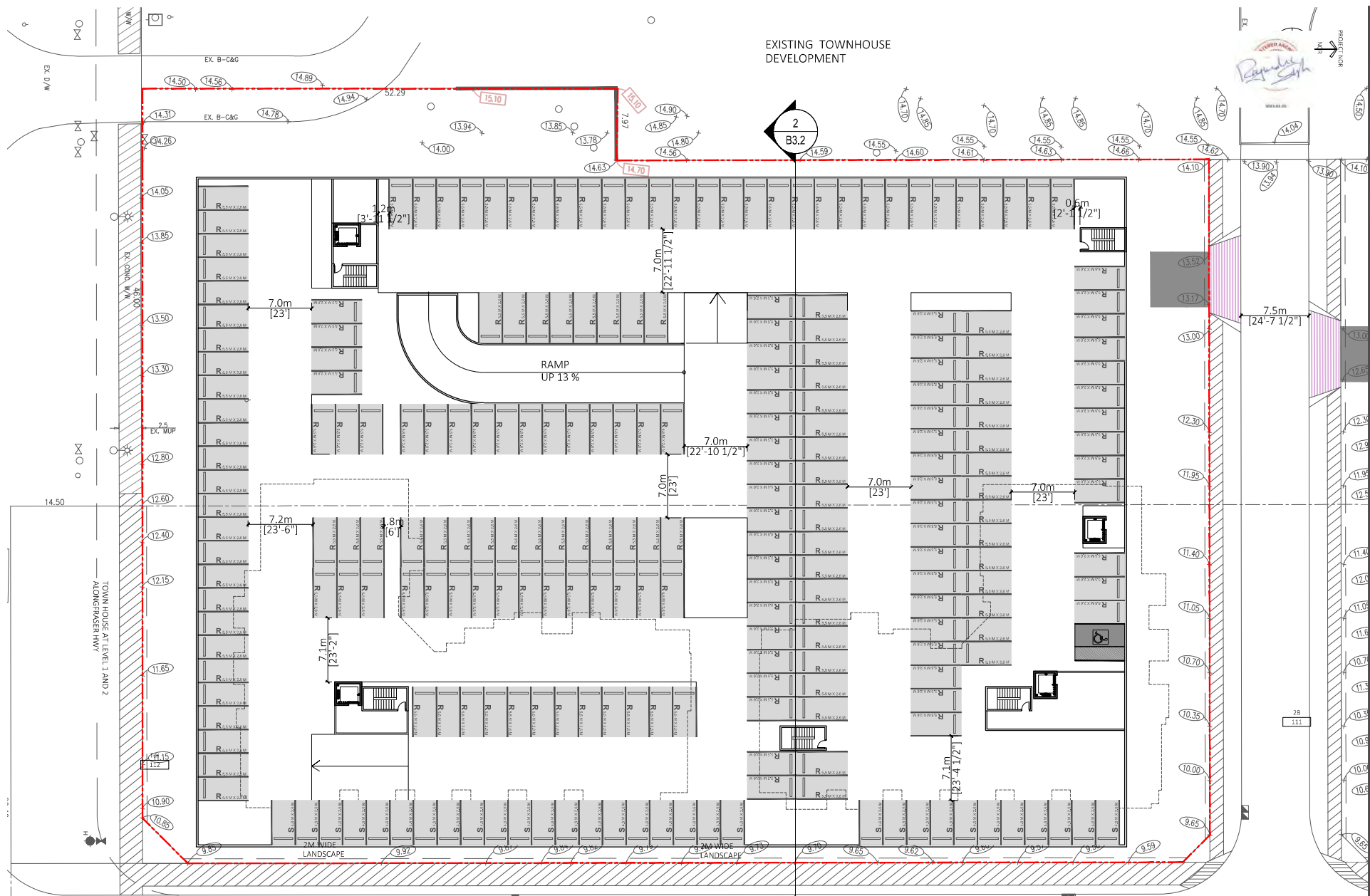


REV	DESCRIPTION	DATE	BY



REV	DESCRIPTION	BY	DATE

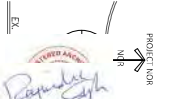




EXISTING TOWNHOUSE DEVELOPMENT

2  
B3.2

2  
B3.2



**FLAT**  
ARCHITECTURE

Unit 209- 6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca  
Ph: 604-503-4484

**PROJECT INFO:**  
LIBERTY 2 - Five Storey Apartment  
Development at 17049, 17071 Fraser  
Hwy Surrey BC  
CLIENT: Platinum Enterprises Ltd

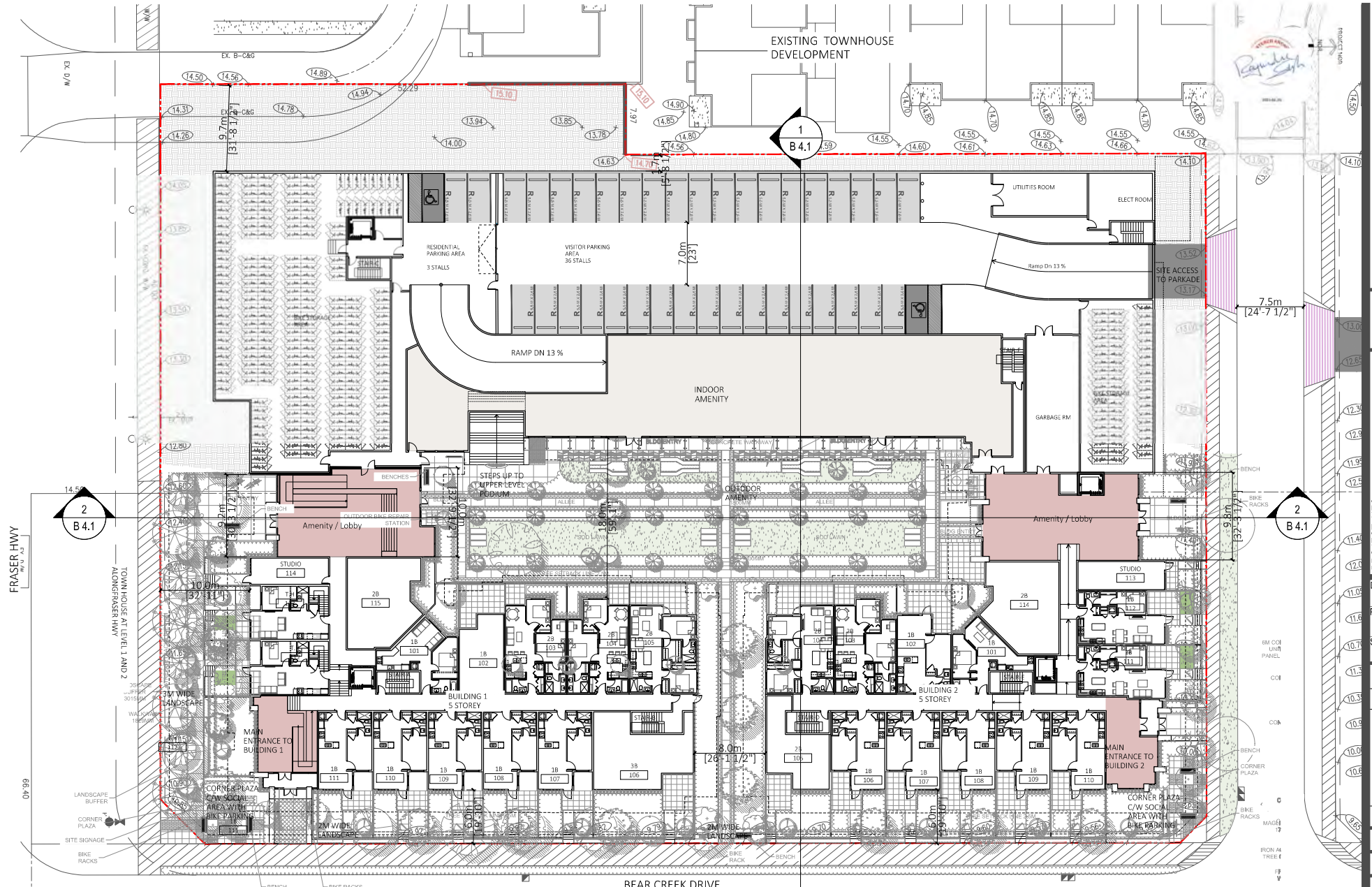
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PROJECT NO: 22-227  
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DRAWN BY: R.W

REV	DESCRIPTION	DATE	BY

FLOOR PLAN  
LEVEL P1

PARCEL 1

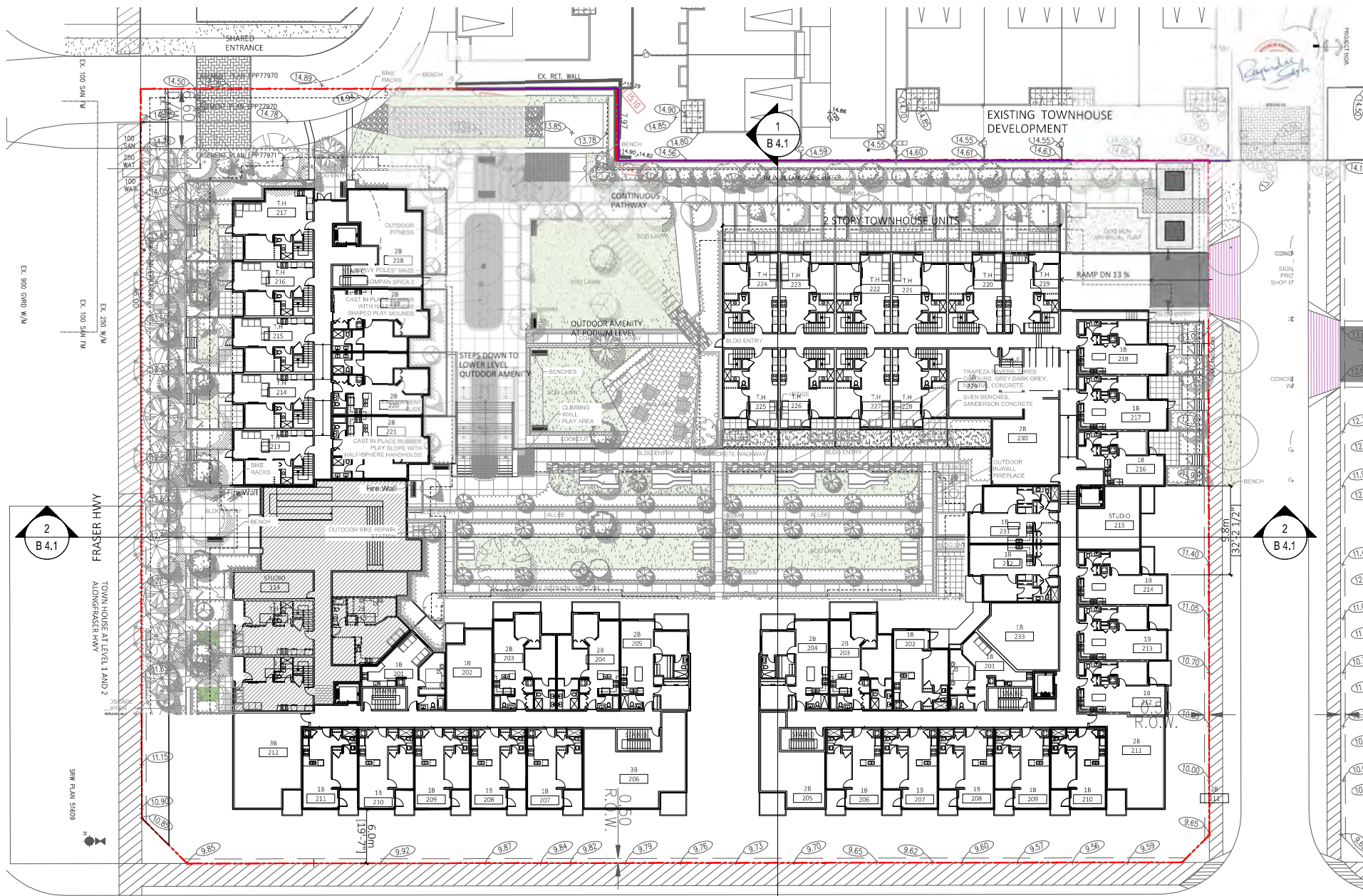
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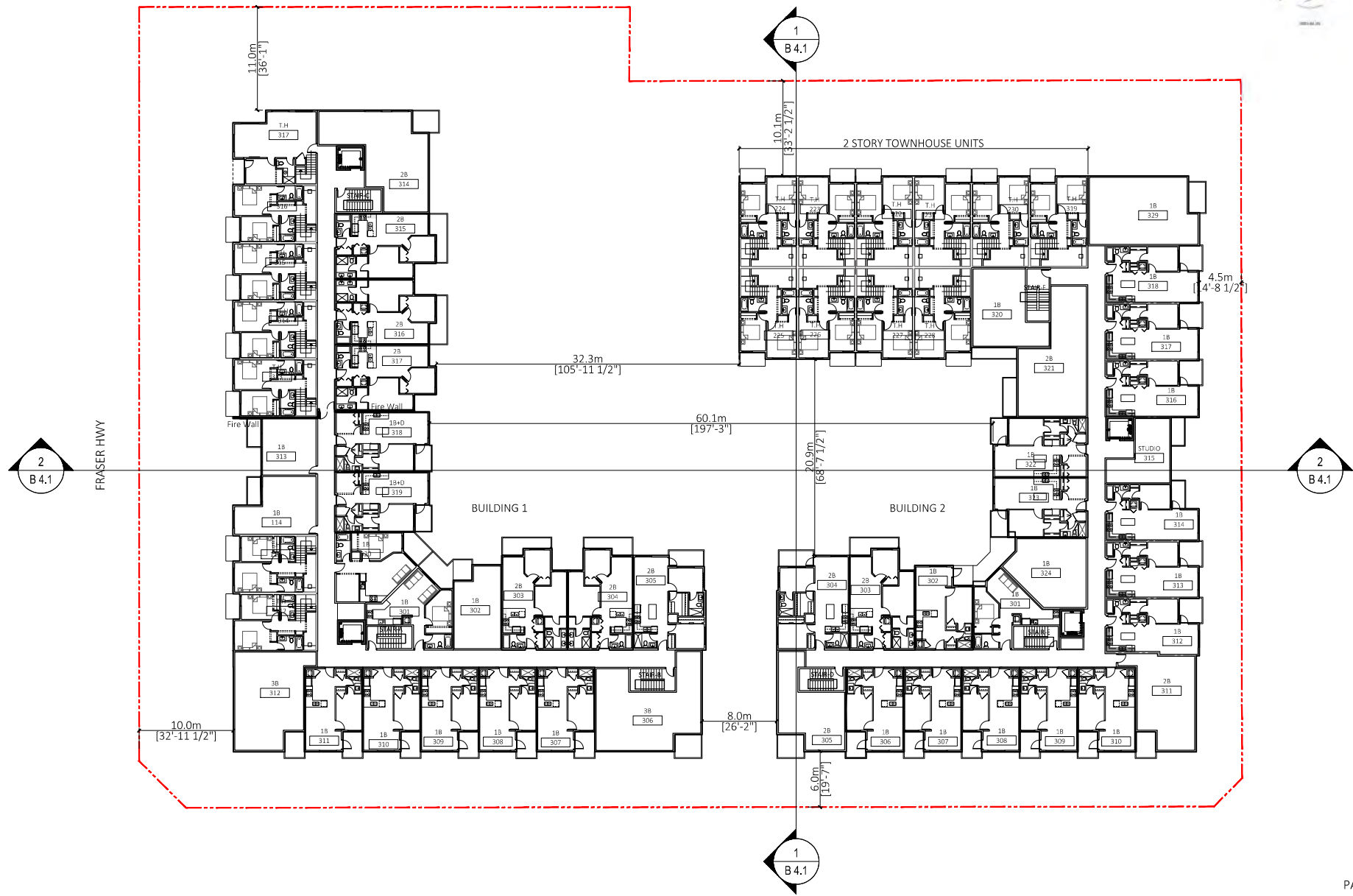
BEAR CREEK DRIVE

ROAD RESERVED AREA

PARCEL 1



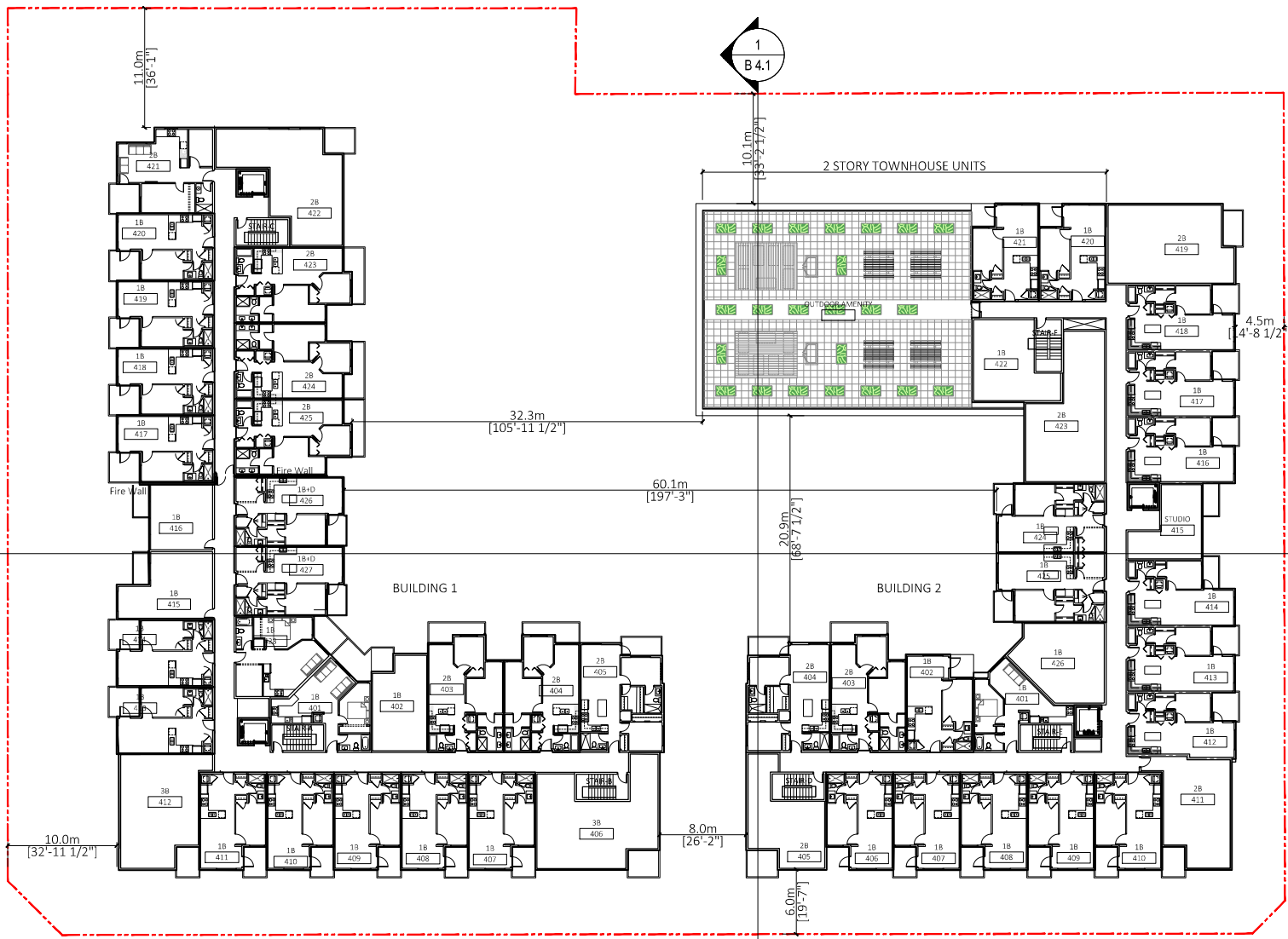
REV	DESCRIPTION	DATE	BY



REV	DESCRIPTION	BY	DATE

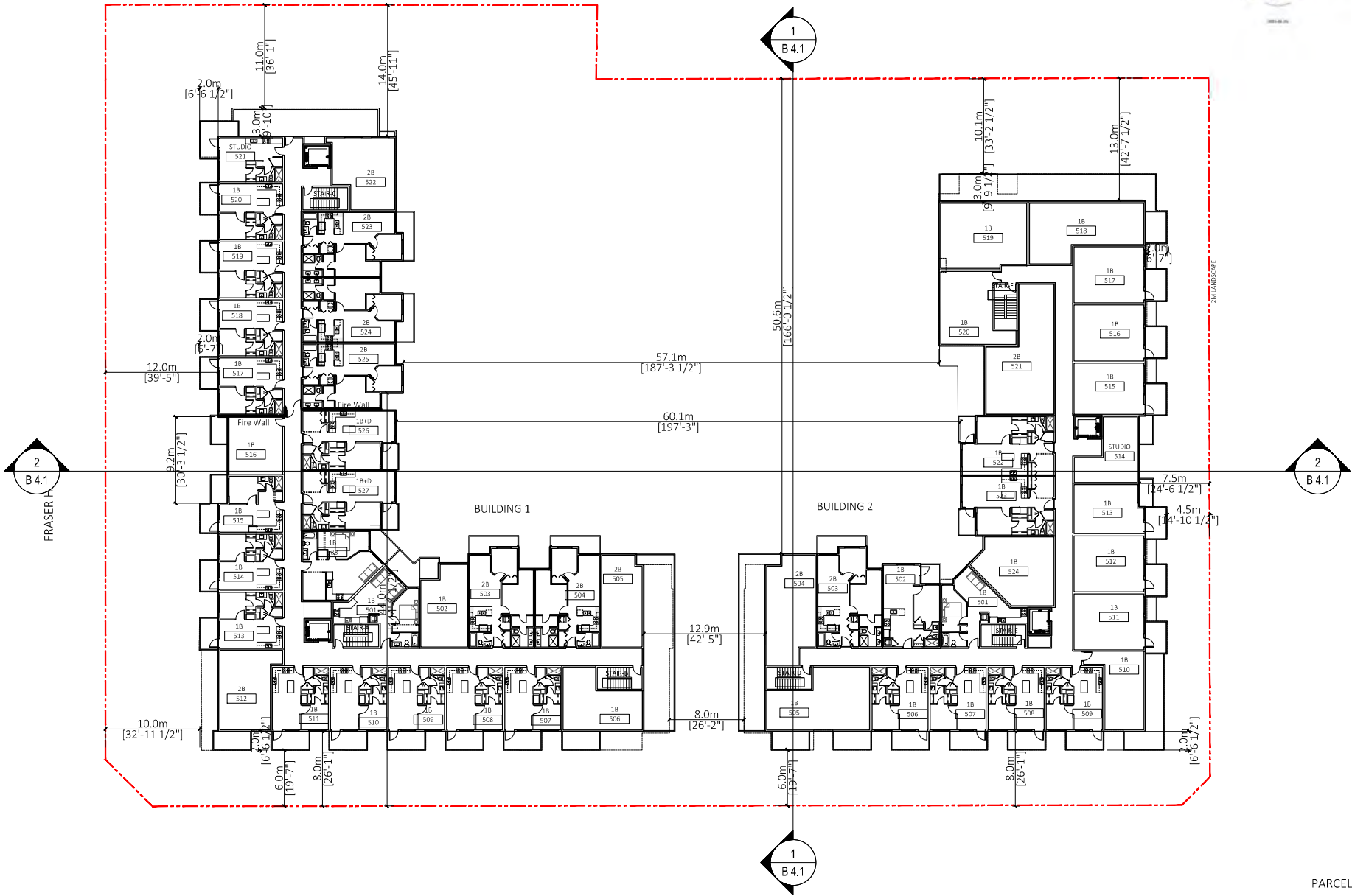


REV	DESCRIPTION	DATE	BY



FRASER HWY





REV	DESCRIPTION	BY	DATE



1 EAST SIDE ELEVATION FROM BEAR CREEK DR.  
Scale: 1/16"=1'



2 EAST SIDE ELEVATION FROM BEAR CREEK DR.  
Scale: 1/16"=1'

REV	DESCRIPTION	DATE



1 NORTH ELEVATION  
Scale: 1/16"=1'



2 WEST SIDE ELEVATION  
Scale: 1/8"=1'

PROJECT INFO:  
LIBERTY 2 - Five Storey Apartment  
Development at 17049, 17071 Fraser  
Hwy Surrey BC  
CLIENT:  
Platinum Enterprises Ltd

DATE:  
10-Mar-23  
PROJECT NO:  
22-227  
SCALE:  
as noted  
DRAWN BY:  
R.W/BS

NO.	REVISION	DATE

BUILDING 2  
ELEVATION

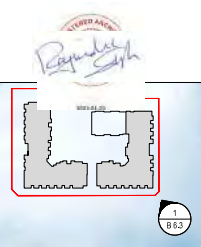


2 WEST ELEVATION  
Scale: 1/16"=1'



1 SOUTH SIDE ELEVATION FROM FRASER HWY  
Scale: 1/20"=1'

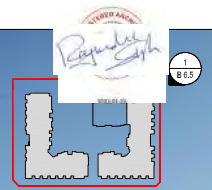
NO.	DATE	DESCRIPTION



REV	DESCRIPTION	BY	DATE



REV	DESCRIPTION	BY	DATE

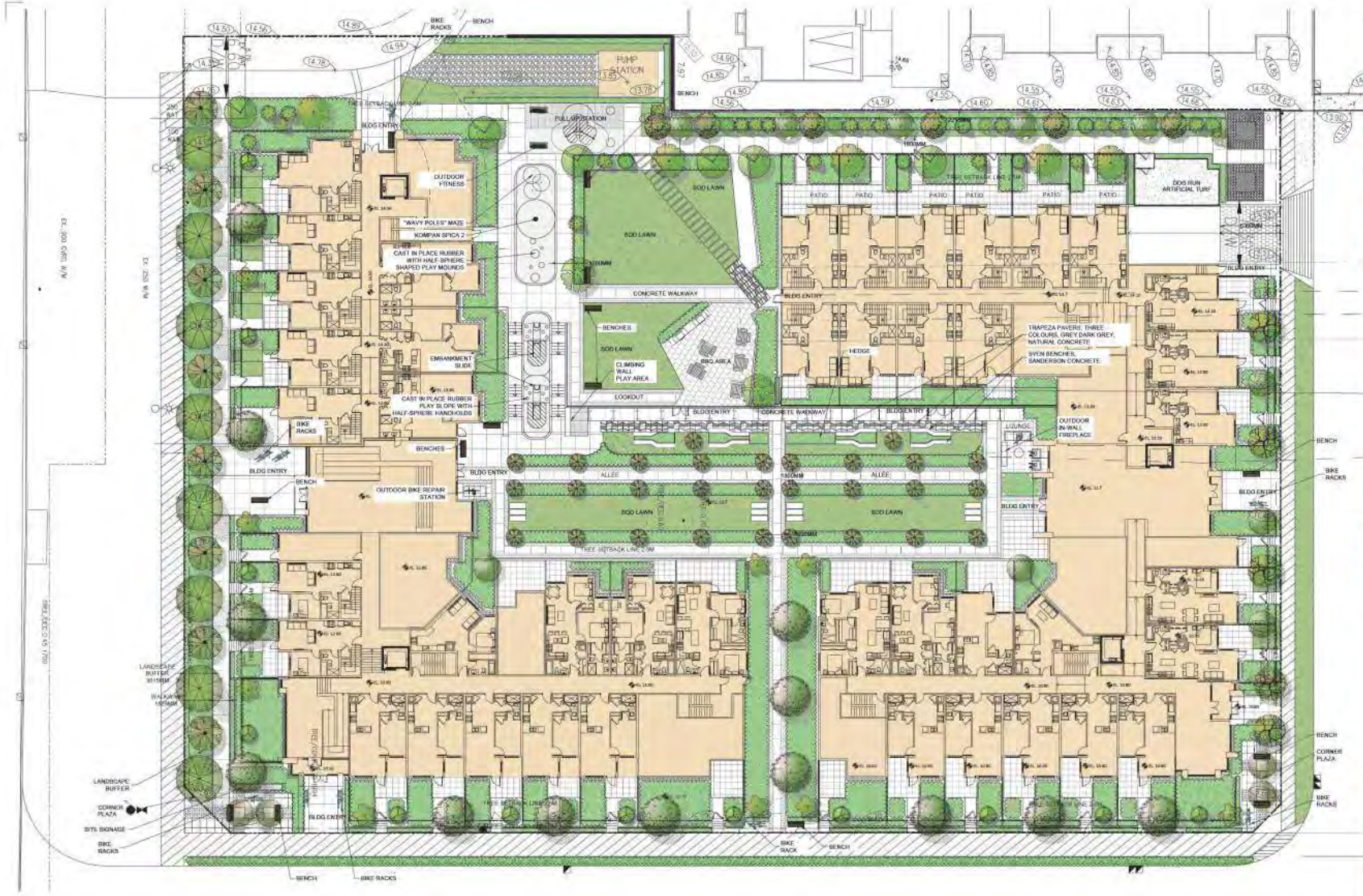


REV	DESCRIPTION	BY	DATE

3D RENDER

VIEW - 3





CHILDREN'S SLIDE



BIKE REPAIR STATION



PLAY HALF-SPHERES



VERTICAL MAZE



BIKE CONCRETE BENCH - SANDERSON CONCRETE



TRAMPOLINE



0019-2219

**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4195-588 Creek Drive  
Burnaby, British Columbia V5C 9S9  
P: 604 298-0011 | F: 604 294-0022

CLIENT: \_\_\_\_\_

PROJECT: \_\_\_\_\_  
**123 UNIT TOWNHOUSE DEVELOPMENT**  
17000 BLOCK FRASER HIGHWAY  
SURREY

SEAL: \_\_\_\_\_ DRAWING TITLE: \_\_\_\_\_



**LANDSCAPE CONCEPT PLAN**

DATE: \_\_\_\_\_  
SCALE: 1:200  
DRAWN: CLB  
DESIGN: CLG  
CHECK: CW

DRAWING NUMBER: \_\_\_\_\_

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NO.	DATE	REVISION DESCRIPTION	DR.
01	2019.02.22	ISSUE FOR PERMITS AND THE COMMUNITY	CLB
02	2019.03.04	REV. PER COMMUNITY	CLB
03	2019.03.15	ADD/REMOVE AND/ OR ADD/REMOVE	CLB
04	2019.03.28	OFFICE REVISIONS	CLB



**L1**

OF 4  
20-132

PMG PROJECT NUMBER: \_\_\_\_\_

















**1 KEY PLAN**  
Scale: 1/128"=1'-0"



SITE STATISTICS		
CIVIC ADDRESS:	17049, 17071 FRASER HWY SURREY BC	
LEGAL DESCRIPTION		
ZONING		RF to RM30
GROSS SITE AREA:	31657.61 m <sup>2</sup>	7.82 Ac / 3.17 Ha
NET SITE AREA:	21,670.02 m <sup>2</sup>	5.35 Ac / 2.17 Ha
PARCEL 1 NET AREA	9514 m <sup>2</sup>	2.35 Ac
PARCEL 2 NET AREA	12199 m <sup>2</sup>	3.014 Ac = 1.22 Ha
TOTAL PARCELS AREA : 21653 m <sup>2</sup>		
PARCEL 2 DEVELOPMENT DATA- (Townhouse development)		
<b>DENISTY</b>		
TOTAL UNITS	88 UNITS	
PROPOSED ZONING	29.1 UPA ( RM 30)	72.1 UPH
PROPOSED FSR	1.0045 (12257.63/ 12199 m <sup>2</sup> )	UNITS
		TANDEM UNITS : 37
		SIDE BY SIDE UNITS : 51
<b>SETBACKS</b>		
	EAST ALONG BEAR CREEK ROAD	5.0 M
	WEST	5.5 M
	NORTH	6.0 M
	SOUTH	4.5 M
<b>LOT COVERAGE</b>		
	LOT COVERAGE : 49 %	
<b>UNIT MIX</b>		
	3 BEDROOM UNITS	88 UNITS ( 100 %)
<b>BUILDING HEIGHT</b>		
PROPOSED T.H. HEIGHT	11.2 m	
PROPOSED AMENITY HT	9.49m	
<b>INDOOR AMENITY</b>		
REQUIRED	88X3 = 264 m <sup>2</sup>	
PROPOSED	212 m <sup>2</sup>	var. required
<b>OUTDOOR AMENITY</b>		
REQUIRED	88X3 = 264 m <sup>2</sup>	
PROPOSED	264 m <sup>2</sup>	
<b>VIS PARKING</b>		
REQUIRED	88 X2 = 17.6 STALLS	
PROPOSED	18 STALLS	

UNIT AREA STATISTICS									
UNIT TYPE	AREA					UNIT NO'S	TOTAL FAR	TOTAL FAR	
	LVL 1	LVL 2	LVL 3	TOTAL	AS NOTED			REVISION	
UNIT 'A'	191.00 Sq.Ft. 17.74 Sq.m	657.00 Sq.Ft. 61.04 Sq.m	656.00 Sq.Ft. 61.04 Sq.m	60.94 Sq.m	1,504.00 Sq.Ft. 139.73 Sq.m	30	45,120.00 Sq.Ft. 4,191.78 Sq.m		
UNIT 'A1'	191.00 Sq.Ft. 17.74 Sq.m	676.00 Sq.Ft. 62.80 Sq.m	697.00 Sq.Ft. 64.75 Sq.m	1,564.00 Sq.Ft. 145.30 Sq.m	7	10,948.00 Sq.Ft. 1,017.10 Sq.m			
UNIT 'A2'	191.00 Sq.Ft. 17.74 Sq.m	672.00 Sq.Ft. 62.43 Sq.m	679.00 Sq.Ft. 63.08 Sq.m	1,542.00 Sq.Ft. 143.26 Sq.m	6	9,252.00 Sq.Ft. 859.54 Sq.m			
UNIT 'A3'	180.00 Sq.Ft. 16.72 Sq.m	692.00 Sq.Ft. 64.29 Sq.m	716.00 Sq.Ft. 66.52 Sq.m	1,588.00 Sq.Ft. 147.53 Sq.m	1	1,588.00 Sq.Ft. 147.53 Sq.m			
UNIT 'A4'	191.00 Sq.Ft. 17.74 Sq.m	672.00 Sq.Ft. 62.43 Sq.m	679.00 Sq.Ft. 63.08 Sq.m	1,542.00 Sq.Ft. 143.26 Sq.m	5	7,710.00 Sq.Ft. 716.28 Sq.m			
UNIT 'A5'	191.00 Sq.Ft. 17.74 Sq.m	668.00 Sq.Ft. 62.06 Sq.m	676.00 Sq.Ft. 62.80 Sq.m	1,535.00 Sq.Ft. 142.61 Sq.m	1	1,535.00 Sq.Ft. 142.61 Sq.m			
UNIT 'A6'	148.00 Sq.Ft. 13.75 Sq.m	657.00 Sq.Ft. 61.04 Sq.m	681.00 Sq.Ft. 63.27 Sq.m	1,486.00 Sq.Ft. 138.05 Sq.m	1	1,486.00 Sq.Ft. 138.05 Sq.m			
UNIT 'B1'	79.00 Sq.Ft. 7.34 Sq.m	691.00 Sq.Ft. 64.20 Sq.m	721.00 Sq.Ft. 66.98 Sq.m	1,491.00 Sq.Ft. 138.52 Sq.m	8	11,928.00 Sq.Ft. 1,108.15 Sq.m			
UNIT 'B2'	79.00 Sq.Ft. 7.34 Sq.m	692.00 Sq.Ft. 64.29 Sq.m	711.00 Sq.Ft. 66.05 Sq.m	1,482.00 Sq.Ft. 137.68 Sq.m	7	10,374.00 Sq.Ft. 963.78 Sq.m			
UNIT 'B3'	79.00 Sq.Ft. 7.34 Sq.m	680.00 Sq.Ft. 63.17 Sq.m	697.00 Sq.Ft. 64.75 Sq.m	1,456.00 Sq.Ft. 135.27 Sq.m	1	1,456.00 Sq.Ft. 135.27 Sq.m			
UNIT 'B4'	241.00 Sq.Ft. 22.39 Sq.m	776.00 Sq.Ft. 72.09 Sq.m	840.00 Sq.Ft. 78.04 Sq.m	1,857.00 Sq.Ft. 172.52 Sq.m	1	1,857.00 Sq.Ft. 172.52 Sq.m			
UNIT 'B5'	79.00 Sq.Ft. 7.34 Sq.m	698.00 Sq.Ft. 64.85 Sq.m	731.00 Sq.Ft. 67.91 Sq.m	1,508.00 Sq.Ft. 140.10 Sq.m	3	4,524.00 Sq.Ft. 420.29 Sq.m			
UNIT 'B6'	79.00 Sq.Ft. 7.34 Sq.m	698.00 Sq.Ft. 64.85 Sq.m	719.00 Sq.Ft. 66.80 Sq.m	1,496.00 Sq.Ft. 138.98 Sq.m	4	5,984.00 Sq.Ft. 555.93 Sq.m			
UNIT 'C1'	79.00 Sq.Ft. 7.34 Sq.m	633.00 Sq.Ft. 58.81 Sq.m	659.00 Sq.Ft. 61.22 Sq.m	1,371.00 Sq.Ft. 127.37 Sq.m	4	5,484.00 Sq.Ft. 509.48 Sq.m			
UNIT 'C2'	79.00 Sq.Ft. 7.34 Sq.m	633.00 Sq.Ft. 58.81 Sq.m	645.00 Sq.Ft. 59.92 Sq.m	1,357.00 Sq.Ft. 126.07 Sq.m	5	6,785.00 Sq.Ft. 630.35 Sq.m			
UNIT 'C3'	226.00 Sq.Ft. 21.00 Sq.m	737.00 Sq.Ft. 68.47 Sq.m	770.00 Sq.Ft. 71.54 Sq.m	1,733.00 Sq.Ft. 161.00 Sq.m	1	1,733.00 Sq.Ft. 161.00 Sq.m			
UNIT 'C4'	79.00 Sq.Ft. 7.34 Sq.m	639.00 Sq.Ft. 59.37 Sq.m	666.00 Sq.Ft. 61.87 Sq.m	1,384.00 Sq.Ft. 128.58 Sq.m	2	2,768.00 Sq.Ft. 257.16 Sq.m			
UNIT 'C5'	79.00 Sq.Ft. 7.34 Sq.m	639.00 Sq.Ft. 59.37 Sq.m	652.00 Sq.Ft. 60.57 Sq.m	1,370.00 Sq.Ft. 127.28 Sq.m	1	1,370.00 Sq.Ft. 127.28 Sq.m			
					<b>88</b>	<b>131,902.00 Sq.Ft. 12,254.09 Sq.Ft.</b>			



Unit 209- 6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca  
Ph: 604-503-4484

PROJECT INFO:  
LIBERTY 2 - 88 Unit Townhouse  
Development at 17049, 17071 Fraser  
Hwy Surrey BC  
CLIENT: Platinum Enterprises Ltd

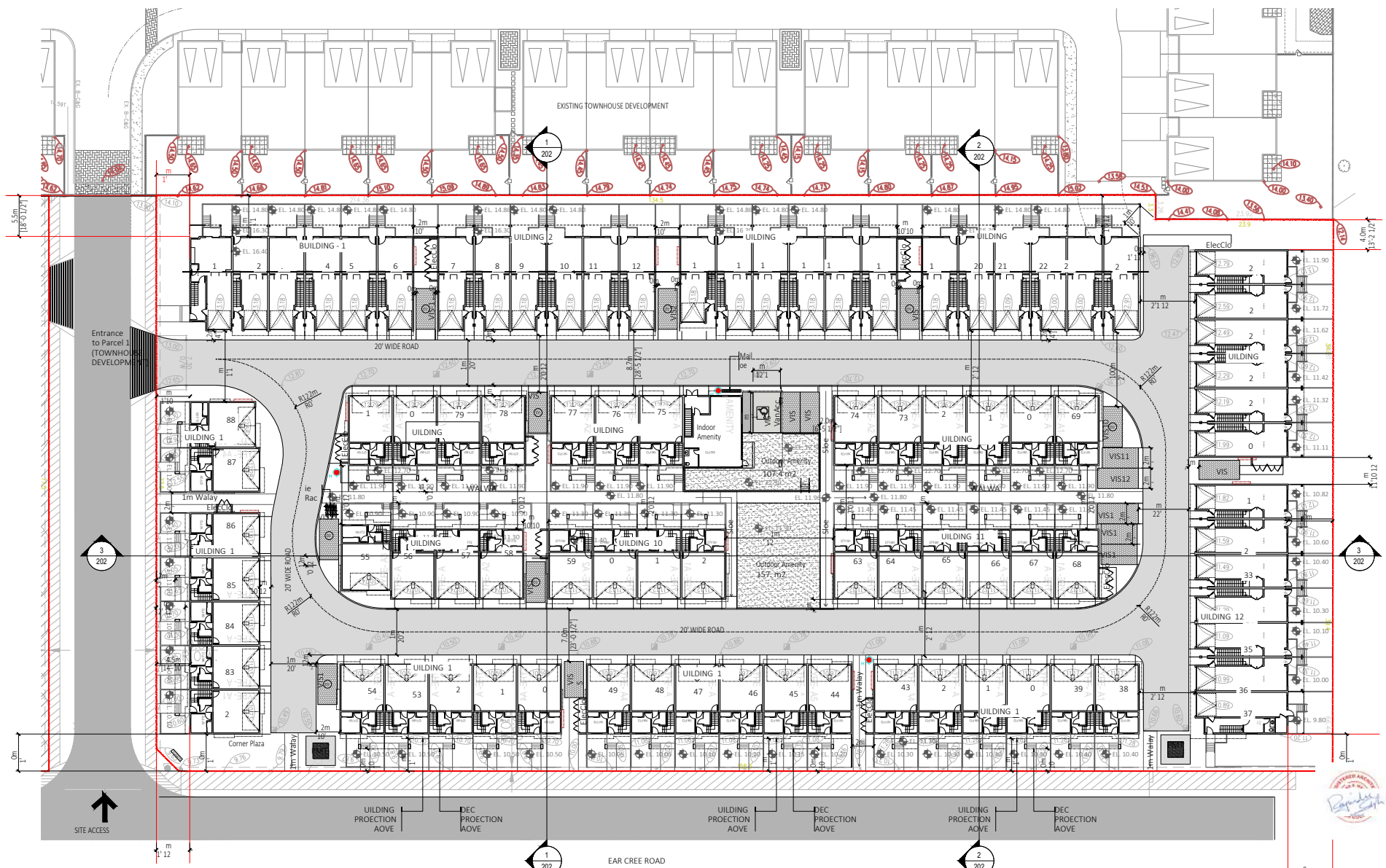
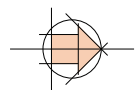
DATE  
25-Apr-23  
PROJECT NO:  
22-227

SCALE: As Noted  
DRAWN BY: R.W

REV	DESCRIPTION	DATE

DATA  
KEY PLAN

NOTE  
 UILDING 2 Color Seme dar (iron ray)  
 UILDING Color Seme lit (timer ar)



PROJECT INFO:  
 LIBERTY 2- 88 Unit Townhouse  
 Development at 17049, 17071 Fraser  
 Hwy Surrey BC  
 CLIENT:  
 Platinum Enterprises Ltd

DATE  
 25-Apr-23  
 PROJECT NO:  
 22-227

SCALE: 1/40"=1'  
 DRAWN BY:  
 R.W

REV	DESCRIPTION	BY	DATE

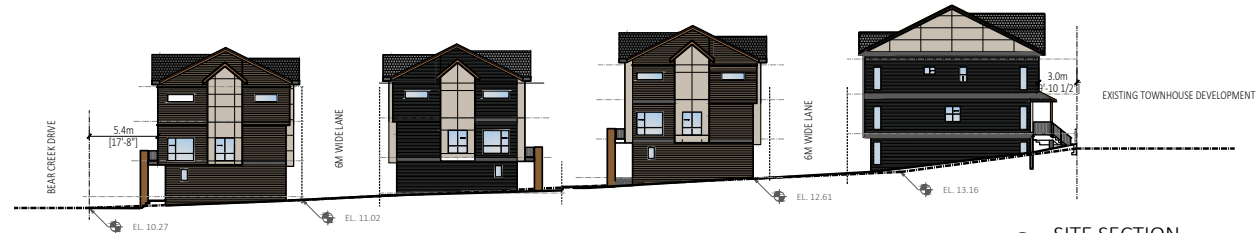
SITE PLAN

1 SITE PLAN  
 Scale: 1/40"=1'-0"





1 SITE SECTION  
Scale: 1/32"=1'



2 SITE SECTION  
Scale: 1/32"=1'



3 SITE SECTION  
Scale: 1/40"=1'

REV	DESCRIPTION	BY	DATE



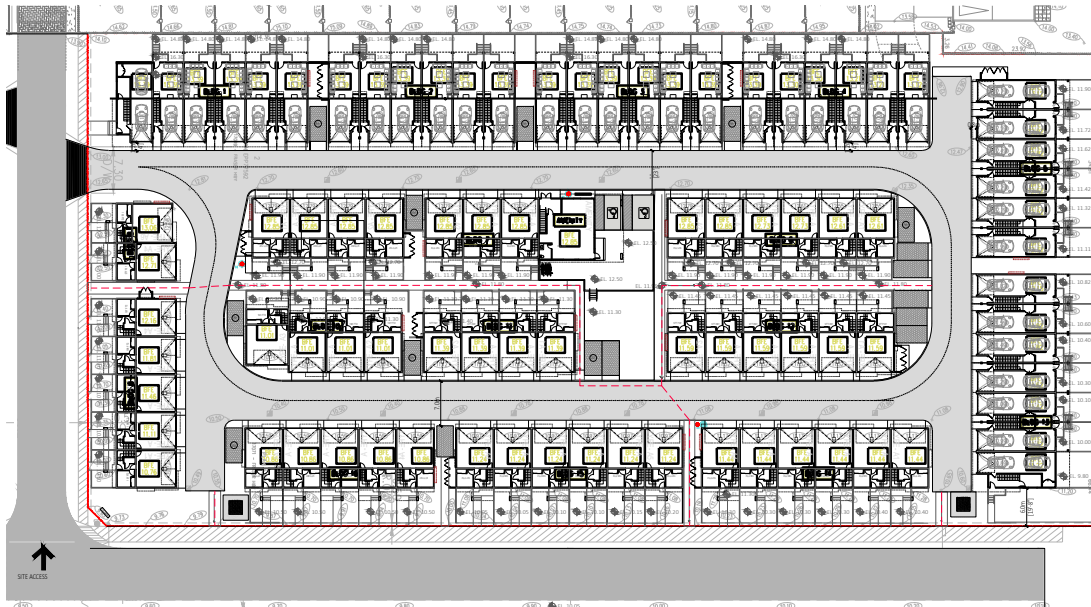
FORM DEVELOPMENT:

T OCP T  
 T  
 T B  
 F A  
 TM F TM  
 T  
 F easy.



SUSTAINABILITY FEATURE:

- 1.) LT
- 1.1) BS
- 1.2) EVCS
- 2) SS
- 1.1) E
- 3) E
- 1.1) E
- 4) EA
- 1.1) E
- 5) MR
- 1.1) C
- 6) IE
- 1.1) O
- 1.2) DV



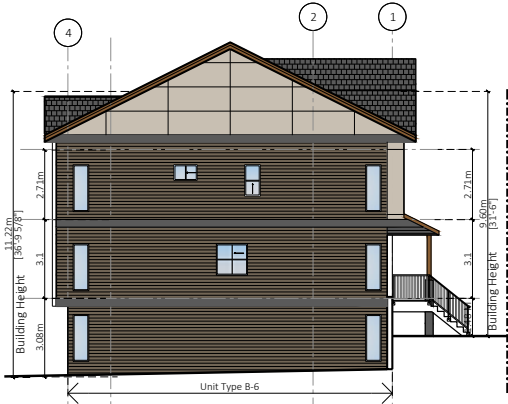
T  
 A  
 P B G R  
 M  
 I

REV	DESCRIPTION	DATE	BY

REV	DESCRIPTION	BY	DATE



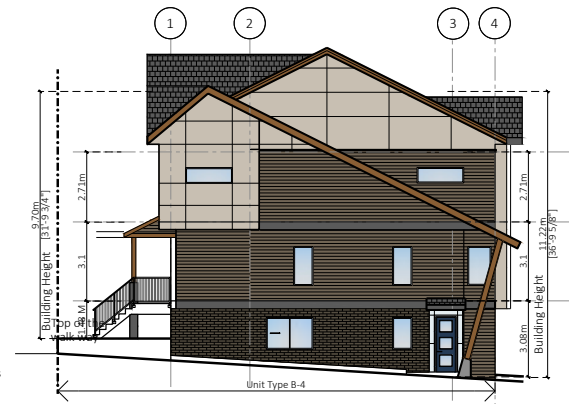
4 WEST ELEVATION  
Scale: 1/16"=1'-0"



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

FINISH SCHEDULE

- |  |   |  |   |
|--|---|--|---|
|  | 1. Asphalt Shingles roofing<br>Color : Iko Dual black   |  | 6. painted finish<br>color:- Maroon   |
|  | 2. Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)<br>Color : Cobble Stone |  | 7. painted finish<br>color:- Blue   |
|  | 3. Cementitious Lap Siding<br>Color: timber bark  |  | 8. Concrete finished  |
|  | 4. painted finish<br>color:- cedar look   |  | 8. Dark Sandstone or Sim.   |
|  | 5. painted finish<br>color:- black  |  | 9. Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)<br>Color : Arctic White |



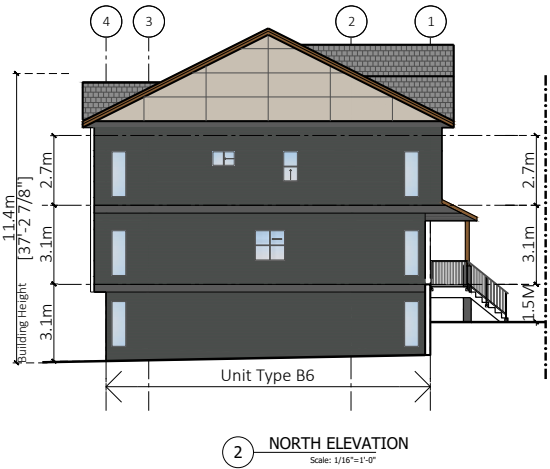
3 SOUTH ELEVATION  
Scale: 1/16"=1'-0"













4 EAST ELEVATION  
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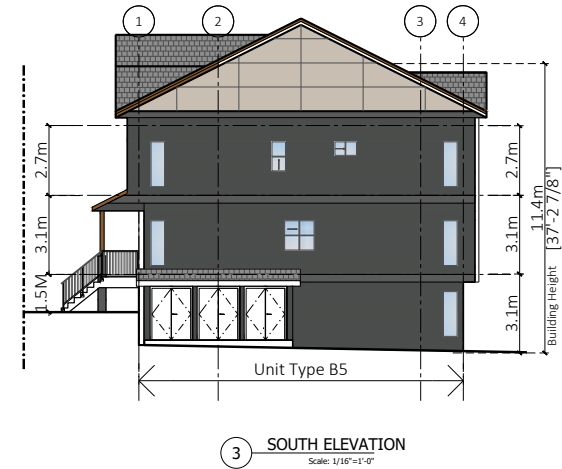


REV	DESCRIPTION	DATE	BY



**FINISH SCHEDULE**

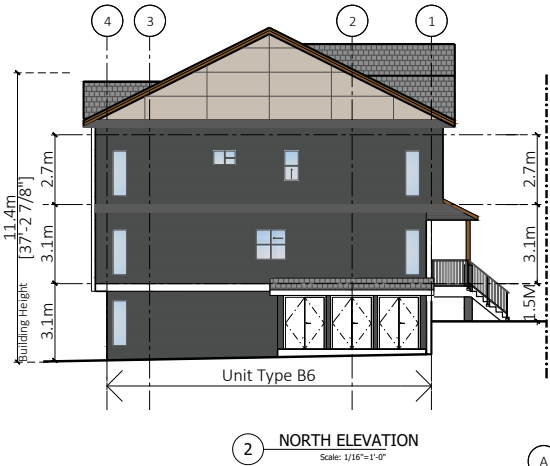
	1. Asphalt Shingles roofing Color : Iko Dual black		6. painted finish color:- Maroon
	2. Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar) Color : Cobble Stone		7. painted finish color:- Blue
	3. Cementitious Lap Siding Color: timber bark		8. Concrete finished
	4. painted finish color:- cedar look		8. Dark Sandstone or Sim.
	5. painted finish color:- black		9. Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar) Color : Arctic White



NOTE:-  
BUILDING 2,4 :- Color Scheme dark (iron)  
BUILDING 3 :- Color Scheme light (timb)

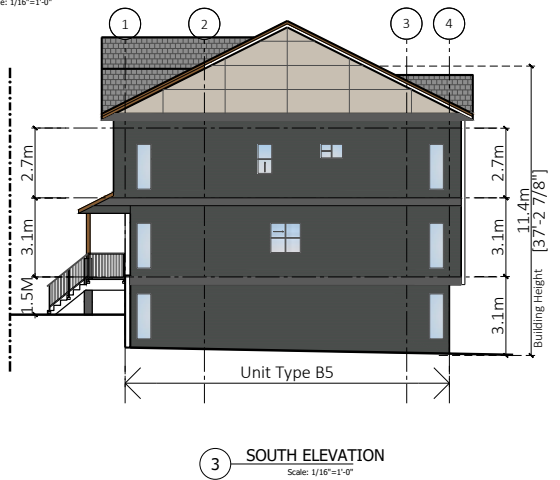


REV	DESCRIPTION	BY	DATE



**FINISH SCHEDULE**

	1. Asphalt Shingles roofing Color : Iko Dual black		6. painted finish color:- Maroon
	2. Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar) Color : Cobble Stone		7. painted finish color:- Blue
	3. Cementitious Lap Siding Color: timber bark		8. Concrete finished
	4. painted finish color:- cedar look		8. Dark Sandstone or Sim.
	5. painted finish color:- black		9. Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar) Color : Arctic White













NOTE:-  
BUILDING 2,4 :- Color Scheme dark (iron &  
BUILDING 3 :- Color Scheme light (timb

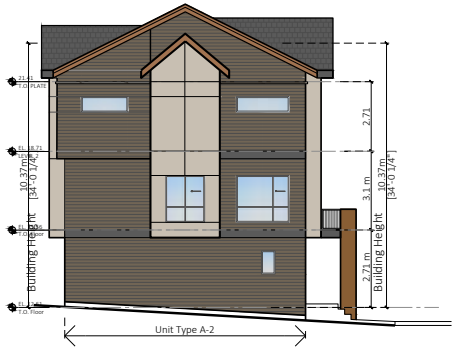




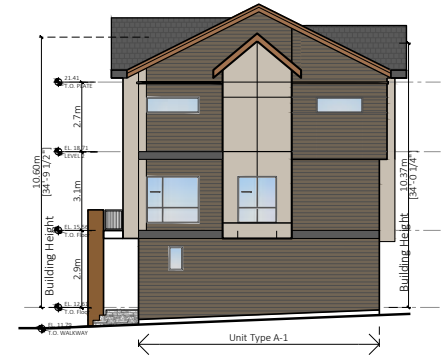
1 EAST ELEVATION  
Scale: 1/16"=1'-0"

FINISH SCHEDULE

- |   |   |   |   |
|---|---|---|---|
|  | 1. Asphalt Shingles roofing<br>Color : Iko Dual black   |  | 6. painted finish<br>color:- Maroon   |
|  | 2. Exterior High Density Fibre<br>Cement Board C/W easy trims<br>to match (Hardie or similar)<br>Color : Cobble Stone |  | 7. painted finish<br>color:- Blue   |
|  | 3. Cementitious Lap Siding<br>Color: timber bark  |  | 8. Concrete finished  |
|  | 4. painted finish<br>color:- cedar look   |  | 8. Dark Sandstone or Sim.   |
|  | 5. painted finish<br>color:- black  |  | 9. Exterior High Density Fibre<br>Cement Board C/W easy trims<br>to match (Hardie or similar)<br>Color : Arctic White |



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



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



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

PROJECT INFO:  
LIBERTY 2 - 88 Unit Townhouse  
Development at 17049, 17071 Fraser  
Hwy Surrey BC  
CLIENT:  
Platinum Enterprises Ltd

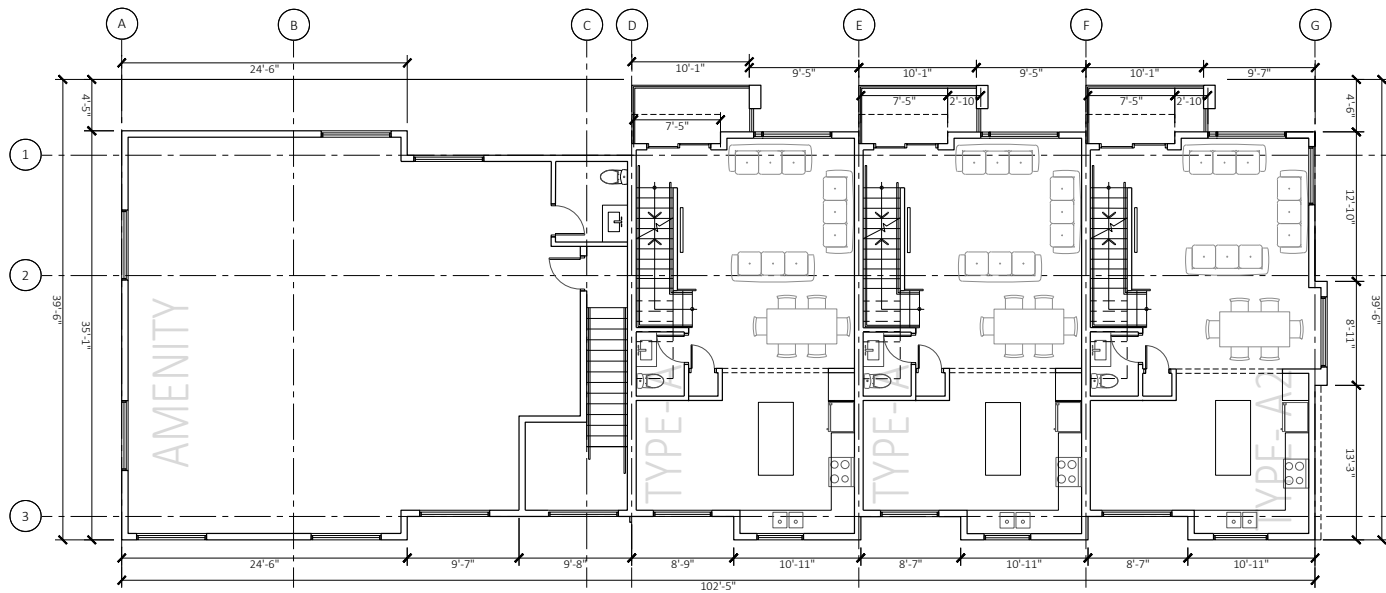
DATE  
3-Apr-23  
PROJECT NO:  
22-227

SCALE: 1/16"=1' DRAWN BY:  
R.W

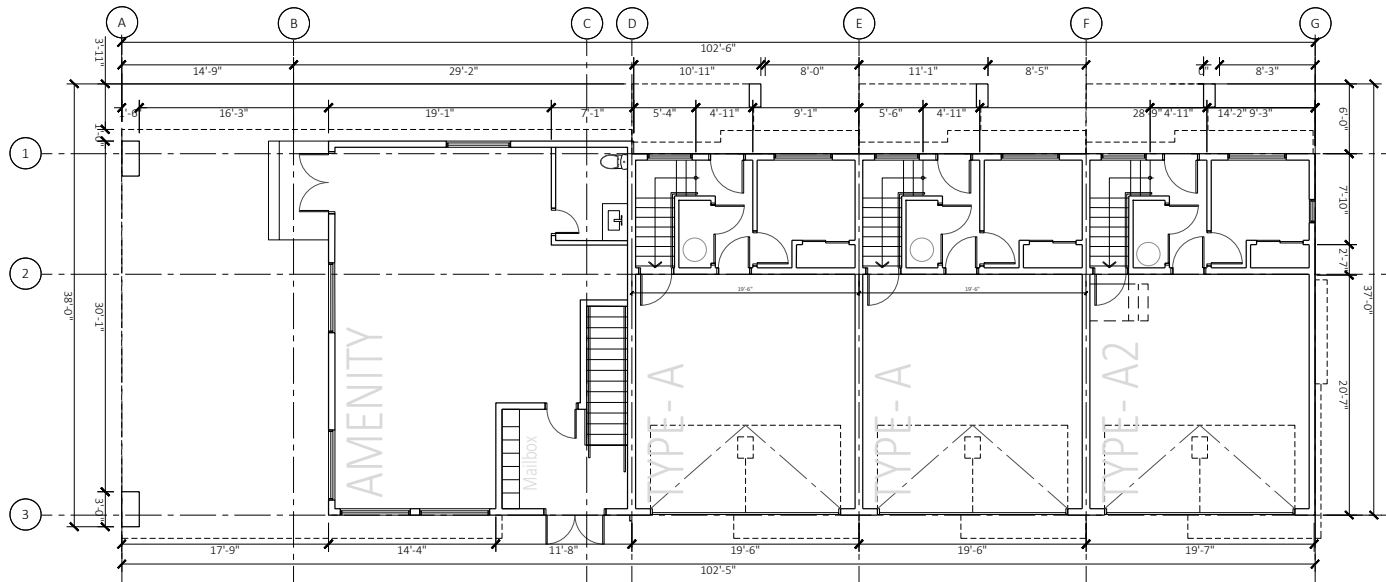
REV	DESCRIPTION	BY	DATE

BUILDING 6  
ELEVATIONS





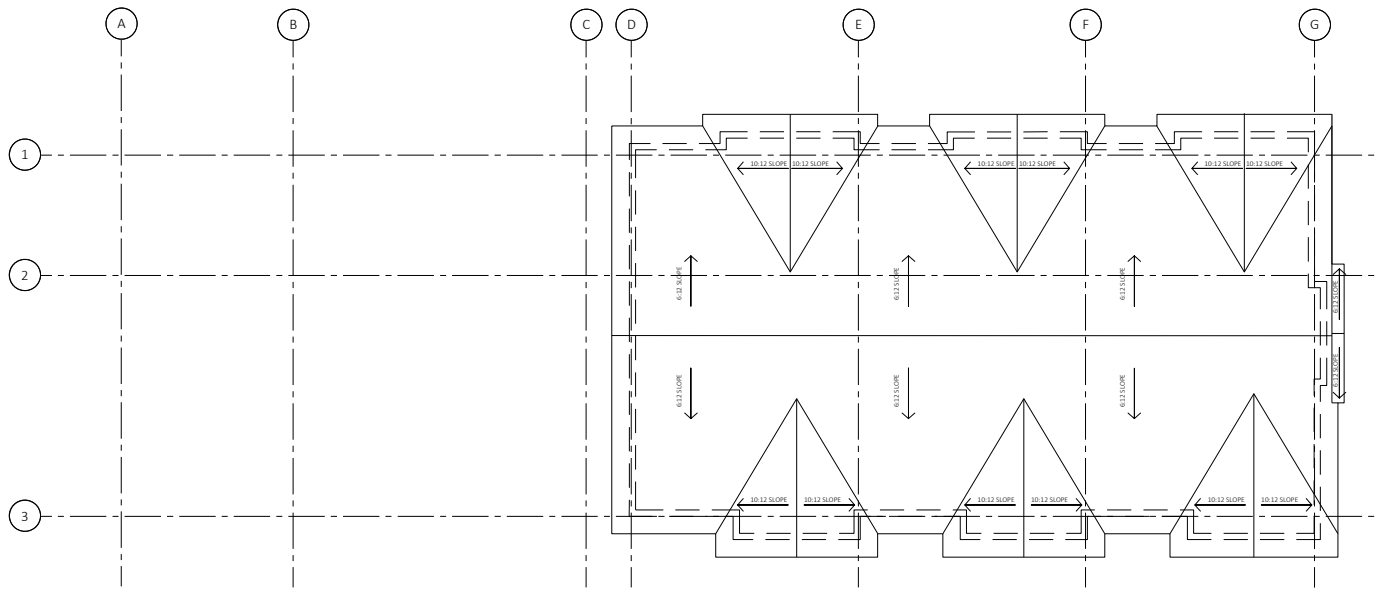
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3/32"=1'



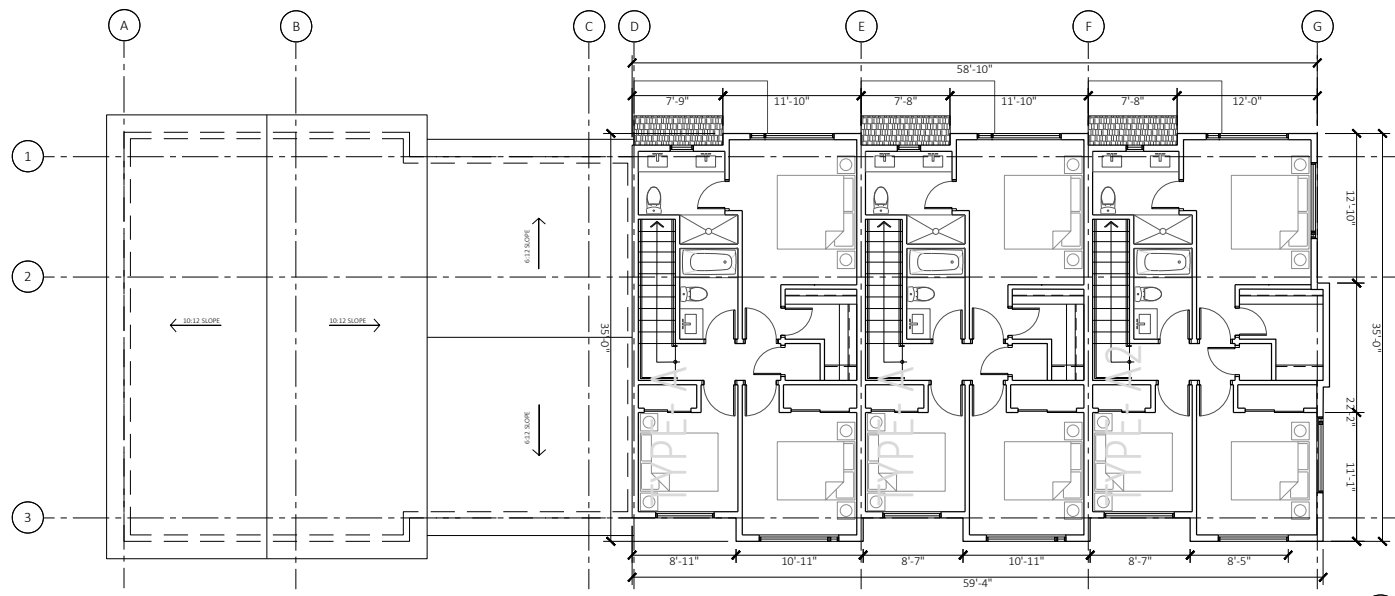
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3/32"=1'

REV	DESCRIPTION	DATE	BY





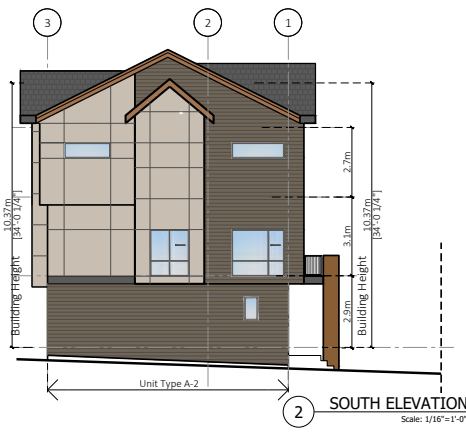
2 ROOF PLAN  
3/32"=1'



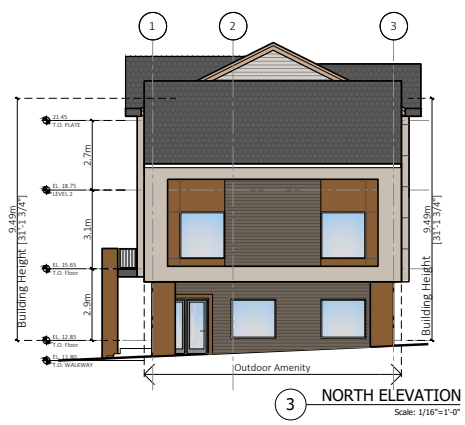
1 LEVEL-3  
3/32"=1'

REV	DESCRIPTION	DATE	BY



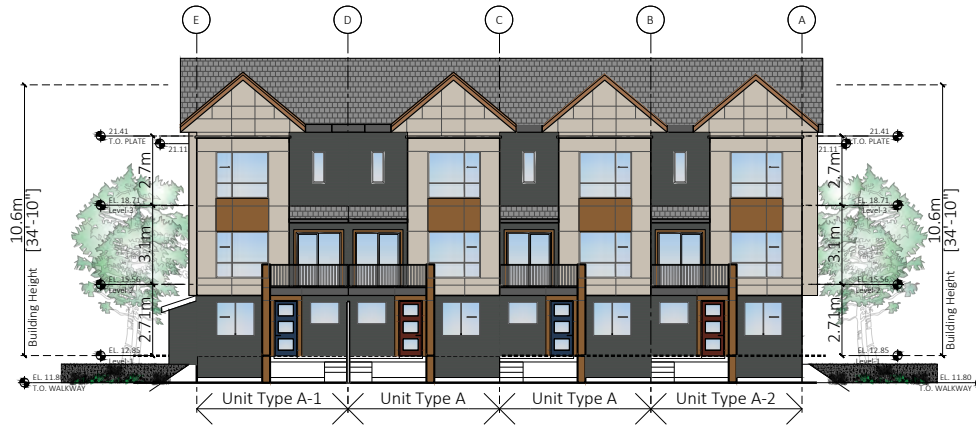


- 1. Asphalt Shingles roofing  
Color : Iko Dual black
- 2. Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)  
Color : Cobble Stone
- 3. Cementitious Lap Siding  
Color: timber bark
- 4. painted finish color:- cedar look
- 5. painted finish color:- black
- 6. painted finish color:- Maroon
- 7. painted finish color:- Blue
- 8. Concrete finished
- 8. Dark Sandstone or Sim.
- 9. Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)  
Color : Arctic White

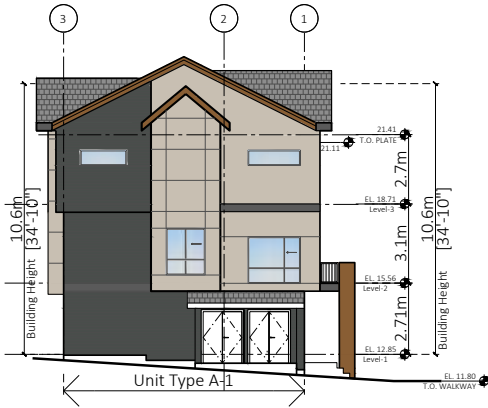


REV	DESCRIPTION	BY	DATE

REV	DESCRIPTION	BY	DATE



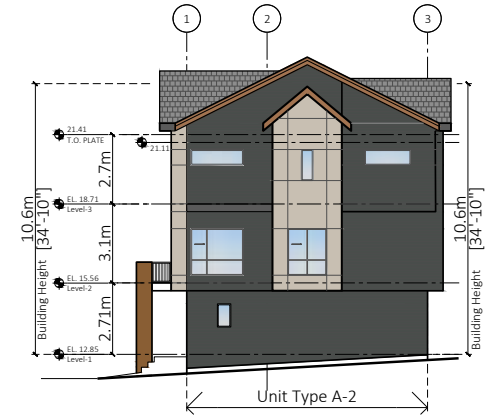
1 NORTH ELEVATION  
 Scale: 1/16"=1'-0"



1 EAST ELEVATION  
 Scale: 1/16"=1'-0"

FINISH SCHEDULE

- |  |   |  |   |
|--|---|--|---|
|  | 1. Asphalt Shingles roofing<br>Color : Iko Dual black   |  | 6. painted finish color- Maroon   |
|  | 2. Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)<br>Color : Cobble Stone |  | 7. painted finish color- Blue   |
|  | 3. Cementitious Lap Siding<br>Color: timber bark  |  | 8. Concrete finished  |
|  | 4. painted finish color- cedar look   |  | 8. Dark Sandstone or Sim.   |
|  | 5. painted finish color- black  |  | 9. Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)<br>Color : Arctic White |



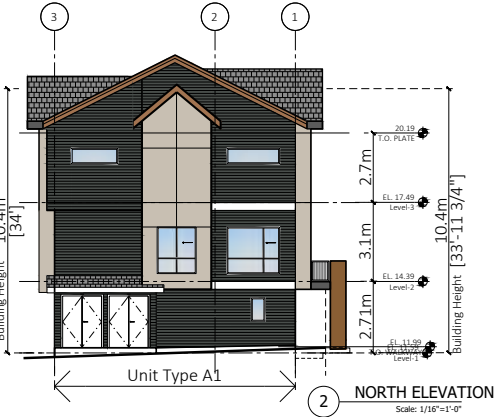
3 WEST ELEVATION  
 Scale: 1/16"=1'-0"



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

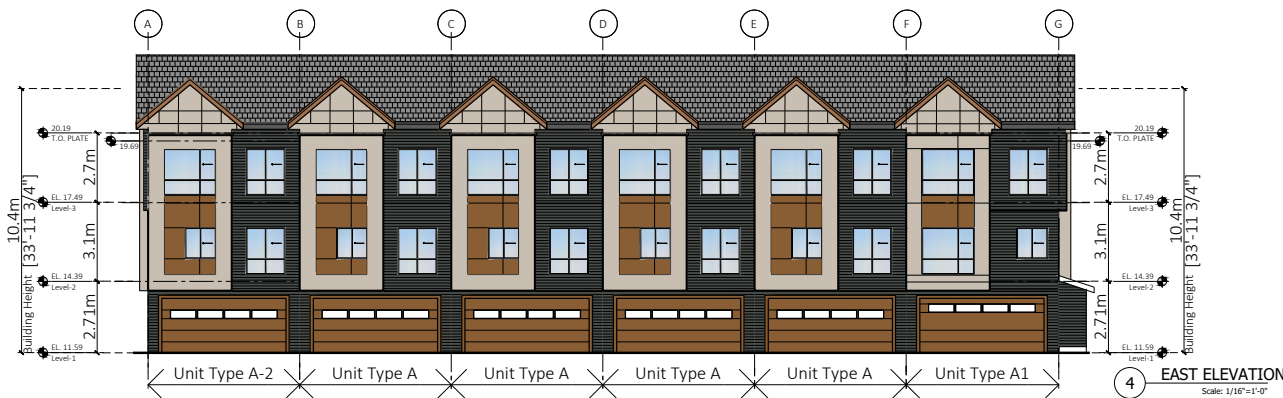
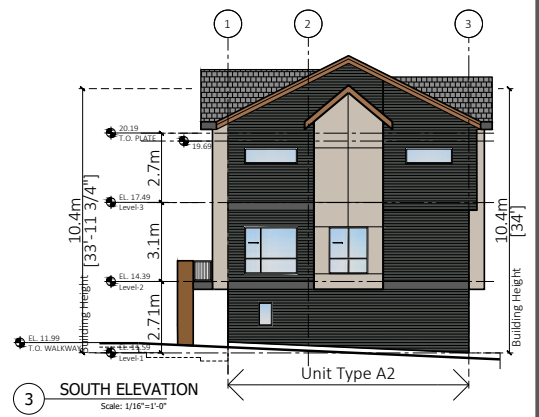


REV	DESCRIPTION	BY	DATE

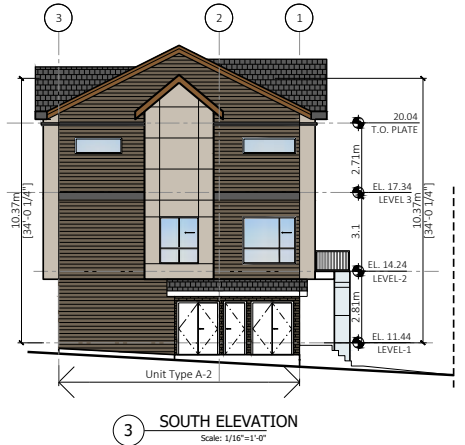


**FINISH SCHEDULE**

	1. Asphalt Shingles roofing Color : iko Dual black		6. painted finish color:- Maroon
	2. Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar) Color : Cobble Stone		7. painted finish color:- Blue
	3. Cementitious Lap Siding Color: timber bark		8. Concrete finished
	4. painted finish color:- cedar lock		8. Dark Sandstone or Sim.
	5. painted finish color:- black		9. Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar) Color : Arctic White

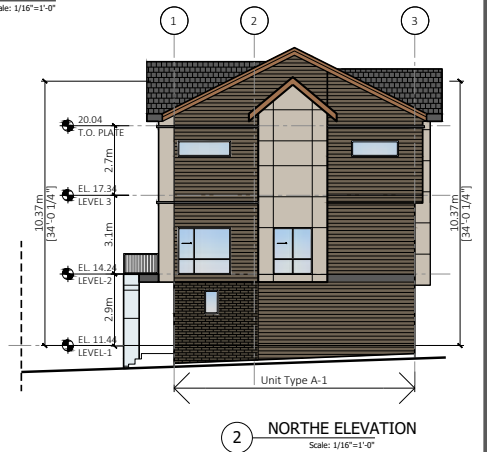


REV	DESCRIPTION	BY	DATE

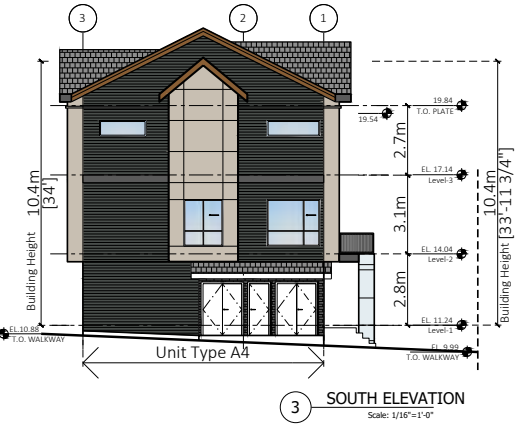


FINISH SCHEDULE

	1. Asphalt Shingles roofing Color : Iko Dual black		6. painted finish color:- Maroon
	2. Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar) Color : Cobble Stone		7. painted finish color:- Blue
	3. Cementitious Lap Siding Color: timber bark		8. Concrete finished
	4. painted finish color:- cedar look		8. Dark Sandstone or Sim.
	5. painted finish color:- black		9. Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar) Color : Arctic White

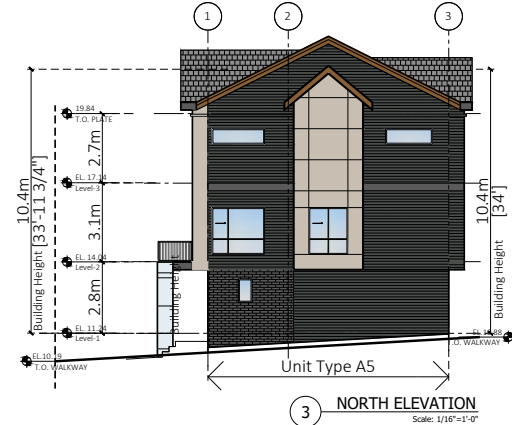


REV	DESCRIPTION	BY	DATE

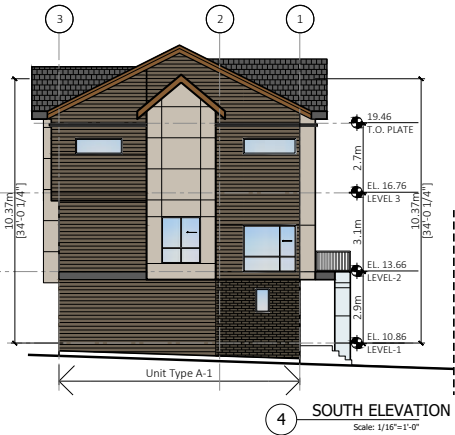


**FINISH SCHEDULE**

- |  |   |  |   |
|--|---|--|---|
|  | 1. Asphalt Shingles roofing<br>Color : iko Dual black   |  | 6. painted finish<br>color:- Maroon   |
|  | 2. Exterior High Density Fibre<br>Cement Board C/W easy trims<br>to match (Hardie or similar)<br>Color : Cobble Stone |  | 7. painted finish<br>color:- Blue   |
|  | 3. Cementitious Lap Siding<br>Color: timber bark  |  | 8. Concrete finished  |
|  | 4. painted finish<br>color:- cedar look   |  | 8. Dark Sandstone or Sim.   |
|  | 5. painted finish<br>color:- black  |  | 9. Exterior High Density Fibre<br>Cement Board C/W easy trims<br>to match (Hardie or similar)<br>Color : Arctic White |

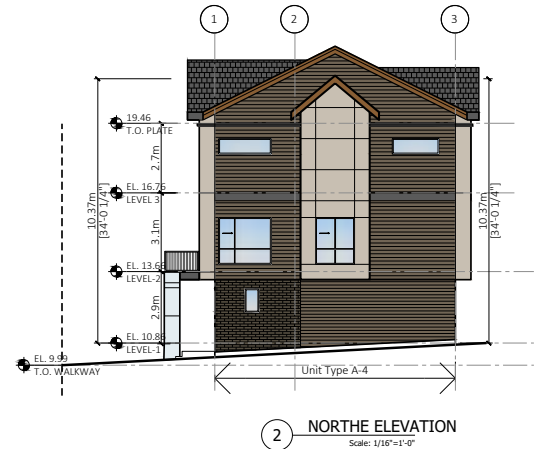


REV	DESCRIPTION	BY	DATE



**FINISH SCHEDULE**

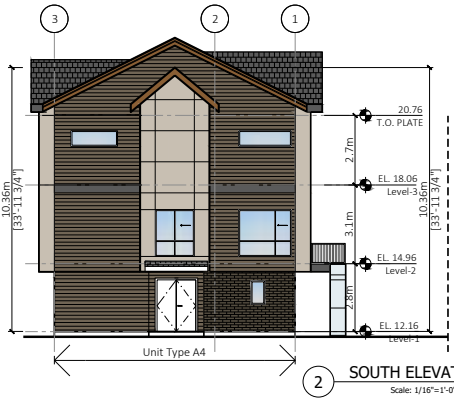
- |  |   |  |   |
|--|---|--|---|
|  | 1. Asphalt Shingles roofing<br>Color : Iko Dual black   |  | 6. painted finish<br>color: Maroon  |
|  | 2. Exterior High Density Fibre<br>Cement Board C/W easy trims<br>to match (Hardie or similar)<br>Color : Cobble Stone |  | 7. painted finish<br>color: Blue  |
|  | 3. Cementitious Lap Siding<br>Color: timber bark  |  | 8. Concrete finished  |
|  | 4. painted finish<br>color: cedar look  |  | 8. Dark Sandstone or Sim.   |
|  | 5. painted finish<br>color: black   |  | 9. Exterior High Density Fibre<br>Cement Board C/W easy trims<br>to match (Hardie or similar)<br>Color : Arctic White |



REV	DESCRIPTION	BY	DATE



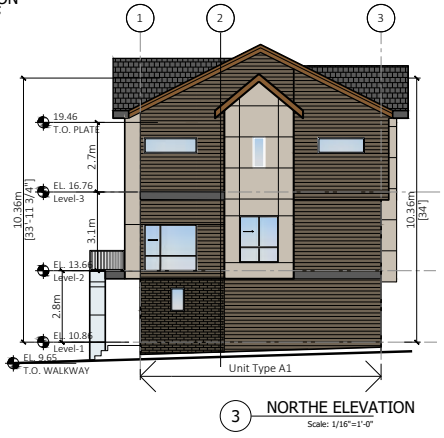
1 EAST ELEVATION  
Scale: 1/16"=1'-0"



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

FINISH SCHEDULE

- |  |   |  |   |
|--|---|--|---|
|  | 1. Asphalt Shingles roofing<br>Color : Iko Dual black   |  | 6. painted finish<br>color:- Maroon   |
|  | 2. Exterior High Density Fibre<br>Cement Board C/W easy trims<br>to match (Hardie or similar)<br>Color : Cobble Stone |  | 7. painted finish<br>color:- Blue   |
|  | 3. Cementitious Lap Siding<br>Color: timber bark  |  | 8. Concrete finished  |
|  | 4. painted finish<br>color:- cedar look   |  | 8. Dark Sandstone or Sim.   |
|  | 5. painted finish<br>color:- black  |  | 9. Exterior High Density Fibre<br>Cement Board C/W easy trims<br>to match (Hardie or similar)<br>Color : Arctic White |

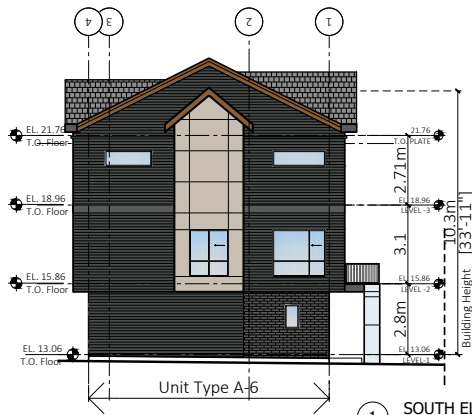


3 NORTH ELEVATION  
Scale: 1/16"=1'-0"

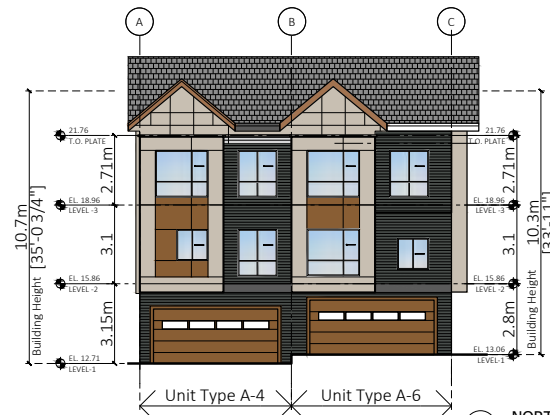


4 WEST ELEVATION  
Scale: 1/16"=1'-0"















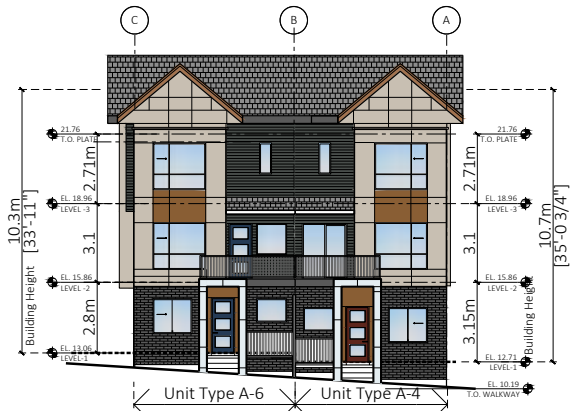
1 SOUTH ELEVATION  
Scale: 1/16"=1'-0"



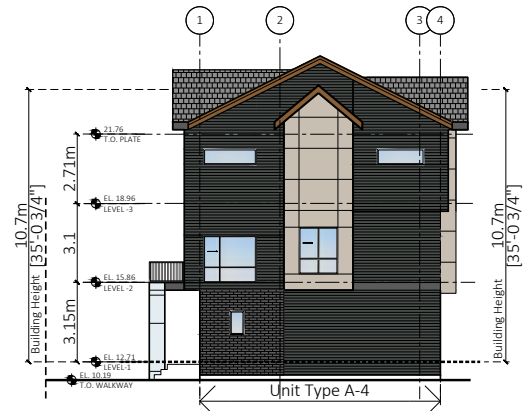
2 NORTH ELEVATION  
Scale: 1/16"=1'-0"

FINISH SCHEDULE

- |   |   |  |   |
|---|---|--|---|
|  | 1. Asphalt Shingles roofing<br>Color : Iko Dual black   |  | 6. painted finish<br>color:- Maroon   |
|  | 2. Exterior High Density Fibre<br>Cement Board C/W easy trims<br>to match (Hardie or similar)<br>Color : Cobble Stone |  | 7. painted finish<br>color:- Blue   |
|  | 3. Cementitious Lap Siding<br>Color : timber bark   |  | 8. Concrete finished  |
|  | 4. painted finish<br>color:- cedar look   |  | 8. Dark Sandstone or Sim.   |
|  | 5. painted finish<br>color:- black  |  | 9. Exterior High Density Fibre<br>Cement Board C/W easy trims<br>to match (Hardie or similar)<br>color : Arctic White |



3 EAST ELEVATION  
Scale: 1/16"=1'-0"

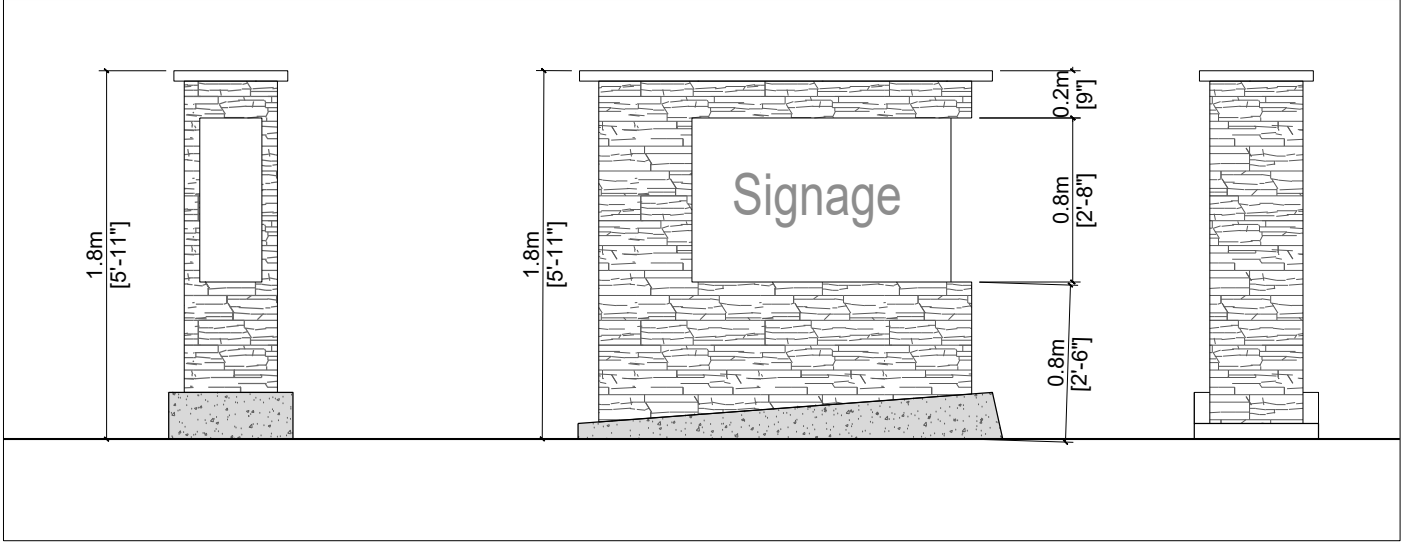


4 WEST ELEVATION  
Scale: 1/16"=1'-0"

REV	DESCRIPTION	BY	DATE







**1** **SITE SIGNAGE**  
Scale: 1/2"=1'-0"

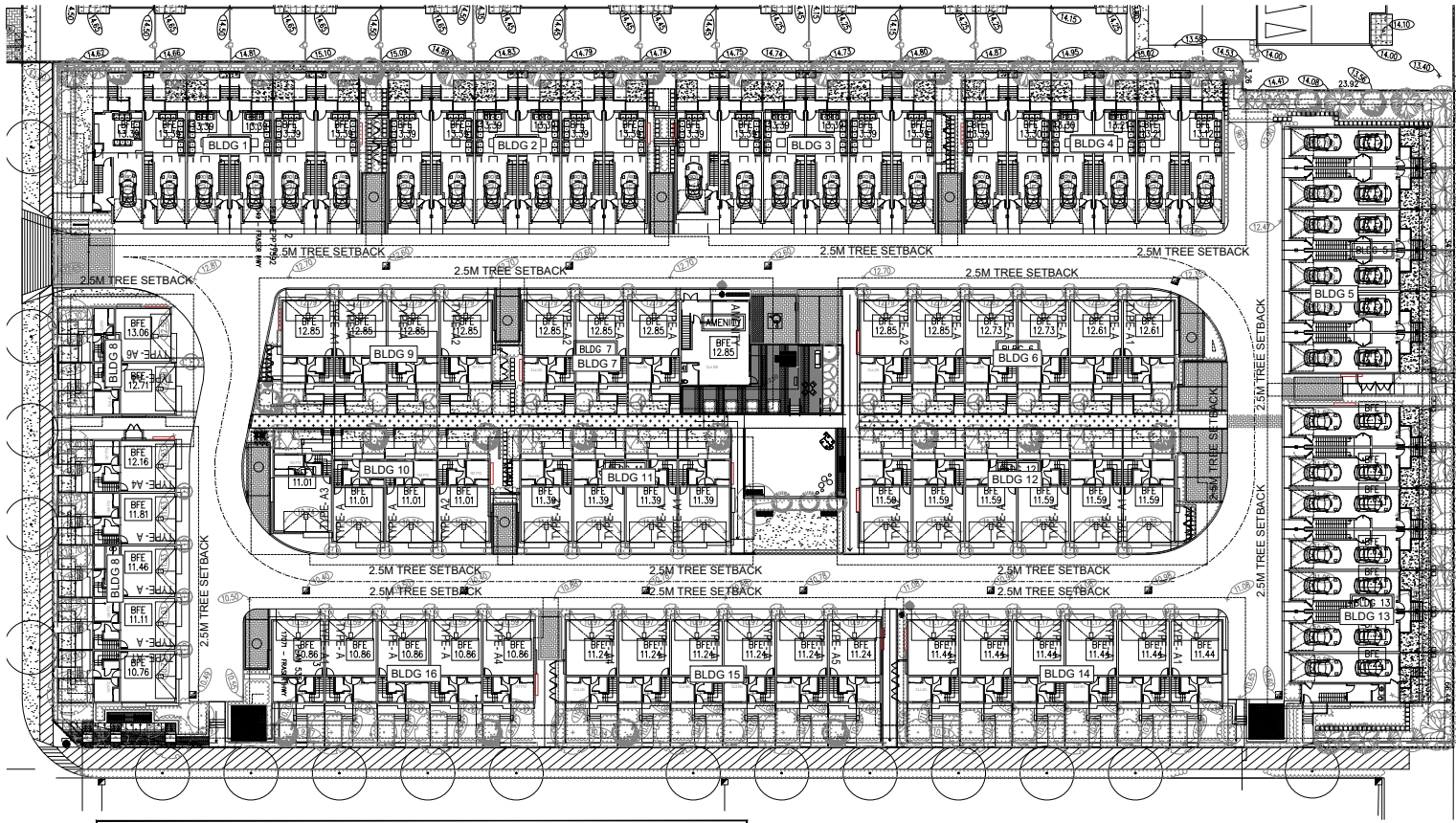


**PROJECT INFO:**  
LIBERTY 2- 88 Unit Townhouse  
Development at 17049, 17071 Fraser  
Hwy Surrey BC  
**CLIENT:**  
Platinum Enterprises Ltd

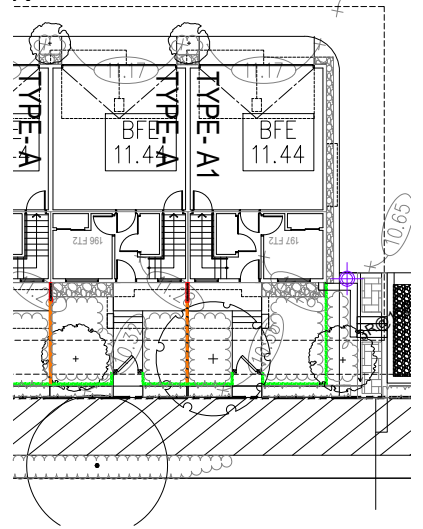
**DATE**  
3-Apr-23  
**PROJECT NO:**  
22-227  
**SCALE:** 1/2"=1'  
**DRAWN BY:** R.W.

REV	DESCRIPTION	BY	DATE

SITE SIGNAGE

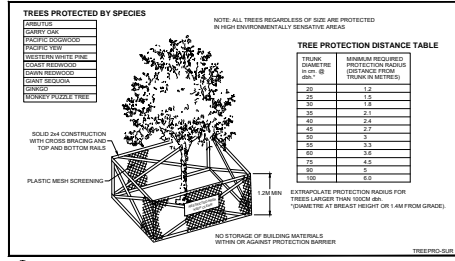


RS# 1  
RS# 2



TREE SCHEDULE		PMG PROJECT NUMBER: 20-132		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
17		ACER CAMPESTRIS 'QUEEN ELIZABETH'	HEDGE MAPLE	6CM CAL: 1.8M STD; B&B; CLIMATE RESILIENT
18		ACER X FREEMANNI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	6CM CAL: 1.8M STD; B&B
19		CHAMAECYPARIS PROFIFERA 'FLIPPERA'	THICKLEAF YF CYPRESS	3.0M HT; B&B; CLIMATE RESILIENT
20		CRATAEGUS LAVALLEI	LAVALLE HAWTHORN	6CM CAL: 1.8M STD; B&B; CLIMATE RESILIENT
21		FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	6CM CAL: 1.8M STD; B&B
22		LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SILHOUETTE SWEETGUM	6CM CAL: 2M STD; B&B; CLIMATE RESILIENT
23		LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL: 2M STD; B&B; CLIMATE RESILIENT
24		MAGNOLIA GRANDIFLORA 'EDITH BOGUE'	EDITH BOGUE SOUTHERN MAGNOLIA	1.8CM CAL: 1.2M STD; B&B; CLIMATE RESILIENT
25		PARROTIA PERSICA 'RUBY WASE'	RUBY WASE PERSIAN IRONWOOD	1.0CM CAL: 1.8M STD; B&B; CLIMATE RESILIENT
26		PICEA OMORICA 'BRUNS PENDULA'	WEEPING BRUNS SERBIAN SPRUCE	3.0M HT; B&B; CLIMATE RESILIENT
27		PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	3.0M HT; B&B; CLIMATE RESILIENT
28		QUERCUS ROBUR 'FASTIGIA'	FASTIGIATE ENGLISH OAK	6CM CAL: 1M STD; B&B; CLIMATE RESILIENT
29		STRYAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL	6CM CAL: 1.8M STD B&B; CLIMATE RESILIENT
30		SYRINGA 'TINKERBELLE'	TINKERBELLE LILAC	#15 POT; SHRUB ON STD

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



TREES PROTECTED BY SPECIES	
RESULTS	NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS
CARRY OVER	
PACIFIC YEW	
WESTERN WHITE OAK	
COURT YEWWOOD	
GRANT SPINDRUM	
CRABAPPLE	
WINDY POZZLE TREE	

TREE PROTECTION DISTANCE TABLE	
TREES (Diameter @ 1.37M)	PROTECTION RADIUS (DISTANCE FROM TRUNK TO MATTER)
10	1.2
15	1.5
20	1.8
25	2.1
30	2.4
35	2.7
40	3.0
45	3.3
50	3.6
55	3.9
60	4.2
65	4.5
70	4.8
75	5.1
80	5.4
85	5.7
90	6.0
95	6.3
100	6.6

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN LISTED ABOVE.  
\*DANGER! AT GREAT HEIGHT OR 1.4M FROM GRADE!

1 TREE PROTECTION BARRIER

TREE TO REMOVE



Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
P: 604 294-0011 F: 604 294-0022

CLIENT: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SEAL: \_\_\_\_\_

DRAWING TITLE: \_\_\_\_\_

DATE: 20.OCT.23

SCALE: 1:400

DRAWN: JR

DESIGN: \_\_\_\_\_

CHKD: PC

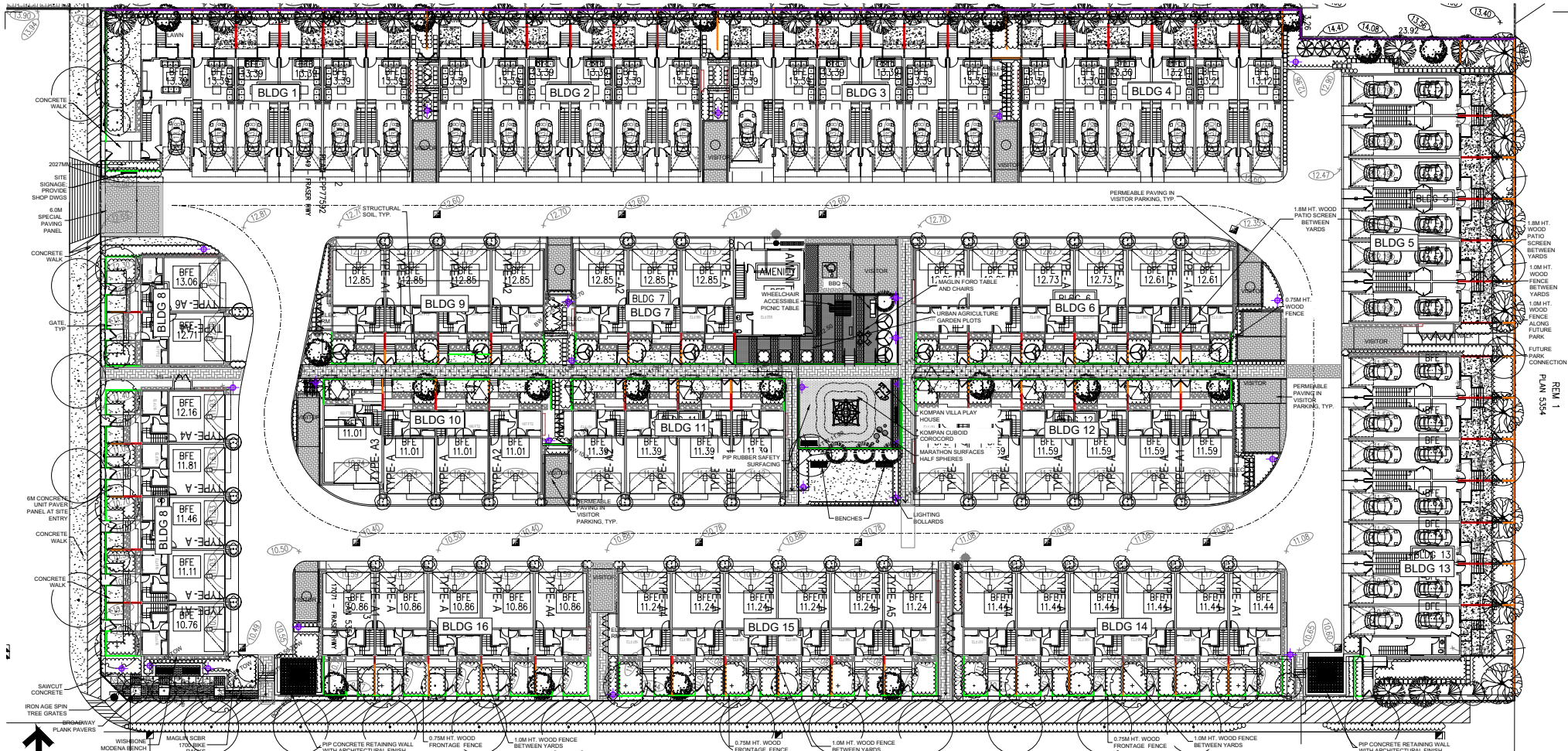
DRAWING NUMBER: \_\_\_\_\_

**123 UNIT TOWNHOUSE DEVELOPMENT**  
**17000 BLOCK FRASER HIGHWAY**  
**SURREY**

NO.	DATE	REVISION DESCRIPTION	DR.
21	22.APR.24	UPDATE PER NEW SITE PLAN	CGJ
20	23.APR.04	CLIENT COMMENTS	SA
19	23.MAR.20	NEW SITE PLAN, NORTH	SA
18	22.FEB.22	NEW SITE PLAN, REV. PER COMMENTS	WR
17	23.FEB.03	REV. PER COMMENTS	JR
16	22.SEP.20	ADD GRADING INFO / ISSUE FOR SUBMISSION	CGJ
15	22.SEP.20	UPDATE NORTH WARD	CGJ
NO.	DATE	REVISION DESCRIPTION	DR.

**TREE MANAGEMENT PLAN**

**LO**  
PMG PROJECT NUMBER: \_\_\_\_\_



CLIENT: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SEAL: \_\_\_\_\_

DRAWING TITLE: **LANDSCAPE KEY PLAN**

DATE: 20.OCT.23  
SCALE: 1:200  
DRAWN: JR  
DESIGN: \_\_\_\_\_  
CHKD: PC  
DRAWING NUMBER: \_\_\_\_\_

**123 UNIT TOWNHOUSE DEVELOPMENT**  
**17000 BLOCK FRASER HIGHWAY**  
**SURREY**

**PMG LANDSCAPE ARCHITECTS**  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
P: 604 294-0011 | F: 604 294-0022

NO.	DATE	REVISION DESCRIPTION	DR.
21	22.APR.24	UPDATE PER NEW SITE PLAN	CGJ
20	23.APR.04	CLIENT COMMENTS	SA
19	23.MAR.20	NEW SITE PLAN, NORTH	SA
18	22.FEB.22	NEW SITE PLAN, PER PER COMMENTS	WJ
17	23.FEB.03	REV PER COMMENTS	JR
16	22.SEP.20	ADD GRADING INFO / ISSUE FOR SUBMISSION	CGJ
15	22.SEP.20	UPDATE NORTH WARD	CGJ
NO.	DATE	REVISION DESCRIPTION	DR.

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2023.07.2P

REV 1

PLAN S54

2023.07.2P

PMG PROJECT NUMBER: \_\_\_\_\_

**L1**

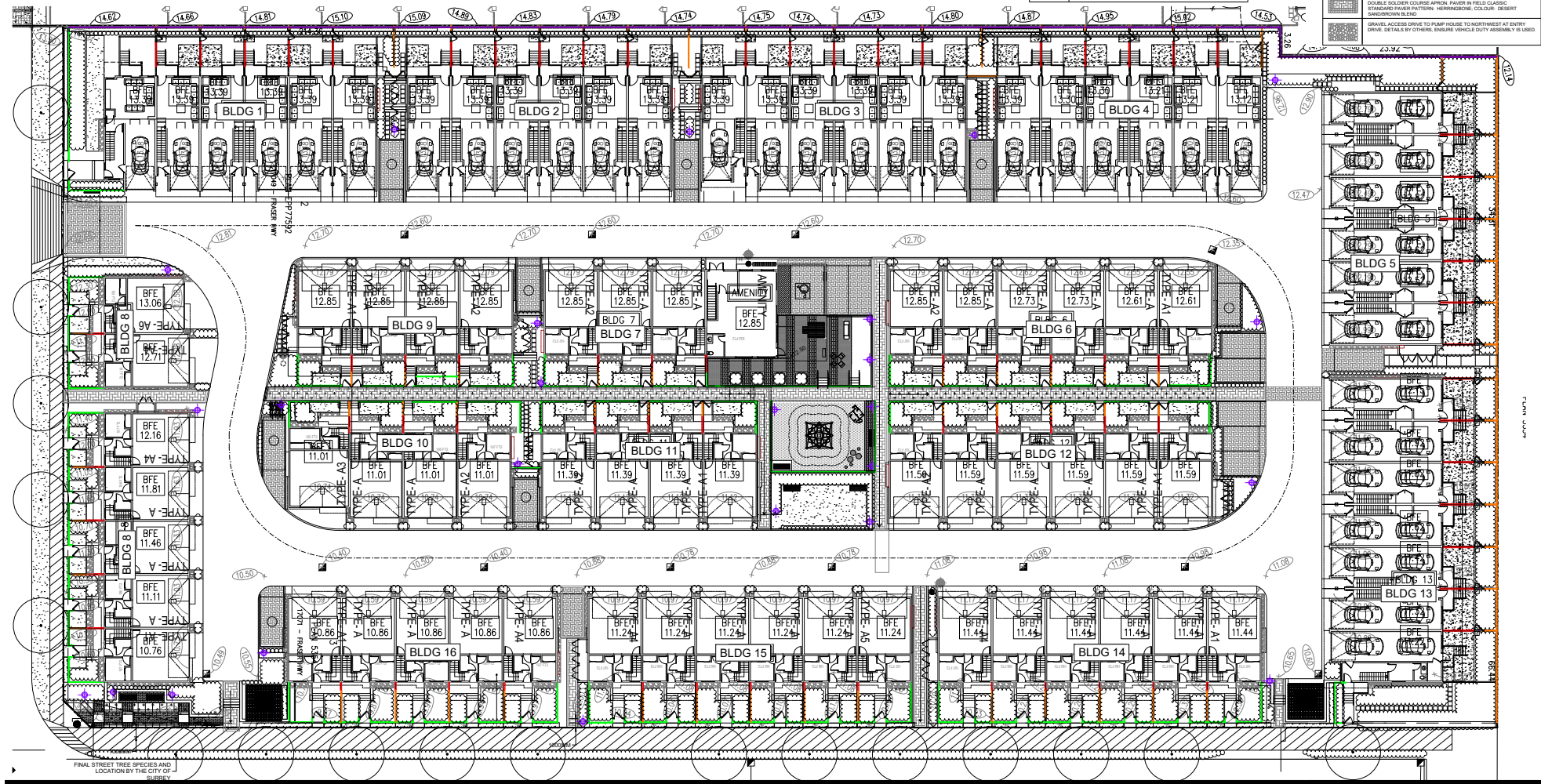
OF 7

**SITE FURNISHING KEY:**

- WISHBONE INDUSTRIES MODERN BENCH, 5' LENGTH, NORDIC LICHEN COLOURED POWDERCOAT, CEDAR COLOUR SLATS
- WISHBONE INDUSTRIES SINGLE PED PONDIC TABLE, NORDIC LICHEN COLOURED POWDERCOAT, CEDAR COLOUR SLATS
- BARBAMAN BROOMWASH PLANK PAVING TILES
- MARBLECROWN VERITY 30" BUILT IN GRILL ON BARBAMAN CONCRETE QUARRY STONE GRILL SURROUND
- WISHBONE INDUSTRIES SINGLE PED PONDIC TABLE, NORDIC LICHEN COLOURED POWDERCOAT, CEDAR COLOUR SLATS
- COOPER DESIGN DOCA 4 SIDE RACK IN DARK BLUE POWDERCOAT, USE CONCRETE FINISH
- LANDERSON CONCRETE OUTDOOR FOOTBALL TABLE, NATURAL CONCRETE FINISH
- CELESTIUM INDUSTRIES GARDEN POD 3'x3'

**MATERIALS KEY:**

- ABBOTSFORD CONCRETE PRODUCTS SOLIER COURSE APRON, ADAPTABLE STD. PAVEN IN FIELD, ADAPTABLE STANDARD PAVEN PATTERN, HERRINGBONE, COLOUR: DESERT SANDBROWN BLEND
- BARBAMAN BROOMWASH PLANK PAVING TILES, COLOUR: NATURAL/CHARCOAL
- SOLIER COURSE APRON, CLASSIC STANDARD PAVEN, GANE BROWN, PAVEN IN FIELD, CLASSIC STANDARD 42, DOUBLE STD AT HALF STD AT, ADAPTABLE PATTERN, COLOUR IN FIELD SANDBROWN BLEND
- COMPOSTED BARK MULCH, 2" (75MM) DEPTH IN TREE PROTECTION ZONE OR WATER RETENTION AND WEED SUPPRESSION, NATURAL, COLOUR
- STRUCTURAL SOIL, SOIL DEPTH AND COMPOSITION PER SPECIFICATION SHEET OR PROVIDE SOIL MANUFACTURER TESTING REPORTS AND MINIMUM 24 HOURS OF INSTALLATION FOR REVIEW BY LANDSCAPE ARCHITECT
- ABBOTSFORD CONCRETE PRODUCTS CLASSIC STANDARD PAVEN, DOUBLE COURSE APRON, PAVEN IN FIELD, CLASSIC STANDARD PAVEN PATTERN, HERRINGBONE, COLOUR: DESERT SANDBROWN BLEND
- GRAVEL ACCESS DRIVE TO PUMP-HOUSE TO NORTHWEST AT ENTRY DRIVE, DETAILS BY OTHERS, ENSURE VEHICLE DUTY ASSEMBLY IS USED.



FINAL STREET TREE SPECIES AND LOCATION BY THE CITY OF SUDBURY

20132-17-2/P



Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 f: 604 294-0022

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
1			
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10			
11	22.APR.24	UPDATE PER NEW SITE PLAN	CGJ
12	23.APR.04	CLIENT COMMENTS	SA
13	23.MAR.23	NEW SITE PLAN, NORTH	SA
14	22.FEB.22	NEW SITE PLAN, PER CLIENT COMMENTS	MR
15	23.FEB.03	REV PER COMMENTS	JR
16	22.SEP.20	ADD GRADING INFO / ISSUE FOR SUBMISSION	CGJ
17	22.SEP.20	UPDATE NORTH WARD	CGJ
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PROJECT:

**123 UNIT TOWNHOUSE DEVELOPMENT**  
17000 BLOCK FRASER HIGHWAY  
SURREY



SEAL:

DRAWING TITLE:

**HARDSCAPE LAYOUT PLAN**

DATE: 20.OCT.23

SCALE: 1:400

DRAWN: JR

DESIGN: JR

CHKD: PC

DRAWING NUMBER:

**L2**

OF 7

PMG PROJECT NUMBER: 20-132

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

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

DATE: **April 25, 2023** PROJECT FILE: **7819-0327-00**

---

RE: **Engineering Requirements  
Location: 17049 & 17071 Fraser Highway**

**OCP AMENDMENT/DEVELOPMENT PERMIT**

There are no engineering requirements relative to the OCP Amendment and to the issuance of Development Permit, other than those stated below.

**REZONE/SUBDIVISION**

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

- Dedicate (as a parcel) approximately 14.5 m along Fraser Highway.
- Dedicate 27.0 m for 172 Street.
- Dedicate 14.5 m for 79B Avenue.
- Dedicate 5.0 m x 5.0 m corner cut at 172 Street and Fraser Highway.
- Dedicate 3.0 m x 3.0 m corner cuts at 79B Avenue and 172 Street.
- Register 0.5 m Statutory Right-of-Way (SRW) along Fraser Highway, 172 Street and 79B Avenue road frontages.

***Works and Services***

- Construct north side of Fraser Highway with 2.5 m sidewalk and remove left turn bay.
- Construct 172 Street and 79B Avenue.
- Construct signalized intersection at Fraser Highway and 172 Street.
- Construct storm, sanitary, and water mains along 82B Avenue and 135A street to service the development.
- Provide adequately sized storm, sanitary and water service connections to each lot.
- Assess downstream capacities for storm and sanitary and address accordingly.
- Register applicable legal documents on title as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager

SY



November 22, 2022

Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 19 0327 00

**SUMMARY**

The proposed 88 townhouse units and 236 rental lowrise units are estimated to have the following impact on the following schools:

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

Elementary Students:	53
Secondary Students:	45

September 2022 Enrolment/School Capacity

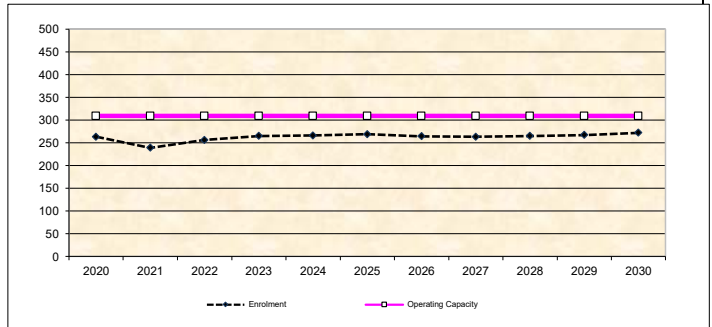
<b>Coast Meridian Elementary</b>	
Enrolment (K/1-7):	33 K + 223
Operating Capacity (K/1-7)	76 K + 233
<b>North Surrey Secondary</b>	
Enrolment (8-12):	1478
Capacity (8-12):	1175

<b>Projected population of school-age children for this development:</b>	<b>130</b>
--	------------

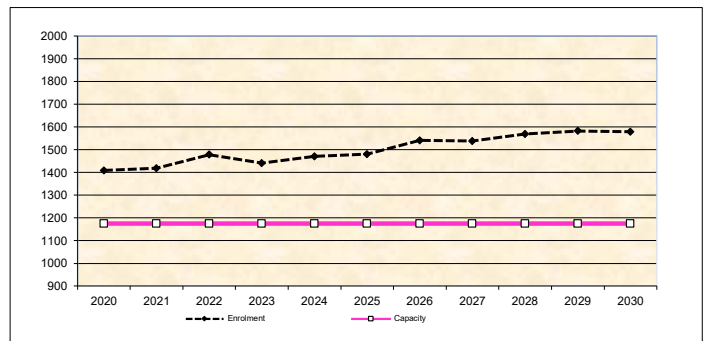
**Population:** The projected population of children aged 0-19 Impacted by the development.  
**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

**School Enrolment Projections and Planning Update:**  
 Coast Meridian Elementary is operating below the school’s capacity and enrolment is projected to stay below 100% building capacity over the next 10 years. New higher housing counts anticipated to come to support the Skytrain have not been included in these projections. Once the amendment to the Fleetwood plan has been adopted, then the District will include the enrolment impact. It is expected that the proposed higher housing densities will be significant enough to counter act the flat trend with a modest growth trend over the decade.  
 North Surrey Secondary is operating at 121% and projected to grow to 1500+ students by the middle of this decade. Like the elementary projection, the enrolment growth shown below is extremely conservative. As part of the 2023/2024 Five year Capital Plan submission to the Ministry of Education, the District is requesting a 325 capacity addition. This project has not been approved by the Ministry as of yet.

Coast Meridian Elementary




North Surrey Secondary



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

Appendix A: Summary of Tree Preservation by Species			
Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood trees</b>			
Black cottonwood	12	12	0
Red Alder	5	4	1
<b>Deciduous Trees</b> (excluding Alder and Cottonwood trees)			
Norway maple	1	1	0
Horse chestnut	2	2	0
Cherry	3	1	2
Pear	1	1	0
Paper birch	1	1	0
<b>Coniferous trees</b>			
Sawara cypress	1	1	0
<b>Total</b> (excluding Alder and Cottonwood Trees)	9	7	2
<b>Additional Trees in proposed open space/riparian area</b>	N/A	N/A	N/A
<b>Total Replacement Trees Proposed</b> (Excluding Boulevard Street Trees)		30	
<b>Total Retained and Replacement Trees</b> (Total + Total Replacement trees proposed)		33	



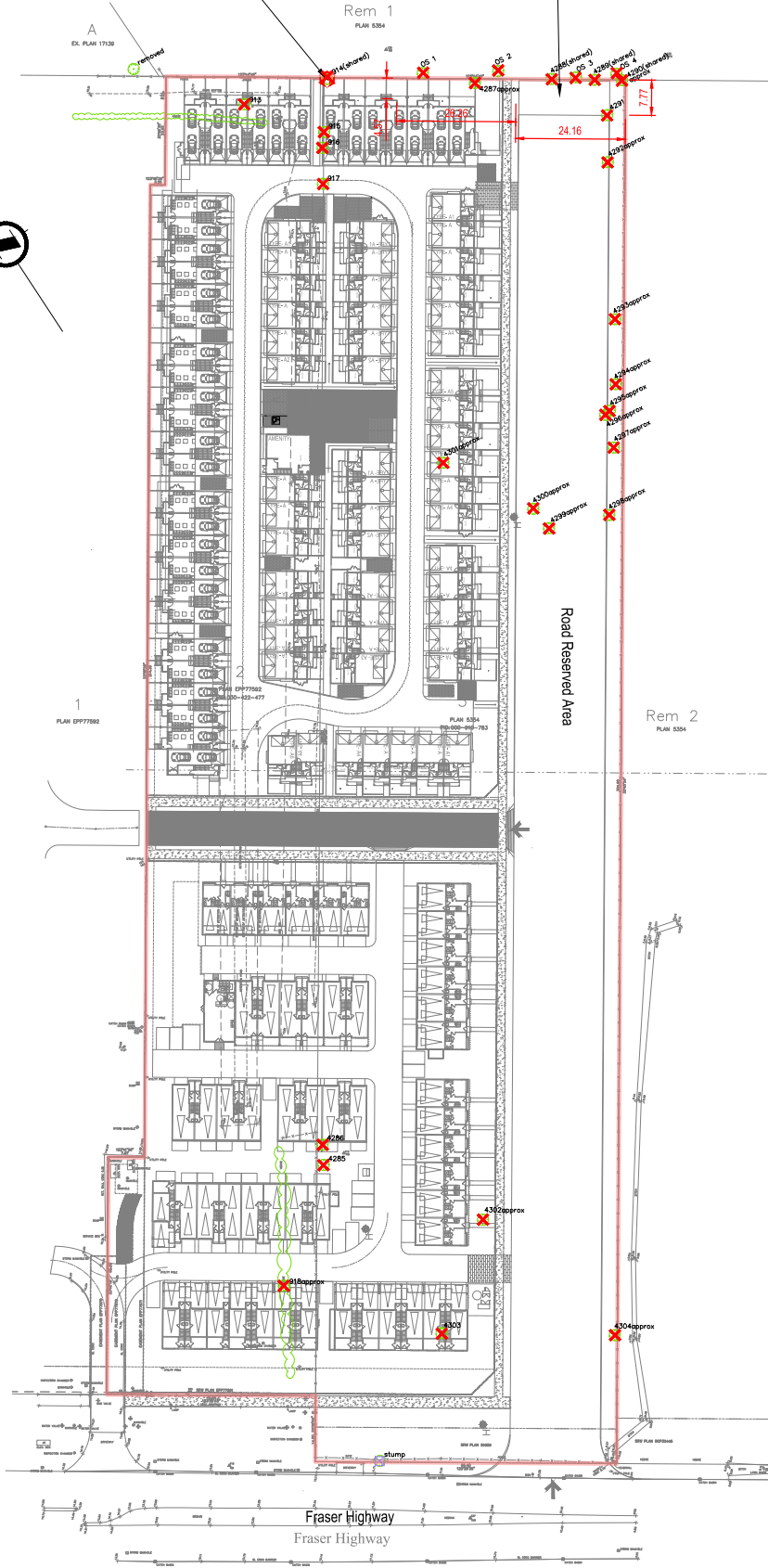
Appendix B: Tree Preservation Summary	
Surrey Project No: Pre application	
Address: 17049 & 17071 Fraser Highway.	
Registered Arborist: Lucian Serban, RPF ISA Certified Arborist Municipal Specialist PN 7558AM   Tree Risk Assessment Qualified	
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas).	26
<b>Protected Trees to be Removed</b>	23
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	3
<b>Total Replacement Trees Required</b> Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <b>16</b> X one(1) = <b>16</b> All other Trees Requiring 2 to 1 Replacement Ratio <b>7</b> X two(2) = <b>14</b>	30
<b>Replacement Trees Proposed</b>	30
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed (Open Space/Riparian Areas)</b>	N/A
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Retained</b>	0
<b>Protected Off-Site Trees to be Removed</b>	4
<b>Total Replacement Trees Required</b> Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <b>2</b> X one(1) = <b>2</b> All other Trees Requiring 2 to 1 Replacement Ratio <b>2</b> X two(2) = <b>4</b>	6
<b>Replacement Trees Proposed</b>	6
<b>Replacement Trees in Deficit</b>	0
Summary prepared and submitted by:  Date: October 21, 2021	





As per WorkSafe BC regulation, tree #914 (hazard tree) shall be removed before the site becomes active.

Permission received from neighbouring owner for the removal of offsite and shared trees #914, OS1, OS2, 4288, OS3, 4289, OS4, 4290.



- ### LEGEND
- Root protection zone (RPZ)
  - 1.5m working space setback
  - Tree with tag or ID number
  - Tree to be removed (proposed)
  - Tree protection barrier
  - Onsite tree to be retained and protected
  - Non-bylaw regulated tree
  - Extreme, high or moderate risk tree - refer to arborist report for mitigation recommendation
  - Site boundary

### IMPACT MITIGATION

**Tree Protection Barrier:** The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the tree dripline. The barrier fencing to be erected must be a minimum of 1200mm in height, of solid frame construction that is attached to wooden posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose. Refer to schedule C of Surrey Tree Protection Bylaw for exact municipal standards for onsite tree protection barriers.

**Excavation:** We recommend that no excavation occur within tree protection zones of trees that are to be retained. Any excavation that is necessary, within the working space setback of trees to be retained must be completed under the direction of the project arborist. If it is found, at the time of excavation, that the excavation cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.

**Demolition:** If tree removal is proposed to be undertaken in conjunction with demolition operations, tree removal permits may be necessary. Note that some municipalities may not approve tree removal at this phase. If the municipality relaxes the requirement for barrier fencing installations prior to demolition (subject to onsite arborist supervision during demolition operations) a Letter of Undertaking may be required by the municipality.

**Material storage:** Areas must be designated for material storage and staging during the construction process. Ideally these areas will be located outside of the tree protection areas that will be isolated by barrier fencing. Should it be necessary to store material temporarily within any of the tree protection areas, the project arborist must be consulted.

**Mulch layer or plywood over heavy traffic areas:** Should it be necessary to access tree protection areas during the construction phase of the project, and heavy foot traffic or vehicular encroachment is required, we recommend that a layer of wood chip horticultural mulch or plywood be installed to reduce compaction. This project arborist must be consulted prior to removing or moving the protection barrier for this purpose.

**Pruning:** Once tree clearing has taken place we recommend that trees to be retained be pruned to remove deadwood, and to address any structural flaws. We recommend that any pruning of bylaw-protected trees be performed to ANSI A300 standards and Best Management Practices.

**Stump removal:** We recommend that, if stumps require removal, they are removed under arborist supervision, or ground using a stump grinder to avoid disturbing root systems of trees in close proximity, that are shown on the tree management drawing to be retained.

**Windthrow:** Where forest edge trees are proposed to be removed, we recommend that trees that may experience an increase in wind exposure, be re-examined, once tree clearing has taken place, to ensure that they are structurally stable, and suitable for retention as leading edge trees.

**Paved areas over critical root zones of trees to be retained:** Where paved areas cannot avoid encroachment within critical root zones of trees to be retained, construction techniques, such as floating permeable paving, may be required. (specifications can be provided by the project arborist, in consultation with the design consultant).

**Landscaping:** Any proposed landscaping within the critical root zones of trees to be retained must be reviewed with the project arborist.

**Arborists Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing.
- Reviewing the report with the project foreman or site supervisor.
- Locating work zones and machine access corridors where required.
- Supervising excavation for any areas within the critical root zones of trees to be retained including any proposed retaining wall footings and review any proposed fill areas near trees to be retained.

### SKETCH T 1

Tree Management Plan  
17049 & 17071 Fraser Highway  
Surrey, BC

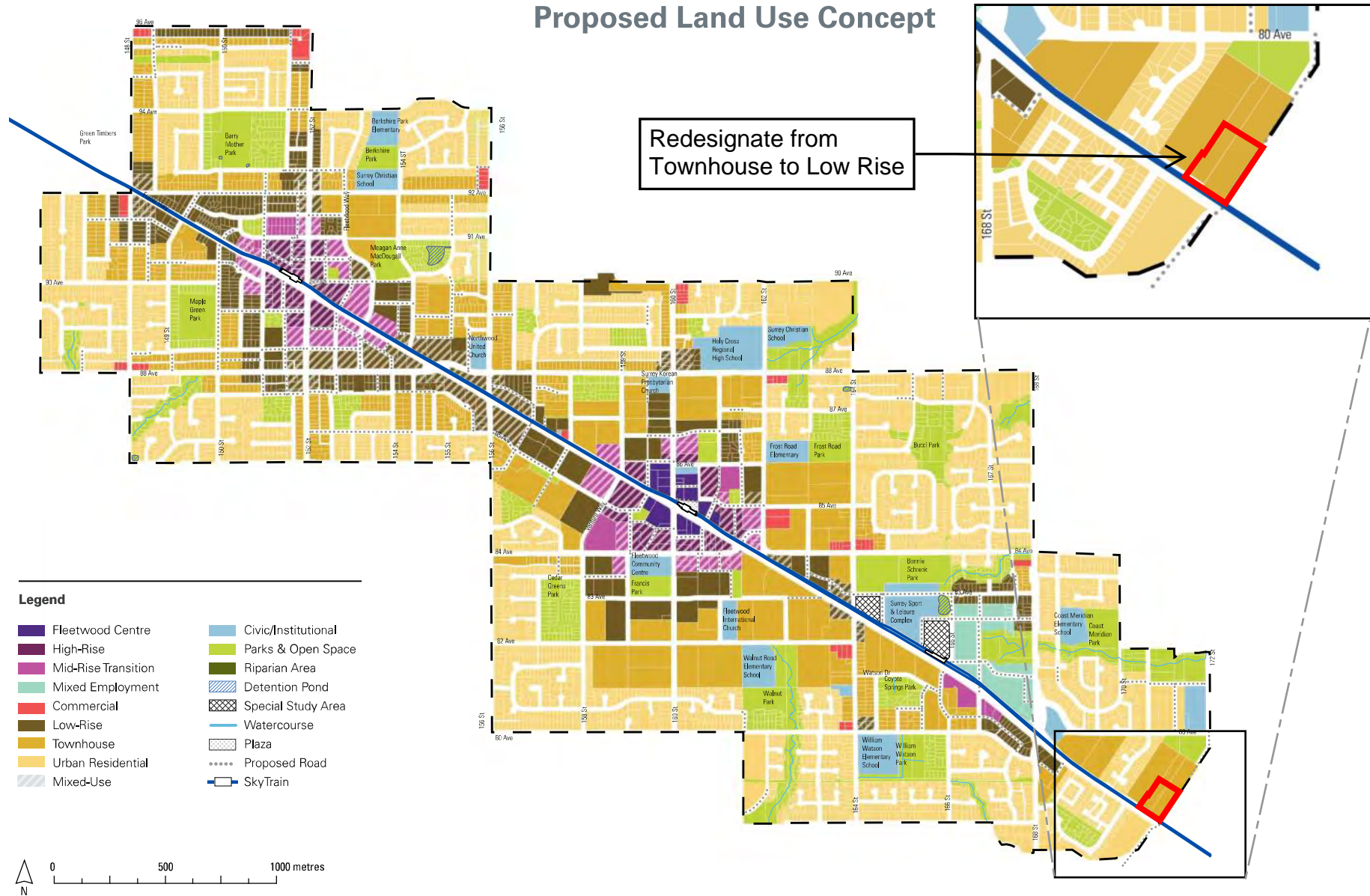
DATE: September 16, 2022  
PREPARED FOR: Platinum  
SCALE: 1 : 1000 @ 11" X 17"  
McE PROJECT: 2111-03141-05  
MUN. PROJECT: Pre application

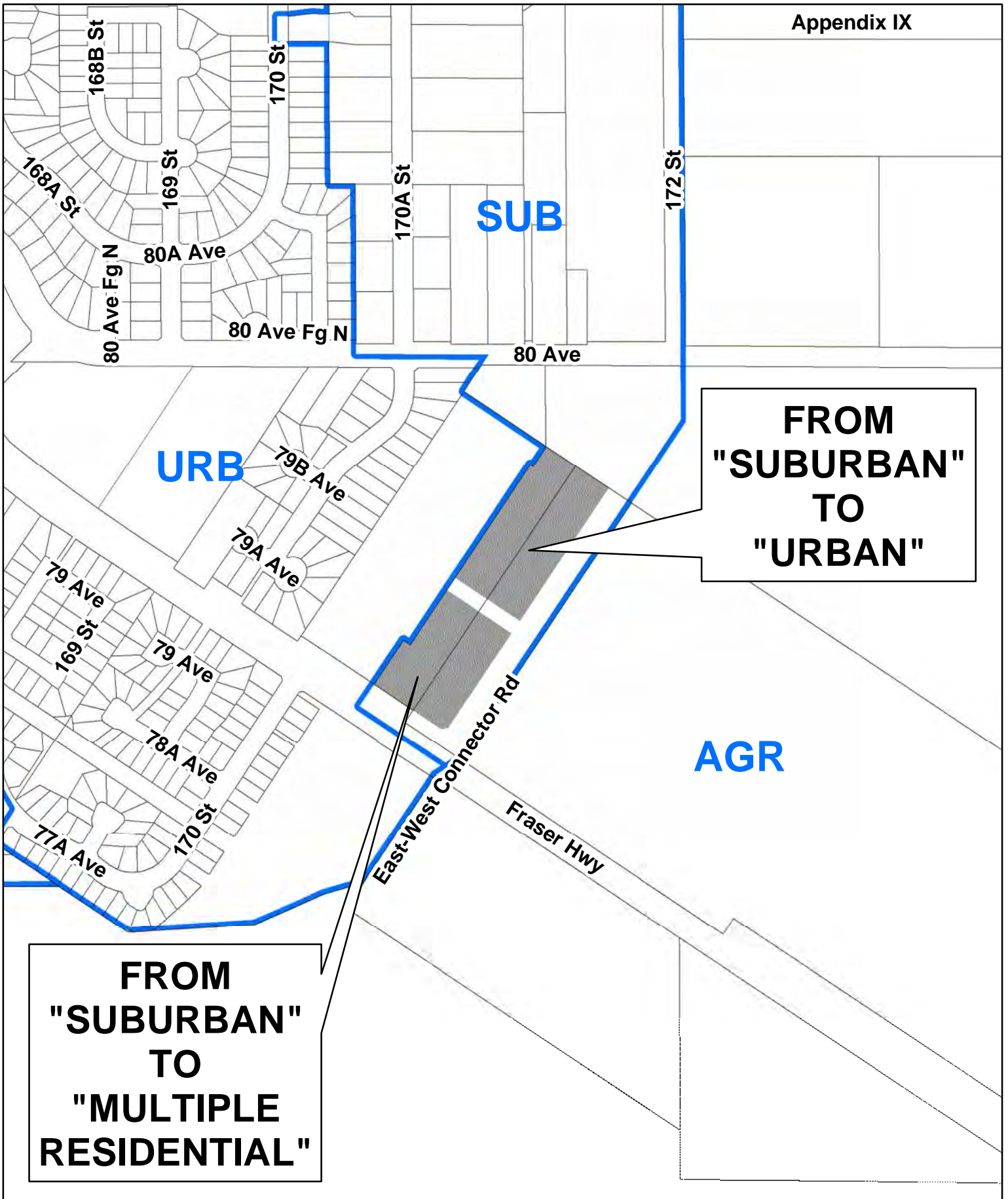


DATE September 16, 2022 10:52:42 AM FILE M:\PROJECTS\17049 & 17071 FRASER HWY\SRV\916 ENVIRONMENTAL SERVICES\ARBORIS\TREE MANAGEMENT PLANS\14.16.ARB.TMP.DWG

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### Proposed Land Use Concept





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0327-00

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: 000-910-783  
 Lot 3 Section 19 Township 8 New Westminster District Plan 5354  
 17071 - Fraser Highway

Parcel Identifier: 030-422-477  
 Lot 2 Section 19 Township 8 New Westminster District Plan EPP77592  
 17049 - Fraser Highway

(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 Part 22, Section E. Lot Coverage of the “Multiple Residential 30 Zone (RM-30)”, the maximum lot coverage is increased from 45% to 49% on proposed Lot 2; and
  - (b) In Part 22, Section F. Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30)”, the minimum west side yard setback is reduced from 6.0 metres to 5.5 metres for Buildings 1 to 4, and to 4.0 metres for Building 5, on proposed Lot 2.
5. The landscaping and siting of buildings and structures shall be in accordance with the drawings attached as Schedule A (the “Drawings”) which are attached hereto and form part of this development variance permit.
6. This development variance permit applies to only the 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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
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, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Brenda Locke

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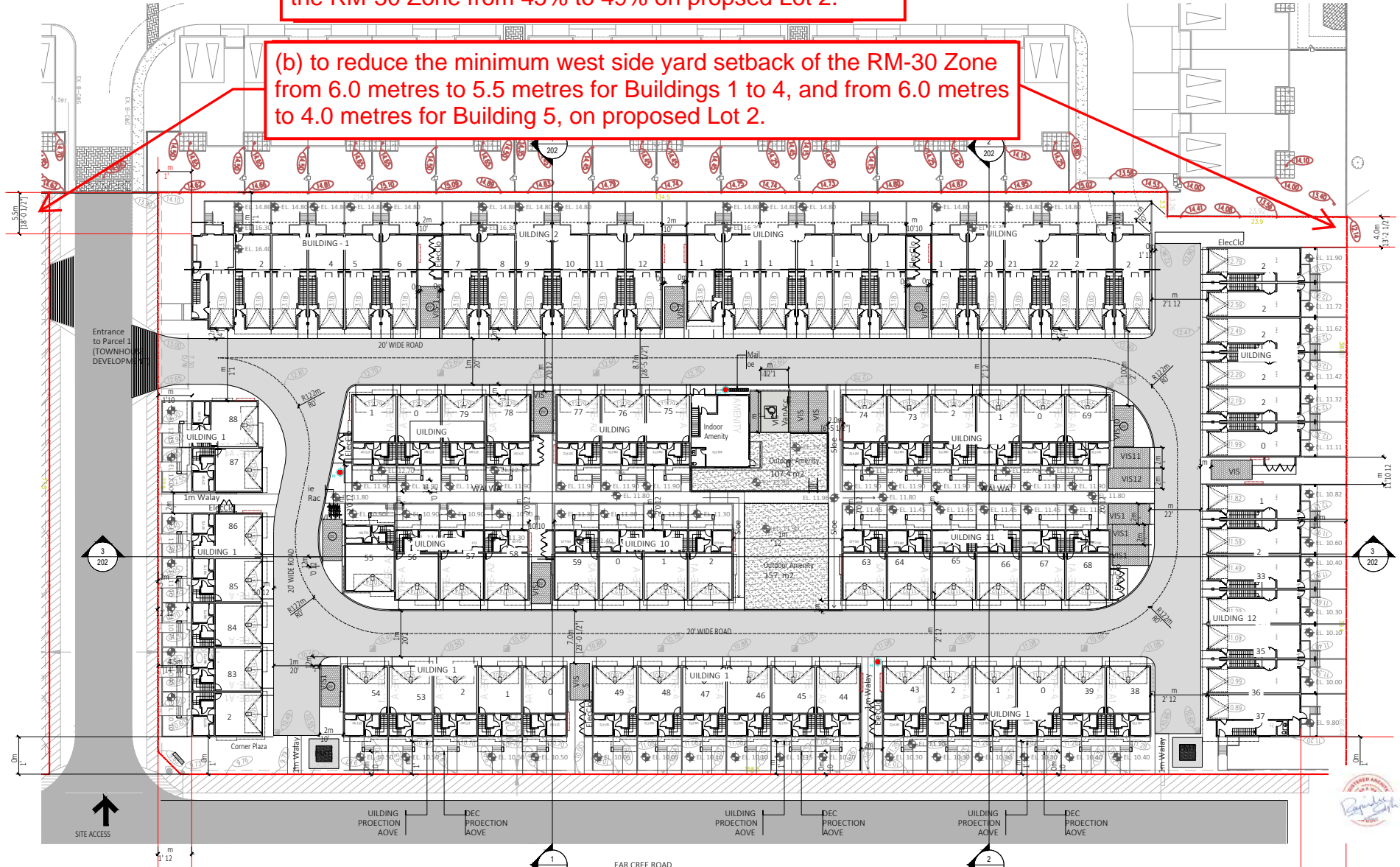
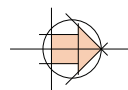
City Clerk – Jennifer Ficocelli

NOTE  
 UILDING 2 Color Scheme dar (iron ray)  
 UILDING Color Scheme lit (timer ar)

**Development Variance Permit No. 7919-0327-00:**  
 (a) to increase the maximum permitted lot coverage under the RM-30 Zone from 45% to 49% on proposed Lot 2.

(b) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 5.5 metres for Buildings 1 to 4, and from 6.0 metres to 4.0 metres for Building 5, on proposed Lot 2.

Schedule A



Unit 209- 6321 King George Blvd  
 Surrey BC, V3X 1G1  
 www.flatarchitecture.ca  
 contact@flatarchitecture.ca  
 Ph: 604-503-4484

PROJECT INFO:  
 LIBERTY 2 - 88 Unit Townhouse  
 Development at 17049, 17071 Fraser  
 Hwy Surrey BC  
 CLIENT: Platinum Enterprises Ltd

DATE: 25-Apr-23  
 PROJECT NO: 22-227  
 SCALE: 1/40"=1'  
 DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

SITE PLAN

1 SITE PLAN  
 Scale: 1/40"=1'-0"

A 1.1

**A. NEW SUBMISSION. 4:05 p.m.**

File No.: 7919-0327-00

New or Resubmit: New

Last Submission Date: N/A

Description: OCP/TCP Amendment, Rezoning and General DP to permit the development of two 5-storey rental apartment buildings on the southern half of the development site.

Address: 17049 and 17071 Fraser Highway

Developer: Aman Jhaj, Platinum Group

Architect: Rajinder Warraich, Flat Architecture

Landscape Architect: Caelan Griffiths, PMG Landscape

Planner: Sarah Robertson

Urban Design Planner: Vanessa Goldgrub

Staff Presenter: Sam Maleknia

The Urban Design Planner advised that the staff generally support the project. The site is split into two sections, proposing townhomes to the north and two

5 storey apartments to the south closer to Fraser Highway. The Panel was asked to focus on the apartment component of the project.

The Urban Design Planner elaborated on the overall townhome and single-family neighbouring context of this development, and being at the edge of Fleetwood Town Centre Plan and facing the Agricultural Land Reserve (ALR) area.

He added that the proposed development meets the required indoor amenity space and providing almost double the required outdoor amenity space.

He further noted that this is a General Devilmment Permit and will be back to ADP as part of Detailed Development Permit review for more in-depth Panel review

The Panel was asked to comment on the general form of development, massing of the buildings in neighbourhood context, overall landscape and amenity concept, and public realm interface.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

The Landscape Architect presented an overview of the general concept for the Landscape design.

### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by J. Azizi  
 Seconded by R. Amies  
 That the Advisory Design Panel (ADP) SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

#### Key Points

- Review and improve the accessibility for indoor and outdoor amenities. More conveniently located elevator access will be provided to connect the upper and lower-level outdoor amenities. The indoor amenity will be directly connected internally to building 1 and building 2, as well as externally through the lower courtyard.
- Consider enhancing east and west pathway (breezeway) between the buildings and, ensure units along the breezeway have windows oriented for privacy. A landscape buffer will be provided on both sides of the breezeway to enhance the privacy of residential units and enhance the pathway appeal. Glazing will be provided for the units along the breezeway, between the buildings, and location and height of glazing will be considered to reduce direct sightlines between adjacent units.
- Consider further design development of all outdoor areas. Design development of all the outdoor areas will be updated and refined as part of Detailed DP submission.
- Consider more organic design for children play areas in the courtyard area. The play areas will be designed and programmed as part of the Detailed DP submission and will adopt a more organic design.
- Consider stormwater retention. Stormwater retention is currently not being considered for this development.
- Consider early-stage energy modelling using future data files. We will discuss with an energy consultant for reference regarding future data files. The Architect will also update the City with energy modeling at the Detailed DP submission stage.
- Consider renewable energy such as solar panels. Solar panels are not being contemplated as an option at this time.



- Consider universal design for play features useful for all ages. **Universal design for play areas will be considered and updated as part of the Detailed DP submission.**
- Consider widening the walkways in the courtyard. **The walkways will be redesigned as part of the Detailed DP submission.**
- Consider moving handicap parking closer to the elevators. **We agree with this comment and H/C parking stall locations will be updated. The handicap parking will be relocated to be closer to the elevators.**
- Consider ensuring handicap access, parking stalls, and fire exits all work to code. **The locations of handicap access, parking stalls, and fire exits all work conceptually at this stage. A draft code report will be completed prior to the submitting the Detailed DP submission to confirm.**
- Consider roof breaks to reduce the scale of the roof. **Flat Architecture will continue to work with City Architect to improve the design and roof breaks as requested. Flat Architecture will resolve this before submitting the Detailed DP submission.**

#### Site

- The overall site is well designed. **Thank you this is appreciated.**
- The central courtyard needs more design development with gathering spaces, nodes, and more organic and friendly design. Review the overall pedestrian circulation and accessibility within the courtyard area. **The central courtyard and landscaping will be further refined and updated as part of the Detailed DP Submission. The revised design concept will reflect the noted design objectives mentioned in the comment.**
- Consider adequate space for amenity during the construction phases. **The construction phasing will be provided as part of the Detailed DP submission and phasing lines will ensure adequate amenities (outdoor & indoor) to be provided for all phases.**

#### Form and Character

- Consider having the white window frames reflected in the renderings and drawings. **We confirm that all windows are white in color and will be clarified as part of the Detailed DP submission.**
- Consider creating a feature on the roof such as a break to make it look less massive and to create a break on the building, so it is not repetitive. **Flat Architecture will continue with City staff to improve the design and massing as part of the Detailed DP submission.**
- Review the use of the orange color on the façade- for example on the elevation facing the existing townhouses (northwest). Ensure the use of colour has a rationale. **Flat Architecture will continue coordinating the colours and materials with City through the Detailed DP submission.**
- Strongly consider changing the southeast entry wrapping frame color to allow the entry and the corner of the building both be outstanding. **The southeast entry will be modified with respect to material and finishes as suggested and Flat Architecture will coordinate with City staff prior to Detailed DP submission.**

- Strongly consider keeping the two recessed amenity entries as they help break up the massing and make a better pedestrian street experience. **The recessed amenity entries will remain as designed.**
- Strongly consider relocating the barbeque area as it is currently too close to the residential units. **Outdoor amenity area will be modified and updated as part of the Detailed DP submission and the BBQ area will be relocated to be further away from the residential units.**

### Landscape

- The generous area of outdoor amenity is commended. It should be retained as the project progresses. **The intent is to retain the outdoor amenity area as presented to ADP.**
- Consider having complete coordination with the architecture and landscape. **Architectural and Landscape drawings will be further coordinated as part of the Detailed DP Submission.**
- Consider different landscape concept for both amenity levels for more variety and engagement. **Different landscape concepts will be considered for both amenity levels and will be revised and updated as part of the Detailed DP submission.**
- Strongly consider integration of covered outdoor spaces. **A covered outdoor space will be added as part of revised landscape design prior to the Detailed DP submission.**
- Consider simplifying hardscape and providing generous and more organic green spaces and nodes that are less formal and to incorporate gathering and play spaces for kids. **As noted earlier in the key points, the landscape drawings will be updated for the Detailed DP submission, taking this comment into account.**
- Consider widening the bridgeway pathway between the two buildings. **The bridgeway is presently 8.0m wide, which provides sufficient offering for natural light to the central courtyard. It is unlikely we will be able to widen this walkway any further without impacting FAR.**
- Privacy between unit patios and outdoor amenity areas should be considered. Buffer private units from the courtyard to ensure privacy and access in order to improve neighbouring aspects. **A landscape buffer will be provided along the residential units facing the courtyard and screening will be provided between units to ensure privacy and in order to improve neighbouring aspects.**
- Consider making the pedestrian experience more attractive when developing the landscape design. **Pedestrian connections will be redesigned as part of Detailed DP application.**

### CPTED

- No specific issues were identified.

### Sustainability

- Consider inclusion of renewable energy on roof surfaces. **Currently renewable energy on the roof surfaces is not being considering.**

- Consider looking at opportunities for stormwater reuse collection such as biophilic design elements to soften the landscape design. **Stormwater reuse opportunities are not likely to be considered.**
- Consider using energy and thermal comfort modelling to inform your design development. Use future climate files (2050/2080) to best understand the impact of shock events and overall resiliency of the project. **This will be looked at in conjunction with BC Building Step Code and our energy consultant's recommendations.**

### Accessibility

- Consider having the drawings show indoor amenity areas and construction phase lines to ensure there is adequate outdoor space in phase 1. **Construction phase lines will be added for the Detailed DP submission and will ensure adequate indoor and outdoor amenity areas for all phases.**
- Consider reviewing the handicap access and fire exit stairs to ensure all are working according to Code. **The current access and fire exit stairs have been reviewed and found to be conceptually acceptable. A draft code report will also be prepared prior to the Detailed DP submission.**
- Consider including adaptable units. **Adaptable units will be considered, and potential locations will be reviewed during refinement of the drawings during the Detailed DP design phase.**
- Consider increasing number of handicap stalls and providing wider universal accessible stalls. **The handicap parking stalls will exceed the minimum Zoning Bylaw requirements.**
- Consider moving the handicap parking on level 1 away from the parkade ramp and closer to elevator access. **H/C parking will be modified as suggested and updated as part of the Detailed DP submission.**
- Consider widening the walkways to allow for wheelchair and stroller access. **The walkways will meet the accessible requirements.**
- Consider providing universal design for outdoor features, slides, etc. that would be fun for all ages and all abilities. **Universal design for outdoor features will be considered and will be discussed with City staff before finalizing outdoor amenity design.**
- Consider integration with interior amenity spaces such as the sidewalks leading to the entries. **This comment is noted and the sidewalks will be modified accordingly to improve access and integration with the indoor amenity spaces.**

**CITY OF SURREY**  
**HOUSING AGREEMENT**

THIS HOUSING AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BETWEEN:

**CITY OF SURREY**, a municipal corporation having its  
offices at 13450 – 104 Avenue, Surrey, B.C. V3T 1V8

(the “**City**”)

OF THE FIRST PART

AND:

**1075579 B.C. LTD.**  
of 201 12837 76<sup>TH</sup> Avenue, Surrey, B.C. V3W 2V3

(the “**Owner**”)

OF THE SECOND PART

WHEREAS:

- A. The Owner is the legal and beneficial owner of those certain lands and premises located in the City of Surrey, in the Province of British Columbia, legally described as:

Parcel Identifier: 030-422-477

Legal Description: LOT 2 SECTION 19 TOWNSHIP 8 NEW  
WESTMINSTER DISTRICT PLAN EPP77592

Parcel Identifier: 000-910-783

Legal Description: LOT 3 SECTION 19 TOWNSHIP 8 NEW  
WESTMINSTER DISTRICT PLAN 5354

(the “**Lands**”);

- B. The Owner proposes to use the Lands for constructing two 5-storey buildings with 233 Dwelling Units (the “**Development**”);
- C. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to the Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

### DEFINED TERMS

1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:

- (a) **“Agreement”** means this housing agreement and any amendments to or modifications of the same;
- (b) **“City”** means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;
- (c) **“City Personnel”** means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;
- (d) **“Claims and Expenses”** means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;
- (e) **“Development”** means as defined in Recital B;
- (f) **“Dwelling Unit”** means each of the 233 dwelling units to be constructed within the Development;
- (g) **“Lands”** means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act* and a subdivision pursuant to the *Strata Property Act* of British Columbia);
- (h) **“Owner”** means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands and, without limitation, if the Lands are subdivided by way of a strata plan under the *Strata Property Act* of British Columbia, then “Owner” includes the strata corporation thereby created;
- (i) **“Rental Units”** means 233 Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and

- (j) **“Term”** means 20 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

## **2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS**

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 All of the Rental Units must be owned by the same Owner(s).
- 2.4 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.
- 2.5 At the end of the Term, the Owner will provide to the City documentation in order to execute a discharge of any and all restrictive covenants, legal notations or similar charges, encumbrances or references relating to this Agreement from title to the Lands and which will then be returned to the Owner for filing in the applicable land title office.

## **3. LIABILITY**

- 3.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

#### 4. **NOTICE**

4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

(a) As to the City:

City of Surrey  
13450 – 104 Avenue  
Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

1075579 B.C. LTD.  
201 12837 76<sup>th</sup> Avenue Surrey, B.C. V3W 2V3

Attention: Avtar Johl

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

4.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

#### 5. **GENERAL**

5.1 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.

5.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.

5.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

- 5.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.
- 5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.
- 5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.
- 5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 **Subdivision/Consolidation.** If the Lands are subdivided or consolidated at any time hereafter either under the provisions of the *Land Title Act* or under the *Strata Property Act*, then upon the deposit of a plan of subdivision, strata plan, consolidation plan or similar plan or application as the case may be the rights, benefits, burdens, obligations, and covenants contained in this Agreement will continue to charge each of the new parcels, lots, or other subdivided or consolidated parcels and areas so created.
- 5.11 **Subdivision by Strata Plan.** If the Lands, or any portion thereof, are subdivided by a strata plan, this Agreement will charge title to the strata lots and the common property comprising such strata plan and:



- (a) this Agreement will be registered against each individual strata lot and noted on the common property sheet;
  - (b) the strata corporation or the strata corporations created will perform and observe the Owner's covenants in this Agreement, solely at the expense of the strata lot owners; and
  - (c) the liability of each strata lot owner for the performance and observance of the Owner's covenants herein will be in proportion to the unit entitlement of his, her or its strata lot as established by the strata plan.
- 5.12 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.13 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
- 5.14 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.15 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.16 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.

**Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

IN WITNESS WHEREOF the City of Surrey and the Owner have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

**CITY OF SURREY**

By: \_\_\_\_\_  
Authorized Signatory  
Brenda Locke,  
Mayor  
City of Surrey

By: \_\_\_\_\_  
Authorized Signatory  
Jennifer Ficocelli,  
City Clerk  
City of Surrey

**1075579 B.C. LTD.**

By: \_\_\_\_\_  
Authorized Signatory  
Avtar Singh Johl